6.33.17 Assessment


David Helms, *Montague Heritage Precinct Citation* 2016

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

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013
6.34 Bridport Street/Victoria Avenue Commercial Precinct (Albert Park) – Ho443

**Existing Designations:**
- Heritage Council Register: nil
- National Estate Register: nil
- National Trust Register: nil

**Previous Heritage Studies:**
- Conservation Study 1975: Precincts 19 (part), 26 (part) and 29
- Conservation Study 1987: UC1: Precincts D (part) and N (part)
- Heritage Review 2000: Heritage Overlay 3 (part)

6.34.1 History

One of the original streets of the Emerald Hill town plan (1855), Bridport Street effectively marked its southern boundary. Although the eastern half of Bridport Street, extending from Cecil Street to Eastern Road, developed steadily in the later 1850s and '60s, the remainder did not. West of Cecil Street, Bridport Street had been physically separated by the construction of the new railway cutting in 1857, and subsequently remained undeveloped for more than a decade. Cox’s map of South Melbourne (1866) shows no houses on Bridport Street between the railway line and Cecil Street, while the outline of the street itself is not even indicated west of the railway. This is reflected in the Sands & McDougall Directory, which listed Bridport Street only as far as the railway line until 1870. That year, there were six residents in total listed on the north side, between Merton and Ferrars streets, and this had increased to seven by 1871, and to fourteen by 1872. Several rows of dwellings appeared over the next few years, including Tideswell Terrace (1873) and St George’s Terrace (1874).

The corresponding south side of the street was first recorded in the 1871 directory, with only two residents. The following year, a third entry appeared for one Bernard Koehler, a grocer, whose shop represented the first commercial development along what had hitherto been an entirely residential strip. A second grocery shop, operated by Charles Machin, had opened at the other end of the same block, on the Montague Street corner, by 1873. Both shops changed hands several times over the next few years; the corner premises remained as a grocery store, while the earlier one later became a fruiterer (by 1878) and a butcher (by 1881). At that time, these two shops represented the only commercial development in the western stretch of Bridport Street, with the north side still entirely residential.

By this time, development had begun to spread further south-west, along a contiguous but angled thoroughfare that formed an extension from Bridport Street to the beach. Originally known as Gatehouse Street, this was first recorded in the Sands & McDougall Directory in 1878 with a single listing that did not distinguish between the two sides of the street. The seven original residents included one shopkeeper – fruiterer Alfred Stodgell on the east side of the street at what is now No 123. The next few years saw the total number of residents increasing to ten by 1880, and to sixteen by 1881. However, as was the case with nearby Bridport Street, this development was entirely residential, with Alfred Stodgell’s fruit shop remaining as the only retail outlet in Gatehouse Street.

From the early 1880s, the residential strips of Bridport Street and Gatehouse Street were gradually transformed into a commercial precinct. In 1883, the Sands & McDougall Directory recorded the first three shops on the north side of Bridport Street: a baker and fancy goods dealer on the Ferrars Street corner (now Nos 68 and 70) and another grocer’s shop on the corner of Merton Street (now No 198; since demolished). The same edition noted four new shops on the eastern side of
Gatehouse Street, occupied by two more grocers, a greengrocer and a bootmaker. Further south, Alfred Stodgell’s shop now had competition from a second fruiterer, John Smith, which had opened near the corner of Beaconsfield Road. Development had also begun to spread along the two blocks of Dundas Place that linked Bridport and Gatehouse streets. First listed in 1882, the new residents of these blocks included a draper at what became No 87 and a chemist at present-day No 109.

As noted by Allon Lovell Sanderson, further commercial expansion during the 1890s was spurred by the opening of the new cable tram route in June 1890, which traversed Montague Street and then extended down Bridport Street and Victoria Avenue to the terminus on Beaconsfield Parade (where the now-demolished tram sheds stood opposite the Bleak House Hotel). The next few years, however, saw a sudden burst of commercial development in both cases. The number of shops along Bridport Street had increased to eleven by 1885, to sixteen by 1887, and thence to 26 by 1889. Gatehouse Street – which had been renamed Victoria Avenue by 1885 – expanded at a similar rate, with twelve shops by 1887, twenty by 1889 and forty by 1891. Amongst the additions were two new hotels: the Bleak House Hotel (now Beach House Hotel) on the corner of Beaconsfield Parade (c.1885) and the three-storeyed Windsor Hotel (now Nest Hotel) on the corner of Page Street.

Figure 6.34–1 – Looking north along Victoria Avenue, c.1890s
(source: Picture Collection, State Library of Victoria)

Figure 6.34–2 – Looking west along Dundas Place, c.1890s
(source: Picture Collection, State Library of Victoria)

Figure 6.34–3 – Looking west along Bridport Street, c.1890s
(source: Picture Collection, State Library of Victoria)

Figure 6.34–4 – Looking west along Bridport Street, c.1908
(source: Picture Collection, State Library of Victoria)

273 Allom Lovell Sanderson, p 3/16.
(c.1889). Around the same time, a third hotel – simply named the Albert Park Hotel – had been erected on the corner Dundas Place and Montague Street. By that time, both blocks of Dundas Place had also entirely filled out, with new businesses including an estate agent, a hairdresser, a fishmonger, a bootmaker and a branch of the National Bank of Australasia (later taken over by the ANZ).

The popularity of this area as a shopping strip was no doubt spurred by the opening of the new cable tram route in June 1890, which traversed Montague Street and then extended down Bridport Street and Victoria Avenue to the terminus on Beaconsfield Parade (where the now-demolished tram sheds stood opposite the Bleak House Hotel). The MMBW map of the area, prepared in the late 1890s, reveals that virtually every vacant allotment in the entire precinct had been built upon by that time. Although commercial development continued into the twentieth century, new buildings could now only be erected on the sites of older ones. A group of detached dwellings on the north side of Bridport Street, set back from the street and, in some cases dating back to the 1870s, were amongst the first casualties. Most of these sites were redeveloped in the early 1900s with new residential shops, including the Victorian-style row of three at Nos 146-40, a more typically Edwardian row of four at Nos 160-166, and the striking Queen Anne-style premises of estate agent William Machin at No 178. Another significant addition in the early twentieth century was the new post office at 87 Dundas Place, which was designed in a restrained Classical Revival style typical of government architecture of the period.

A significant change in the local area during the inter-war period – and one that would have far-reaching impact on the commercial strip of Bridport Street and Victoria Avenue – was the upgrading of the tram system. In 1919, the cable network was taken over by the Melbourne & Metropolitan Tramway Board, which thence embarked upon a programme to convert the system to electrical traction. The newly-electrified South Melbourne route opened in October 1926. While the Great Depression caused certain other local tram routes (eg Port Melbourne) to be discontinued, the electrification of the tramway down Bridport Street and Victoria Avenue ensured the ongoing viability of this important commercial strip well for years to come.

Otherwise, the strip itself underwent relatively little development during the inter-war period. A few hitherto unrepresented building types appeared. A row of five shops at what is now Nos 168-176 was razed for the construction of the Hoyt’s Picture Theatre (c.1920) while, at the beach end, the Tropman Brothers’ motor garage (c.1925) was erected at 189 Victoria Avenue, alongside the Bleak House Hotel. An oddly-shaped corner block at 1 Victoria Avenue, occupied by an attached pair of dwellings, became the site for a new medical clinic with residential flats attached (c.1935). The late 1930s saw the erection of a new branch of the Commonwealth Bank at 97 Dundas Place in a fashionable modern style, and the substantial remodelling, in a similar stylistic vein, of two of the strip’s hotels – the Albert Park Hotel in Dundas Place and the Bleak House Hotel on Beaconsfield Parade. Not long after its upgrade, the latter premises achieved notoriety when the mutilated body of a woman was found in a nearby shop doorway in May 1942. She was the first victim of the so-called Brownout Strangler, a serial killer who briefly terrorised wartime Melbourne before being caught and revealed as Private Eddie Leonski, an American soldier. He was subsequently sentenced to death by a US court martial and hanged at Pentridge.274

6.34.2 Description

This precinct is an elongated and linear one, chiefly comprising the spine formed by both sides of Bridport Street, the two contiguous blocks of Dundas Place, and the eastern side of Victoria Avenue. Notwithstanding its twentieth century accretions, the precinct remains largely dominated by ubiquitous double-storey Victorian residential shops, with a shopfront below and dwelling above – a characteristic that was noted in the 1975 heritage study and still remains strongly evident today. While some exist as individual specimens (eg 121 Bridport Street), they are more commonly found in groups: in pairs (eg 185-187 Victoria Avenue; 119-121 and 194-196 Bridport Street; 91-93 and 127-
129 Dundas Place) or rows of three (114-118 and 146-150 Bridport Street), four (101-107 Bridport Street) or even five (109-117 and 124-132 Bridport Street; 115-123 Victoria Avenue). The longest row, with eight identical shops, stands at 133-147 Victoria Avenue.

Victorian shops are of brick construction, mostly with rendered façades although some in bichromatic brick (eg 101-107 Bridport Street; 115-123 Victoria Avenue), occasionally overpainted. Typical of the ornate Boom style of the 1880s, façades have moulded pilasters, cornices and stringcourses, and parapets with shaped pediments (half-round, segmental, rectangular or triangular) embellished with decorative motifs such as balustrades, brackets, consoles, urns and orbs. Some of the more unusual and striking details include vermiculated quoining (133-147 Victoria Avenue), rendered lettering (eg the exchange buildings at 91-93 Dundas Place, and a c raven chemist at 134 Bridport Street) or wrought iron balconettes to upstairs windows (93-95 Victoria Avenue).

Windows at the upper levels are variously rectangular, round-arched or segmental-arched, with a broad range of Italianate-style decorative treatments including pediments, colonettes, pilasters, balustraded sills and moulded architraves with keystones. In a few cases, the upper level has been set back to create a balcony with a wrought iron balustrade (eg 133-147 Victoria Avenue) or an arcaded loggia (eg 163 and 183-187 Victoria Avenue). Some of these balconies have been infilled. At ground floor, these Victorian shops generally retain their original shopfront fitouts, such as splayed entrances with tiled thresholds, huge metal-framed windows with multi-paned or leadlight highlights, and spandrels with glazed green or brown ceramic tiles.

Figure 6.34–5  – Continuous row of Victorian residential shops along the south side of Bridport Street

Figure 6.34–6  – Group of three residential shops in Bridport Street, showing original shopfronts at ground floor
Some street corners are marked by more substantial Victorian residential shops, with slightly broader frontages and by the ubiquitous splayed corner entrance (eg 51, 95 and 113 Victoria Avenue, 67 Cardigan Place) or, in one unusual case (134 Bridport Street), a curved corner. These shops generally echo the ornate form and detailing of their single-fronted counterparts. A notable exception is the relatively unadorned corner shop at 123 Bridport Street. Dating back to c.1872, this is the oldest surviving shop in the entire precinct, and its plain rendered walls, flat parapet and simple moulded cornice and window sills are testament to its early date. The corner of Victoria Avenue and Page Street is marked by the grand three-storeyed Windsor Hotel – the only one of the precinct’s three hotels that retains its original Boom-style appearance. Its two street facades are delineated by plain pilasters and heavily moulded cornices, with banded rustication to the ground floor and rows of round-arched and rectangular windows, respectively to the first and second floors.

The early twentieth century shops in the precinct tend to follow the same Victorian form – that is, a double-storey residential shop – albeit generally realised in red brick, with simple shaped parapets and rendered trim. Typical examples include the row at 160-166 Bridport Street. A single Edwardian shop of more striking appearance is the former Machin & Shepherd estate agency at No 178, with its steep tiled roof, twin chimneys arched parapet and projecting ground floor pediment. Far more conservative is the nearby row at Nos 146-50, which bears the date 1901 on its parapet but its otherwise essentially a late Boom-style building, with the balustraded parapet, arched windows and rusticated piers of the previous generation.

Only a small proportion of the Victorian and Edwardian shops have verandahs – not necessarily original – in the typical nineteenth century form, with cast iron posts supporting a curved roof of corrugated galvanised steel. Most shops tend to have cantilevered canopies dating from the later twentieth century, or no footpath covering at all. A few shops are distinguished by the survival of painted signage that hints at former occupants, long since departed. These include the Machin & Shepherd building at 178 Bridport Street, and the former tailor’s shop at 63 Cardigan Place, the latter retaining particularly eye-catching signage (c.1950) that advertises “invisible mending” at the “The Suit Hospital Pty Ltd”, with two pairs of robot-like figures carrying damaged clothing on hospital stretchers.

One notable element amongst the precinct’s early twentieth century fabric is the rendered brick post office at 87 Dundas Place. With its rusticated piers, in antis columns and moulded cornices, the building sympathetically echoes the Classical-style detailing of the earlier Victorian shops around it. This building also stands out as the only government building in the commercial strip. The precinct’s inter-war buildings may be stylistically different to their Victorian and Edwardian counterparts, but
nevertheless tend to be sympathetic in scale and form, and are often of architectural interest in their own right. These include the former motor garage (now supermarket) at 189 Victoria Avenue, with its stepped parapet and vehicle entry, and the former doctor’s clinic and flats (now office/studio space and residences) at 1 Victoria Avenue, with its rendered walls, curved corner and projecting window hoods.

Figure 6.34–9 – Painted signage (early 1950s) at upper level of former tailor’s shop at 63 Cardigan Place

The former cinema at 170 Bridport Street still stands, and while its façade has been much altered, the vast gable-roofed auditorium can still be seen at the rear. The former Bleak House Hotel (now Beach House Hotel) is a basic example of the Moderne idiom, with simple stepped parapet and fluted frieze, while the larger Albert Park Hotel stands out as a more sophisticated manifestation of the Functionalist style, with stark walls, capped parapet, porthole windows and steel-framed French doors. The nearby Commonwealth Bank at No 95 is a fine example of the stripped modern style that characterised new branch banks at that time. With its stark rendered walls, symmetrical façade and stripped piers, the building sits well within (and, perhaps, pays some deliberate homage to) the largely Victorian character of the streetscape.

Although the remaining built fabric is predominantly commercial in nature, evidence remains of the earlier (and in some cases, contemporaneous) layer of residential development. This is most evident at the eastern end of Bridport Street, where a number of double-storey terraced dwellings remain on the north side of the street. Some of these, such as St George Terrace at Nos 102-106, date back to the street’s initial settlement in the 1870s. These early terraces, which can also been seen elsewhere (eg Roxburgh Terrace at 11-19 Victoria Avenue) tend to be plainer than their Boom-style counterparts of the late 1880s. Examples such as Alfred Terrace and Madam’s Terrace, respectively at 74-76 and 90-94 Bridport Street, display the typically ornate parapets and balconies with wrought iron friezes and balustrades. Similar Boom-style terraced houses can also be found in the contiguous side streets, such as 311-315 Montague Street. A recurring and interesting sub-theme that is still evident in the precinct is the partial conversion of residences into shops. In these cases, an Edwardian or inter-war shopfront has simply been added to what was previously a Victorian
residence, as evidenced for example at 17-19 and 69 Victoria Avenue, 108 Bridport Street and 326 Montague Street.

6.34.3 References
1. Cox Map (1866)
2. MMBW Map (c.1895)
3. Sands & McDougall Directory (various, 1888 onwards)

6.34.4 Thematic Context
- The First Railways
- Tramway and Railway Improvements
- The late Nineteenth Century Boom
- Ways of Life: South Melbourne

6.34.5 Comparative Analysis
The linear shopping strip that extends along Bridport Street, Dundas Place and Victoria Avenue can be compared with several others in the City of Port Phillip that similarly developed along major local thoroughfares. It has much in common with its counterparts in the other suburbs within the municipality: Bay Street in Port Melbourne, Fitzroy Street in St Kilda, Carlisle Street in Balaclava, and Clarendon Street in South Melbourne. All of these developed along major roads, invariably with a tramway line down the middle and a railway station nearby. These shopping strips tended to develop gradually over more than a century. Today, they are characterised by a broad mix of commercial buildings from a succession of era: shops, hotels and banks from the 1860s and '70s, Boom-era expansion of the 1880s, and subsequent layers of Edwardian, inter-war and post-war development.

This type of commercial expansion contrasts with those shopping strips that developed over a short period of time, generally spurred by new residential subdivisions or by expanding public transport routes. This more concentrated development can be seen along that portion of Clarendon Street that formed part of the Orphanage Estate (released for commercial development in the 1880s), and by the similarly cohesive shopping strips at Armstrong Street in Middle Park (mostly Victorian), Ormond Road in Elwood (mostly Edwardian), and Glen Eira Road in Elsternwick (mostly inter-war). Of these, the Bridport Street/Victoria Avenue precinct is most comparable to Armstrong Street in nearby Middle Park. Both are made up primarily of late Victorian residential shops; although Armstrong Street is the more intact of the two commercial streetscapes (with very few post-war buildings), Bridport Street/Victoria Street is substantially larger.

6.34.6 Statement of Significance

What is Significant?

The Bridport Street/Victoria Avenue Commercial Precinct in Albert Park largely developed between 1883 and 1900 when a boom of commercial expansion transformed what had previously been a residential strip from the early 1870s. Today, the built fabric is largely characterised by rows of double-storey Victorian residential shops, a smaller number of single-storey Victorian shops, terraced dwellings, and Edwardian and inter-war shops. Amongst the more notable elements in the streetscape are the four-storey Biltmore (former coffee palace) at 152 Bridport Street, the three-storey Windsor Hotel at 107 Victoria Avenue, the Albert Park Hotel at 85 Dundas Place (remodelled in a striking Functionalist style), and the similarly modern Commonwealth Bank at No 95.
How is It Significant?

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

Why is It Significant?

Historically, the precinct is significant for associations with an early and significant phase of settlement in Albert Park. The precinct provides evidence both of the initial development of Bridport Street as a residential strip from the early 1870s, and its subsequent transformation into an important local commercial hub during the 1880s and 90s. The subsequent (if less extensive) layer of Edwardian and inter-war shops – a few of which were simply added to the front of existing Victorian houses – demonstrates the precinct’s ongoing commercial development well into the twentieth century.

Aesthetically, the precinct is significant as a substantially intact streetscape of late Victorian commercial buildings. They demonstrate cohesion through their common scale (primarily double storeyed), materials (primarily rendered brick) and detailing (Italianate façades with ornamented parapets and so on). Street intersections are punctuated by corner shops with the ubiquitous splayed entrance. Prominent landmarks include the three-storeyed Windsor Hotel at 107 Victoria Avenue (corner Page Street) and the even grander four-storeyed former Biltmore coffee palace at 152 Bridport Street. The Victorian built fabric is complemented by a number of Edwardian residential shops of sympathetic form and scale, and by some later inter-war buildings (including two hotels and a bank in the Moderne style) that are of aesthetic interest in their own right.

6.34.7 Recommendations

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

The preservation of original/early painted signage, shopfronts and verandahs should be encouraged.

The preservation of original bluestone elements (including kerbing, guttering, pitching and spoon drains) should also be encouraged.

6.34.8 Assessment

6.35 Middle Park & St Kilda West Precinct – Ho444

**Existing Designations:**

- Heritage Council Register: nil
- National Estate Register: nil
- National Trust Register: nil

**Previous Heritage Studies:**

- Conservation Study 1975: Zones 12, 20 & 23 (all); 24, 25 & 28 (part)
- Conservation Study 1987: UC1: Precincts E (part) and F
- Heritage Review 2000: Heritage Overlay 3 (part)

**6.35.1 History**

The post-contact development of the study area can be traced back to the 1850s with the establishment of a military reserve, which, as Andrew Ward has noted, covered 77 acres of foreshore land and included the rifle butts at Middle Park. Access to the reserve was facilitated by the creation of a wide thoroughfare – later to become Albert Road and Kerferd Road – that extended from St Kilda Road all the way to the beach. As recorded in the 1987 heritage study,

Kerferd Road and Albert Roads, shown on an 1855 map of Emerald Hill as the 'Beach Road', were set immediately south of the township of Emerald Hill and north of the swamplands around the Albert Park lagoon. In a similar manner to Sandridge Road (now City Road), Kerferd/Albert Road was set down as an access route that existed in advance of any built development along it as, initially, its main purpose was to give access between St Kilda Road and the military reserve along the foreshore. While portions of Albert Road, close to the areas that had already developed, were soon subdivided, the development of Kerferd Road was far slower.

On that same survey map, dated June 1855, a small rectilinear building – labelled as a battery – is shown at the seaside end of the Beach Road. The vast expanse of land to the south-east, extending from the Beach Road to Fitzroy Street in what was then the Borough of St Kilda, was indicated as the South Melbourne Park Reserve and comprised two elongated expanses of marshland. Along the foreshore was a "proposed marine parade" with two parallel roadways (corresponding, respectively, to present-day Beaconsfield Parade, Danks Street and Page Street), which indicated the extent of a planned residential estate. On the contemporaneous and partly speculative Kearney Map (1855), the same subdivision is shown in even greater detail, with the proposed street blocks optimistically divided into smaller individual allotments. However, it failed to develop at that time.

In 1857, the new St Kilda railway line passed through the area, bisecting the two elongated swamps in the park reserve. The land to the north-east of the railway was transformed thence into a public park – with the former swamp becoming an ornamental lake – while the rest, to the south-east, remained as an undeveloped enclave between the booming settlements at South Melbourne and St Kilda. As Andrew Ward observed in the 2000 heritage review,

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Whereas the higher land later known as Emerald Hill and the St Kilda Hill was not surprisingly the first to attract urban development, it was surrounded by less attractive lower lying ground; MiddlePark was occupied by swamp, sand dunes and ti-tree.277

The situation was no better at the south-eastern end, in the portion within the Borough of St Kilda. Writing in the 1930s, municipal historian J B Cooper – who well remembered the swamp as a boy – provided this first-hand recollection:

The WesternSwamp was a continuation of marshy land from the south end of the Albert Park lake. The surface of the marshland, in a south-westerly direction, sometimes in very wet seasons reached as far as the north end of Beaconsfield Parade. Ordinarily the swamp, following the falling levels, extended to the other side of the St Kilda railway embankment. Settlement was sufficient, in and about Fitzroy street, to make it desirable that the swamp should be drained. We recall memories of the time, some 55 years ago, when we, with other schoolboys, thought it fun to step over a portion of the swamp by means of railway sleepers that were nailed to a small wooden viaduct.278

There was virtually no development of this swampy seaside land for another decade. In another reminiscence, J B Cooper wrote of the foreshore at West Beach being occupied by Chinese fishermen during this period; their makeshift dwellings were recorded in a pencil sketch by artist Louis Buvelot before “the St Kilda council eventually ejected the three or four old Chinese from the collection of old iron, bags, wood, and mud bricks, which the fishermen called their homes”.279

The Hodgkinson Map (1864) shows the St Kilda railway line, the purported seaside subdivision and a large expanse of swampland between them, while the more detailed Cox Map (1866) depicts only a few scattered buildings along the foreshore, with a fenced enclosure between the swamp and the railway.

In 1870, the Borough of St Kilda took the first decisive steps to reclaim this land when the WesternSwamp was partially drained “at the at the insistence of the Central Board of Health”.280

278 J B Cooper, The History of St Kilda from its First Settlement to a City and After, 1840 to 1930. Vol I, p 199.
279 Ibid, p 163.
280 Ibid, p 200, quoting the first annual statement of the Borough of St Kilda, dated 30 September 1870.
This was achieved by the construction of an 18-inch (45cm) bluestone drain that ran from the Albert Park lake, along Cowderoy Street, to an outfall on the bay. A map of the area, prepared by Clement Hodgkinson in 1871, not only shows the alignment of this new drain, but also that a portion of the proposed seaside subdivision had already been formalised – namely, those four blocks defined by Fraser Street, York Street, Cowderoy Street, Park Road and what was then known as Marine Parade (now Beaconsfield Parade). The two smaller blocks east of Cowderoy Street (designated as Sections 1 and 4) were divided respectively into fourteen and twelve smaller allotments, while the two larger blocks to the west (designated as Sections 3 and 4) were each carved up into eight larger allotments. The Vardy Map of St Kilda (1873) shows that no fewer than twenty houses has been built on these four sections by that time; these were mostly in the form of detached villas, with a notable exception being a large mansion, Maritimo, which occupied a two-acre site near the east corner of Marine Parade and Cowderoy Street.

Further north, the contiguous municipality of Emerald Hill was not far behind in its efforts to reclaim and develop the swampland. As the 1987 heritage study succinctly noted:

In 1875, the Emerald Hill Council move to survey, resume and sell lands west of the railway line in the MiddlePark area, as far as the foreshore. Large sums were spent on reconstruction and in 1876, Ferrars Street was extended to St Kilda Road and named Canterbury Road along its new southerly extension. Although reclamation of the ti-tree swamp followed immediately, the district remained remote and unappealing.281

The extent of development at that time is evident on a survey map that Sir John Coode prepared for the Melbourne Harbour Trust in 1879, which shows that a few blocks had then been formalised at the northwestern fringe of the precinct. These extended the full length of Kerferd Road (back to Mills Street) and partly along Canterbury Road (as far as Harold Street), thus forming a roughly L-shaped area. Further south-east, a few more sections were nominally outlined, flanking the town boundary; otherwise, subdivision patterns within the Borough of St Kilda were the same as shown on Vardy’s 1873 plan, with a small area of swampland remaining between Park Street and the railway line.

It was around the same time that another notable improvement was made: the realisation of the foreshore boulevard, which – first mooted over two decades earlier – was finally constructed in 1878–79 as an unemployment relief project. In January 1879, the following was reported in the Argus:

The Emerald Town Council have resolved to honour the British Premier. At the last meeting, the Mayor (Councillor Boyd) after speaking in eulogistic terms of the Earl of Beaconsfield, tabled a resolution to the effect that the new military road about to be formed between Sandridge and St Kilda should receive the title of Beaconsfield Parade.282

282 Argus, 18 January 1879, p 6.
In January 1880, soon after the completion of the new seaside thoroughfare, architect William Pitt called for tenders for a grand seaside hotel on the corner of Beaconsfield Parade and Cowderoy Street – the first of several public facilities to appear along the promenade. By decade's end, it had been joined by the Kerferd Road pier (1887-89) and public baths at Armstrong Street (1890). At the other end of Armstrong Street, residential expansion was spurred by the construction of the Middle Park Railway Station (1882). A contemporaneous subdivision plan, published in Jill Barnard's history of Albert Park, shows the extent of surveying carried out since John Coode completed his map only a few years before.283

The later map shows that the area bounded by Canterbury Road, Kerferd Road, Fraser Street and Beaconsfield Parade had been formalised into over forty sections, which, except for those bounded by present-day Mills, Neville and McGregor streets, were all carved up into smaller residential lots. Only a small strip of land at the south-eastern end, indicated on Coode's 1879 plan as a swamp, remained entirely unsubdivided at that time. This – the final remnant of the notorious West Swamp – was finally reclaimed a few years later, following an 1883 deputation to the Commissioners for Public Works.284 This project, completed in March 1884 at a cost of £5,260, involved the replacement of the original 18-inch channel with a covered stone culvert of 4½ feet (1.37 metre) diameter, which extended for a distance of 41 chains (825 metres) from the railway line. As J B Cooper later noted, “the adequate drainage of the land had the effect of greatly increasing the value of the west beach lands”.285

The subsequent development of these subdivided sections was swift. Canterbury Road and Kerferd Road, for example, were both listed for the first time in the Sands & McDougall Directory in 1882. Amongst the early occupants of the latter roadway was an omnibus stable, which occupied the entire block between Herbert and Carter Streets. Otherwise, both strips tended to be characterised by higher-status residential development, attracting wealthier residents who lived in suitably grand

284 Letter, Secretary to Commissioner of Public Works to Town Clerk, Borough of St Kilda, 20 July 1883. Item 252, St Kilda Historical Correspondence, Port Phillip City Collection.
285 J B Cooper, op cit, p 214.
houses, often designed by prominent architects – a trend that would continue well into the early twentieth century. Canterbury Road, for example, would eventually include houses designed by such architects as George Wharton (1883), Frederick de Garis (1884), Wilson &Beswicke (1884), Arthur Lewis (1886), Watts, Tomb &Furran (1895), Sydney Smith &Ogg (1898) and Thomas Ashworth (1913). The last named was in fact a local resident who had set up his office in the Canterbury Buildings, a block of residential shops built opposite the Middle Park Railway Station in 1888. He not only went on to design the aforementioned public sea-baths on Beaconsfield Parade, but also private residences in Hambleton Street, Harold Street, Longmore Street, Nimmo Street and Park Place.

In the last two decades of the nineteenth century, settlement of the study area remained concentrated on the northwestern fringe – that is, the L-shaped area nominally defined by Kerferd Road, Mills Street, Canterbury Road, Neville Street and McGregor Street. Towards the end of the 1880s, a few of the sections outlined on the c.1882 plan but not yet subdivided further were carved up; these included the block bounded by Page, Little Page, Mills and Boyd Streets, which was divided into 28 new allotments in 1889, and that bounded by Armstrong, Richardson, McGregor and Neville streets, which was carved into 26 allotments the following year. Residential development continued in the northern fringe well into the 1890s, with the collapse of the Land Boom in 1892 providing only a temporary lull. The opening of a State School No 2814 on Richardson Street (1887) established it as the de facto main road through the burgeoning suburb; several other community facilities were subsequently attracted to the strip, including a temporary police station (c.1889), new churches for the respective Baptist (1890), Roman Catholic (1891) and Wesleyan (1892) congregations, and a number of corner shops. Otherwise, commercial development was concentrated on the intersecting thoroughfare of Armstrong Street (see separate citation), opposite the new Middle Park Railway Station, where a retail strip flourished from the late 1880s. Elsewhere in the study area, non-residential development was more isolated, with scattered residential shops and a single church – St Anselm’s Church of England at the corner of Langridge and Neville streets (1891) – outside the established ecclesiastical zone of Richardson Street.

The first MMBW plan of the area, published in January 1895, provides a useful overview of residential settlement up to that point. This shows intensive development of closely-spaced cottages, villas and terrace houses along the northern fringe, becoming gradually sparser as ones moves inward from the boundary thoroughfares of Kerferd Road and Canterbury Road. South-east of Fraser Street, in the City of St Kilda, settlement tended to be characterised by larger detached villas (and the occasional mansion) on more generous allotments. Further south, in the area bounded by Mills Street, Page Street, Fraser Street and Beaconsfield Parade, residential settlement was far less intensive. The MMBW map shows only a few isolated rows of cottages in that area, along with a couple of scattered villas. Beaconsfield Parade remained similarly underdeveloped, although the few houses erected thereon – like those on the comparable perimeter boulevards of Kerferd Road and Canterbury Road – were larger and grander than their inner counterparts. At that time, the foreshore streetscape was largely dominated by J R Buxton’s Italianate mansion, Hughendon, at No 177 (1890), and the nearby Convent of the Good Shepherd (1892) at what is now No 180.

By this time, the former omnibus stable on Kerferd Road (latterly occupied by the Melbourne Tram & Bus Company) had been taken over as the South Melbourne Co-operative Steam Laundry – a rare manifestation of industrial activity within the precinct. Two others – Phillip Mardell’s straw hat factory at 62 Harold Street (1895) and Henry Pask’s asbestos works at 36 Patterson Street (c.1901) – were located, not surprisingly, within the large expanse of mostly unsubdivided blocks between Mills and Fraser Street.

286 Miles Lewis (ed), Australian Architectural Index, s v Middle Park.
These underdeveloped areas finally filled out during the first two decades of the twentieth century. As Susan Priestley has noted, land sales in that area had “cautiously resumed” in 1900 after eight-year hiatus; in 1901, all but four of the suburb’s eighteen houses under construction, and its 42 unoccupied houses, were all located in the Canterbury Ward – that is, Middle Park.\(^{287}\) Further land sales took place in 1907 and 1908, with the last allotments offered in January 1910. By that time, Middle Park represented the most significant growth area in the entire City of South Melbourne, accounting for more than half of the 225 new dwellings erected during the period 1908-09.\(^{288}\) As noted in the 1987 conservation study, “the fast development that took place resulted in a consistent Edwardian building stock, particularly towards its southern end, and this gives the Middle Park area its distinctive red-brick terracotta-tiled character.”\(^{289}\)

Not surprisingly, this renewed phase of settlement was accompanied by an expansion of existing community facilities. In 1905, a Roman Catholic school was erected beside the Convent of the Good Shepherd on Beaconsfield Parade, and, three years later, the existing state school in Richardson Street was enlarged. Churches also expanded: the local Baptist and Anglican congregations, for example, replaced their original timber buildings with grander brick counterparts, in 1904 and 1919 respectively. The Roman Catholics expanded their own facilities in 1912 and again in 1927 – including the extension and refacing of the existing church and the construction of a new Carmelite Hall (fronting Richardson Street) and Presbytery (fronting Wright Street).\(^{290}\) In addition, several hitherto unrepresented denominations erected new churches along Richardson Street – the Church of Christ at No 135 (1909), the Presbyterians at No 149-51 (1912; demolished) and, finally, the Methodists at No 288-90 (1922). By the time that the latter had opened, the residential boom in Middle Park had

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\(^{288}\) Ibid.

\(^{289}\) Allom Lovell Sanderson, op cit, p 3/18.

\(^{290}\) Priestley, op cit, p 298. Priestly, however, is mistaken in her assumption that the local Baptist congregation did not have a building in Albert Park prior to 1904, as their original church in Richardson Street is clearly shown on the 1895 MMBW plan.
already somewhat abated; indeed, as Andrew Ward has succinctly put it, “by the outbreak of the Great War, the rush to populate the municipality was all but over”.291

Since the end of the First World War, residential development in the precinct has largely been characterised by apartments. This trend was initially more widespread in the area south-east of Fraser Street – that is, the City of St Kilda, where apartment development has been a significant and recurring theme throughout the twentieth century.292 Indeed, the first modern apartment block in the former municipality – and, indeed, one of the first in suburban Melbourne – was erected in 1914 on the portion on Canterbury Road formerly occupied by swampland. The opening of the new electric tram route through the area in 1926 – with a route that extended along Danks Street, Patterson Street and Park Street to Fitzroy Street – prompted the construction of many apartment blocks, both along those streets and others within reasonable walking distance.293 It is significant that new apartments blocks in the study area were rarely built on previously undeveloped allotments; rather, they were erected on the sites of older mansions and villas (especially, south-east of Fraser Street, those early houses that had been shown on the 1873 Vardy Map). In the former City of South Melbourne, one Tudor Revival style apartment block was erected on the former site of Mardell’s hat factory.

While this flat-building trend continued into the post-war period, the typology itself transformed into multi-storey blocks, and the epicentres for development moved to the major thoroughfares of Canterbury Road and Beaconsfield Parade, respectively overlooking the Albert Park Lake and the sea. This trend was especially noticeable in that stretch of beachfront boulevard within the City of St Kilda, where the first apartment tower, Edgewater Towers had been built (just outside the present study area) in 1960. By the end of the decade, local property developer Nathan Beller described this portion of Beaconsfield Parade – extending from Fraser Street to Alfred Square – as Melbourne’s coming residential area and further predicted that the real estate represented by these new high-rise apartment blocks (and typified by his own twelve-storey Sunset Towers at No 350) would soon be at a premium.294 As had been the case in the 1920s and 30s, the construction of new apartment blocks in the 1960s and ’70s necessitated the demolition of existing buildings, including several mansions as well as the former Convent of the Good Shepherd on Beaconsfield Parade.

6.35.2 Description

Nominally bounded by Canterbury Road, Kerferd Road, Beaconsfield Parade and Fitzroy Street, the precinct occupies a vast wedge-shaped area between the Albert Park reserve and the beach. Its relative flatness betrays its origins as reclaimed swamp, with only a gentle downward slope from north-west to south-east. It is subdivided into a grid-like pattern of blocks, defined by streets running parallel and perpendicular to Beaconsfield Parade (slightly angled, east of Cowderoy Street, to follow the kinked coastline). Canterbury Road, which follows the railway line, curves at a steeper angle and thus creates irregular wedge-shaped and triangular blocks along the north fringe of the precinct. A hierarchy of roads is evident: the major thoroughfares of Canterbury Road, Kerferd Road and Beaconsfield Parade, with their broad grassed median strips; the wide and often tree-lined local streets running north-west/south-east (eg Richardson Street & Danks Street, et al) with much narrower secondary streets bisecting the blocks between them (eg Canterbury Place, Neville Street, Little Page Street, Ashworth Street, et al) and the wide south-west/north-east streets providing vistas, respectively, to the ocean and the Albert Park reserve. Building stock is dominated by residential development, representing phases of settlement from the late nineteenth century to the present day. Notwithstanding an inevitable (if scattered) overlay of higher density housing from the 1920s to the 1970s, the precinct retains a strong Victorian and Edwardian character through

291 Ward, op cit, p 76.
293 Ward, op cit, p 76.
294 Longmire, op cit, p 199.
cohesive and closely-grained streetscapes of individual dwellings on relatively narrow allotments: predominantly single or double storey in scale, and variously freestanding, paired or in rows.

The largest and grandest residences proliferate along Kerferd Road and Canterbury Road – two major thoroughfares that mark the precinct’s north-west and north-east boundaries and represent epicentres for evidence of its early development. This is most evident at what might be termed the northern fringe – that is, the north-west end of Canterbury Road and the north-east end of Kerferd Road. Here, streetscapes are dominated by rows of double-storey Victorian Boom-style terraces (eg 1-5, 7-11, 25-36, 42-47, 62-65, 92-98 and 112-16 Canterbury Road; 3, 19-35, 49-53 and 57-61 Kerferd Road) interspersed with single-storey Victorian villas (eg 6, 12, 19, 21, 7-72, 88, 90 Canterbury Road; 55, 79-83 Kerferd Road) and the occasional grand Edwardian or inter-war residence (eg 20, 67, 73, 79, 118 Canterbury Road). At the opposite ends of these two major thoroughfares – that is, the south-eastern end of Canterbury Road and the south-western end of Kerferd Road – this situation is reversed, with Edwardian and inter-war dwellings dominating over their Victorian counterparts. The latter, however, remain prominently represented by double-storey terrace houses (eg 149-63, 165-73 Kerferd Road; 219-21, 229-30 Canterbury Road), large detached villas (eg 175 Kerferd Road; 157, 216 Canterbury Road) and smaller cottages (eg 179-83 Kerferd Road; 187 Canterbury Road).

While this type of high-class pre-Second World War residential development is most evident along the wide perimeter thoroughfares of Kerferd Road and Canterbury Road (and, to a lesser extent, Beaconsfield Parade), it also spills into the contiguous side-streets. This is particularly evident in those streets south-east of Fraser Street – the former City of St Kilda – where residential development began prior to the 1870s. Although research indicates that (with the exception of the much-altered mansion at 177 Beaconsfield Parade), none of the early houses shown on the 1873 Vardy Plan remain standing in this area, it nevertheless strongly remain characterised by high-status Victorian and Edwardian dwellings. Mary Street, for example, is distinguished by a fine streetscape of double-storey terrace houses from both periods (eg Nos 7-15, 12-16, 21-31, 28), with other notable specimens in the contiguous blocks of Park Street (eg Nos 35-39, 36-40) and Loch Street (eg No 27). There are also some fine freestanding single-storey villas from both the Victorian (eg 34 Mary Street, 64 Park Street; 6 York Street, 1, 2 and 23 Loch Street) and the Edwardian eras (eg 34, 40 Mary Street; 3 York Street). Surviving Victorian-era housing becomes sparser between Fraser and Cowderoy streets; in addition to a few relatively isolated villas in these areas (eg 24, 26 and 36 York Street; 126 Park Street), a notable cluster of Victorian timber villas, with asymmetrical frontages incorporating canted bay windows, still remains at the far south-eastern end of Longmore Street (Nos 7-15, 31, 33, 37).

Elsewhere in the precinct, the tendency for grander pre-war dwellings is also notably evident along the northern fringe, where more double-storey Victorian terrace houses can be found at the top
ends of Mills Street (Nos 9-23), Nimmo Street (Nos 3, 8-14) and in nearby Herbert Street (Nos 31-39, 86), as well as the furthermost blocks of Page Street (eg Nos 94-102) and Danks Street (eg Nos 182-184, 191-195, 225-227). This part of Danks Street also contains a large freestanding double-storey Italianate residence at No 197, which, along with the comparable and nearby Hughenden in Beaconsfield Parade, represent rare survivors of several such mansions in the precinct, many of which (eg 50-51 Canterbury Road; 315-17 Beaconsfield Parade) were demolished for post-war apartment development.

The comparably grand thoroughfare of Beaconsfield Parade, which marks the south-western boundary of the precinct, was once characterised by a similar mix of high-status Victorian dwellings – mostly concentrated at the extreme north-east and south-west ends of the boulevard – with a later infill of grand Edwardian and inter-war housing. Characteristically, development along this prominent promenade was always (and continues to be) driven by an acute awareness of its prime beachfront position, befitting its long-established reputation as one of Melbourne’s most iconic bayside boulevards. From the 1860s onward, architecture along Beaconsfield Parade became increasingly typified by stylistic grandeur and a tendency for bay windows, balconies, towers, rooftop eyries and other features to exploit the bay views. This trend continued into the twentieth century (demonstrated by such surviving examples as No 324, 243-45, 367-68) and, after the Second World War, began to re-assert itself even more strongly in the form of high-rise apartment buildings – sometimes of quite bold and striking design (eg Nos 313, 333) – and, more recently, in smart reinterpretations of the seaside terrace type (eg No 183, 249). Today, amidst this subsequent overlay of twentieth century redevelopment, evidence of the earlier Victorian phase remains in the form of numerous double-storey terrace houses (eg Nos 178-82, 184-86, 210-13, 246-47 335), a few grand villas (Nos 147, 361) and a large intact Italianate mansion (the exceptional Hughenden, at No 177). At the St Kilda end of the strip, a smaller mansion survives in a somewhat altered state at No 312, standing behind (and integrated into) a multi-storey post-war apartment block built along the property’s street frontage.

In contrast to the higher-status residential development that is evident along the three major perimeter thoroughfares, in the contiguous blocks of some of their side streets, and in the local streets south-east of Cowderoy Street, the precinct is otherwise characterised by streetscapes of more modest single-storey Victorian and Edwardian housing. Again, a clear distinction is evident: in the northern fringe of the precinct – that is, the vaguely L-shaped area defined to the north-east of Page Street and Park Road and the north-west of Fraser and Mills streets – Victorian dwellings are far more predominant than Edwardian, while in the remaining central area – bounded by Mills Street, Page Street, Fraser Street and Beaconsfield Parade – the reverse is true. The northern fringe is dominated by closely-grained late nineteenth century housing, most commonly manifest as small single-storey single-fronted cottages in brick (plain, bichromatic or rendered) or timber (invariably
block-fronted), with corrugated steel-clad hipped or gabled roofs and simple posted verandahs. These modest dwellings proliferate along the principal north-west/south-east streets (eg Herbert, Hambleton and Richardson streets) as well as the top ends of the intersecting north-east/south-west streets (Mills, Wright, Harold, Nimmo and McGregor streets); they also form some particularly striking streetscapes in those narrow streets that run between the blocks (eg Herbert Place, Carter Street, Erskine Street, Neville Street and the far end of Little Page Street), where they occupy even narrow allotments and are built even closer to the property line.

More elaborate Boom-style single-storey terrace houses, with ornate moulded parapets, can be found scattered throughout this area; these also exist in rows, most notably in the north-east/south-west streets (eg Nos 28-32 Harold Street; 18-28, 39-45, 66-76 Nimmo Street and 150-68 Mills Street). In this part of the precinct, streetscapes of modest single-fronted Victorian cottages are occasionally interspersed with contemporaneous single-storey double-fronted villa (or, less commonly, by a similarly-scaled Edwardian or inter-war dwelling). These larger Victorian villas, variously in brick or timber, with symmetrical or asymmetrical facades, can also be found in more extensive groups, most notably at the south-eastern ends of Herbert Street (eg Nos 66-82) and Hambleton Street (eg Nos 94-138) and the north-western end of Page Street (Nos 108-124).

In this part of the precinct, Armstrong Street (running north-south) and Richardson Street (running east-west) form two particularly significant internal thoroughfares. The former is characterised by some fine Victorian and Edwardian strip shops (see separate precinct citation); the latter also attracted a degree of commercial development, with numerous corner shops still standing (albeit invariably no longer in use as such). These include modest single-storey examples (eg 364 Richardson Street, 92 Mills Street and 37 Nimmo Street) and grander double-storey ones, with residences above (Nos 193, 256 and 310 Richardson, and 31 McGregor Street).

Richardson Street, distinguished by its fine avenue of mature street trees, still provides evidence of contemporaneous community facilities such as the Middle Park Primary School at Mills Street, several corner shops and no fewer than five churches – of which only two remain in use as such. All five are of red brick construction, and, except for the grand and Baroque-style Church of Our Lady of Mount Carmel, are of relatively modest scale, and in the Gothic idiom. Elsewhere in the precinct, non-residential buildings from the late nineteenth/early twentieth century are considerably sparser: demonstrated, for example, by the occasional Victorian residential shop (eg 32, 170 Mills Street, 41 Canterbury Road) or inter-war dairy (24 Herbert Street; 14, 20 Cowderoy Street) on or near a major thoroughfare. The former St Anselm’s Anglican Church (also in red brick) still stands at 41 Park Road – albeit since converted into apartments – while another notable survivor is the former asbestos factory, an eye-catching Edwardian red brick building at 36 Patterson Street.
In the centre of the precinct – that part bounded by Mills Street, Page Street, Cowderoy Street and Beaconsfield Parade – evidence of nineteenth century development is sparse. Aside from the aforementioned high-status residences on Beaconsfield Parade, there is a small cluster of modest single- and double-fronted Victorian dwellings straddling the corner of Park Road (Nos 42-58) and Langridge Street (Nos 33-45) and, otherwise, only a handful of scattered specimens, including a few more single-fronted cottages (eg 2 Patterson Street) and some double-fronted villas (eg 89 McGregor Street, 101 Harold Street, 126 Park Street and 379 Danks Street). These isolated buildings stand out amongst the subsequent layer of Edwardian residential development that otherwise dominates this part of the precinct: typically, single-storey red brick dwellings with hipped and/or gabled roof of red terracotta tile (or, sometimes, in slate or corrugated galvanised steel), half-timbered and/or rough-cast gable ends, and porches with turned posts and timber slat friezes). These exist both as single-fronted dwellings in pairs or rows, or as larger double-fronted asymmetrical villas.

As a whole, the precinct thus remains strongly characterised by pre-First World War development, with identifiable zones where Victorian built fabric dominates over Edwardian, or vice versa. By contrast, later twentieth century development has occurred in a more piecemeal fashion, with scattered manifestations throughout the core of the precinct, and slightly more extensive redevelopment in the streets east of Fraser Street, and along the perimeter thoroughfares of Canterbury Road and Beaconsfield Parade. Those two perimeter thoroughfares otherwise stand out for their high concentration of buildings – across all eras – that have been designed to exploit views, respectively, of the Albert Park Reserve and Port Phillip Bay.

East of Fraser Street, inter-war apartment blocks – a significant sub-theme in the history of the former City of St Kilda – tend to proliferate. These are typically two- or three-storey walk-up flats in a range of fashionable styles of the 1920s and ‘30s including Moderne (eg 200 Beaconsfield Parade, 6 Loch Street; 41 Longmore Street), Tudor Revival (eg 98 Park Street), Spanish Mission (eg 251 Beaconsfield Parade) and Georgian Revival (eg 16 York Street). Counterparts in the former City of South Melbourne, west of Fraser Street, are less common, with most examples situated – not all all surprisingly – in the blocks closer to the beach, or along the tram line (eg 223 Page Street, 109 Nimmo Street). With the exception of a few aforementioned grand attic-storey residences along Canterbury and Kerferd Roads, single dwellings from the inter-war period are rare. Apartment development from the post-Second World War era is similarly concentrated along the major thoroughfares of Beaconsfield Parade and Canterbury Road and, again, in the former City of St Kilda area, south-east of Fraser Street. In the latter area, such development is characterised by low-rise (three or four storey) modernist buildings in face brick and concrete; some are of architectural interest in their own right. High-rise apartment development proliferates along Beaconsfield Parade and, to a lesser extent, Canterbury Road; most of these are of somewhat unremarkable design, although a few are of architectural interest for their bold forms (eg 1 Cowderoy Place), interesting detailing (eg 313 and 333 Beaconsfield Parade) or unusual finishes (eg 350 Beaconsfield Road).

6.35.3 Comparative Analysis

While largely characterised by cohesive streetscapes of late Victorian and Edwardian housing, the Middle Park/St Kilda West Precinct is also distinguished by certain areas where, consequent to the vagaries of history, a particular type of era or development is more evident than elsewhere. Considered individually, these sub-precincts do have counterparts elsewhere in the municipality. The most obvious would be the major thoroughfares of Beaconsfield Parade, Kerferd Road and Canterbury Road, which define the south-west, north-west and north-east boundaries of the precinct respectively. It is perhaps tempting to draw comparisons between that portion of Beaconsfield Parade within the precinct (ie from Kerferd Road to Fitzroy Street) with that extending north-west (ie between Kerferd Road and Bay Street) into Albert Park. While these two strips of seaside promenade have much in common historically, there are noticeable differences between their built fabric. In Albert Park, Beaconsfield Parade tends to be characterised by long and intact rows Victorian terraces, with fewer inter-war or post-war apartment blocks. Despite a few instances of heightened architectural exuberance, the streetscape is more cohesive in scale. The reverse is true
Middle Park and St Kilda West, where Victorian dwellings along Beaconsfield Road are largely overwhelmed by the subsequent overlay of twentieth century (and especially post-War) development. In this respect, this part of Beaconsfield Parade has much more in common with the seaside thoroughfares further south—The Esplanade and Marine Parade in St Kilda, and Ormond Esplanade in Elwood—where inter-war and post-war flats similarly dominate.

From a historical viewpoint, parallels can be drawn between Canterbury Road and the other grand boulevards that overlook the Albert Park Lake reserve—that is, Albert Road to the north-east, Queens Road to the north-west, and Fitzroy Street to the south-east. By the late nineteenth century, all three of these roads were characterised by high-status private residences: principally grand terraces and villas along Fitzroy Street and Albert Road, and larger mansions along Queens Road. These streetscapes, however, were fundamentally transformed in the post-war period by the construction of multi-storey office blocks and other large non-residential buildings. Today, very little evidence remains of pre-war residential development along Queens Road, Fitzroy Street and Albert Road, save for a few notable blocks of terrace houses and mansions along the south end of Albert Road (between Moray Street and Ferrars Street). However, the development of this corner of the Albert Park Lake reserve means that these grand residences no longer enjoy entirely unimpeded vistas across the parkland.

In a nutshell, the Middle Park/St Kilda West Precinct is a former swampland and military area that, within the space of only a few short decades (from the 1880s to the 1910s), established itself as a thriving seaside suburb. Consequent to this unusual set of circumstances, the precinct, when considered as a single entity rather than a collection of discrete sub-precincts, has virtually no direct comparators elsewhere in the municipality. In particular, it represents a stark contrast to the contiguous townships of South Melbourne, Port Melbourne and St Kilda, which were initially settled in the late 1840s and developed steadily from that time. As an example of an area that underwent little development before the Land Boom period, but which filled out during the later nineteenth and early twentieth century, the Middle Park/St Kilda West Precinct has some aspects in common with St Kilda East and Elwood. The former has a similarly heterogeneous mix of Victorian and Edwardian housing stock: small pockets of cottage and villa development from the 1880s Boom era (e.g. Chusan Street), a few mansions (e.g. 63 Alexandra Street), and rows of lookalike Queen Anne red brick houses from the 1910s (e.g. Kalymna Street and the contiguous portion of Inkerman Street). These, however, tend to be isolated, scattered amidst an infill of later twentieth century redevelopment, including numerous inter-war subdivisions (e.g. Hughenden Street, Murchison Street, Mooltan Avenue) and major thoroughfares (e.g. Hotham Street, Alma Road, Lansdowne Road) dominated by post-war apartment development. Consequently, East St Kilda lacks the historic and architectural cohesion that is evident at Middle Park/St Kilda West.

Elwood, by contrast, represents a somewhat more pertinent comparator due to the fact that, like Middle Park, residential settlement was hampered by the fact that much of its northern fringe...
(bounded by Glenhuntly Road, Dickens Street and Mitford Street) was occupied by a huge expanse of swampland. Although a few houses were built along the streets adjoining the swampland, further development did not take place until reclamation was completed in 1889. As was the case in Middle Park, subsequent development during the 1890s was localised, with a significant boom taking place during the early twentieth century. Consequently, housing stock in this part of Elwood is very similar to that seen in Middle Park/St Kilda West: some scattered high-status Victorian residences (eg Southey Street), larger pockets of 1890s villas and cottages (eg Moore and Cyril Streets) and rows of typical Queen Anne red brick dwellings (eg Addison, Ruskin and Meredith streets) where the swamps used to be.

Figure 6.35–19 – Victorian timber cottages in Chusan Street, St Kilda East

Figure 6.35–20 – Edwardian red brick villas in Inkerman Street, St Kilda East

Figure 6.35–21 – Row of Edwardian red brick villas in Ruskin Street, Elwood

(Sources: Heritage Alliance. East St Kilda Heritage Review [June 2004] and Elwood Heritage Review [June 2005])

6.35.4 Comparison With Earlier Heritage Studies

The bulk of the present study area coincides with what was identified in the 1975 conservation study as Potential Conservation Zone (hereafter PCZ) No 12, and in the 1987 study as Urban Conservation Area UC1(F). In the earliest study, the area was described as a secondary residential precinct with high potential as a conservation zone, being characterised by “primarily single-storey Victorian, Edwardian and Queen Anne housing on wide well-planted streets”. In the 1987 study, the same area was lauded for its “outstanding residential building stock, uniform in both form and date of construction and occasionally counterpointed with mixed businesses or small warehouses.” It was further concluded that “the late nineteenth and early twentieth century buildings form the backbone of the area’s significance”. In the first heritage review undertaken by the City of Port Phillip, Andrew Ward clarified the distinctively hybrid character of Middle Park by noting: “the architectural character being primarily mid to late Victorian to the north of Mills Street and south of Mary Street and of the Federation period in between”.

In addition, the 1975 study drew particularly attention to two smaller sub-precincts within: the top end of Armstrong Street (PCZ No 20) and the full length of Richardson Street (PCZ No 28). The former was described as a “predominantly Victorian double-storey brick shopping group”, being identified both as a significant non-residential precinct and a community focal group in the Middle Park area. Richardson Street, which crosses Armstrong Street, was noted for its “predominantly Victorian and Queen Anne, single with some double storey brick housing groups”. Specific attention was drawn to its “high incidence of schools and corner shops” as well as its “strong landscape qualities with extensive tree planting”. Both Armstrong Street and Richardson Street were deemed to be of medium potential as conservation areas; in the present review, Armstrong Street was considered to be of sufficient import for assessment and documentation as a separate HO precinct (see citation), while the predominantly residential Richardson Street was considered to be an integral part of the broader Middle Park area, and thus not be considered separately from it.
In the 1975 conservation study, the three boundary thoroughfares of Kerferd Road, Canterbury Road and Beaconsfield Parade were identified both as major traffic routes and primary identity streets within what was then the City of South Melbourne. Beaconsfield Parade (PCZ No 25) was described as having “Victorian and Queen Anne, single and double storey housing, occurring adjacent to low and high rise flat development”. Presumably because the latter was not deemed to be especially important in its own right, the strip was considered to have only low potential as a conservation zone. By contrast, Canterbury Road (PCZ No 23) – characterised by “Victorian and Queen Anne building groups; small and medium sized allotments; strong streetscape” – was deemed to have medium potential, while Kerferd Road (PCZ No 24) – characterised by “Victorian and Queen Anne Housing groups; strong identity with excellent streetscape” – was deemed to have high potential. The latter conclusion was echoed in the 1987 conservation study, which earmarked both sides of Kerferd Road as a discrete conservation area, designated as UC1(E). This significance was acknowledged again in 2000 by Andrew Ward, who described Kerferd Road as one of several “civic spaces of great distinction” within the City of Port Phillips.

6.35.5 Statement of Significance

What is Significant?

The Middle Park/St Kilda West Precinct comprises a large wedged-shaped area bounded by the major thoroughfares of Canterbury Road, Fitzroy Street, Beaconsfield Parade(one of Melbourne’s premier beachside boulevards) and Kerferd Road. Owing to the swampy land, residential development was delayed – commencing at the south-eastern (St Kilda West end) in the early 1870s, spreading along the north-western fringe (Kerferd Road, Canterbury Road and the top ends of intersecting side streets) from the late 1870s to the 1890s and then finally infilling during the early 1900s and 1910s. Today, the precinct remains strongly characterised by a broad range of late Victorian and Edwardian housing stock, with contemporaneous commercial and community-oriented buildings (corner shops, churches, schools and hotels).

How is It Significant?

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

Why is It Significant?

Historically, the precinct is significant as a notable and highly atypical expanse of late nineteenth and early twentieth century inner-suburban residential development, conspicuously sandwiched between the much older settlements of Port Melbourne (Sandridge), South Melbourne (Emerald Hill) and St Kilda. With the contemporaneous development of Middle Park and St Kilda West hampered by a notorious expanse of swampland and a foreshore military reserve, it was not until the late 1870s and early 1880s – when the swamp was reclaimed, military presence was withdrawn and the new Middle Park Railway Station was opened (1882) – that residential expansion could begin in earnest.

The major boundary thoroughfares of Kerferd Road and Canterbury Road were amongst the first to develop, attracting the attention of wealthier citizens who built large and grand residences – a trend that continued into the early twentieth century and established these roadways as prestigious residential addresses. Elsewhere in the precinct, specific areas ably illustrate the two closely-spaced phases of intense settlement: housing from the 1880s and ’90s along the northwestern fringe, and to the south-east of Fraser Street, and counterparts from the 1900s and 1910s in the blocks closer to the beach. Contemporaneous non-residential buildings provide evidence of the expansion of community services during this key period: most notably the five churches, one school and numerous corner shops established along Richardson Street.

295 Ward, op cit, p 73.
A scattered but noteworthy overlay of later twentieth century development is represented by large inter-war dwellings along Canterbury Road, inter-war shops (including three dairies), low-rise inter-war apartment blocks (which significantly follow the alignment of the 1926 electric tramway route), and larger post-war counterparts in the former City of St Kilda and, most notably, as high-rise towers along Beaconsfield Parade. These apartments ably illustrate a tendency towards higher density living that has been a significant theme in the former City of St Kilda from the 1920s to the 1980s.

Aesthetically, the precinct is significant for its fine and largely intact streetscapes of Victorian and Edwardian housing. The former, concentrated along the north-western fringe and in the former City of St Kilda south-east of Fraser Street, represent most of the ubiquitous dwelling types associated with the era: small single-fronted cottages in brick and timber, more ornate Boom-style terraces, larger double-fronted villas, two-storey terrace houses and a few mansions. Edwardian housing, concentrated in the beachside blocks between Mills and Fraser Street, is dominated by modest single-storey red brick dwellings in the Queen Anne style, in attached rows, semi-detached pairs or freestanding. The boundary streets of Kerferd Road and Canterbury Road are especially notable for larger and grander residences from the period 1890-1930, including fine rows of double-storey Victorian terrace houses, large Victorian and Edwardian villas and inter-war attic-storey bungalows.

Today, the high-status Victorian, Edwardian and Inter-War dwellings along Canterbury Road constitute the most intact remaining streetscape of the four prestigious residential boulevards (cf Albert Road, Queens Road and Fitzroy Street) that originally overlooked the Albert Park Lake reserve.

Aesthetically and architecturally, Beaconsfield Parade stands out for its high concentration of residential buildings (from all eras) that – befitting its status as one of Melbourne’s most iconic beachfront promenades – not only generally display a higher level of architectural expression but were also explicitly designed to exploit views across the bay. Thus it is of especial significance within the precinct as a specific and consistent architectural pattern, rather than a reflection of any single era.

Irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their broadly consistent scale (mostly one and two storey) and materials, their closely-grained siting and relatively narrow setbacks. Many of the streetscapes are enhanced by their settings, which includes original bluestone kerbs, gutters and pitching to laneways and crossovers (particularly along Kerferd Road), landscaped median strips (again in Kerferd Road, and the far end of Danks Street) as well as some outstanding rows of mature deciduous street trees (most notably on Mary Street and Richardson Street, as well as Park Street, Page Street, York Street).

6.35.6 Thematic Context
- Transport
  - Tramway and Railway Improvements
- Settlement: Growth and Change
  - The Late Nineteenth Century Boom
  - Depression and Recovery: the Inter-War Years
- Ways of Life
  - South Melbourne
  - St Kilda

6.35.7 Recommendations
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.
Retain original bluestone elements (ie kerbing, guttering, spoon drains and pitching to laneways and crossovers)

Retain significant deciduous street trees, especially notable avenues in Richardson and Mary Streets.

Along Beaconsfield Parade, ensure any new development responds to the strip’s special edge condition as one of Melbourne’s iconic seaside boulevards, which sets it aside from the streets that run through the remainder of the precinct.

6.35.8 References

1. Books
   a. J B Cooper, The History of St Kilda from its First Settlement to a City and After, 1840 to 1930. 2 vols (1931).

2. Heritage Studies

3. Historic Maps
   b. Henry L Cox, RN, “Map of Hobson’s Bay and River Yarra” (1866).
   d. St Kilda Borough Council (John E S Vardy, surveyor), “Plan of the Borough of St Kilda” (1873).
   e. Melbourne Harbour Trust (Sir John Coode, engineer), “General Plan shewing Harbour Improvements” (1879)
   f. Melbourne & Metropolitan Board of Works, 160 feet to 1 inch sewerage plans (1895).

6.35.9 Assessment

Simon Reeves, Built Heritage Pty Ltd, June 2010 (revised 14 July 2011).
6.36  Armstrong Street Commercial Precinct (Middle Park) – Ho445

**Existing Designations:**
- Heritage Council Register: nil
- National Estate Register: nil
- National Trust Register: nil

**Previous Heritage Studies:**
- Conservation Study 1975: Precinct 20
- Conservation Study 1987: UCI: Precinct F (part)
- Heritage Review 2000: Heritage Overlay 3 (part)

6.36.1  History

Armstrong Street, which extends from the Middle Park railway station to the beach, bisects what had been, in the mid-nineteenth century, a swampy wasteland partly occupied by military rifle butts. Neither the opening of the railway line in 1857, nor the establishment of the railway station in 1860 prompted any residential development in the area. It was the creation of Canterbury Road in 1876, the rebuilding of the railway station in 1880 and the gradual reclamation of the swamp over the next few years that finally encouraged closer settlement towards the end of the 1880s. Initially, such development was concentrated along Canterbury Road, and the contiguous streets to the immediate south. As the number of new houses increased, so did the demand for community facilities such as churches, schools and shops.

While Armstrong Street appears in the Sands & McDougall Directory as early as 1888, it was initially listed only as a cross street off Canterbury Road, with no actual occupants identified therein. Predictably enough, the first commercial development in Armstrong Street occurred on the prominent corner sites flanking the Canterbury Road intersection, opposite the new railway station. The 1889 directory first recorded three ‘vacant’ buildings on these sites. These were subsequently revealed as the Middle Park Hotel (now the Gunn Island Hotel) on the south corner, and a pair of residential shops on the north corner. The latter, still identified on their parapet as the Canterbury Buildings, were then occupied by hairdresser Robert Patterson and estate agents Grey & Ashworth.

The 1890 directory reveals that commercial development had begun to spread along Armstrong Street, with seven new listings on the north side of the street. These comprised a baker, an estate agent, two fruiterers, a butcher, a bootmaker and a dairy produce merchant. By 1895, the number of business premises in the block had expanded to nine, designated as Nos 1 to 15 plus the unnumbered baker’s shop (with bakehouse at the rear), between Erskine Street and a right-of-way. Tenants changed over the next few years, which variously included a fishmonger, a dressmaker, a plumber, a confectioner and a haberdasher. By 1898, estate agent T R Ashworth had taken over the shop at No 1 and, a year later, opened the Middle Park Telegraph Office. By 1900, a chemist’s shop had opened alongside Ashworth’s premises, with one F P Chegwidden as its proprietor. By contrast, there was little commercial development on the southern side of Armstrong Street during that time. Mrs Emily Love, a grocer, is first listed between Richardson Street and Canterbury Road in 1891. Her shop, later designated as No 5, remained the only occupant of the entire block for more than a decade.
When the street addresses of properties across South Melbourne were renumbered in 1900, the shops in Armstrong Street at Nos 1 to 15 were re-designated as Nos 4 to 16, while the formerly unnumbered baker’s shop (then occupied by P J Esmond) became No 18. The chemist shop at the other end of the strip (then occupied by Alex Murie) became No 2. Development continued, with the 1905 directory noting five new shops in the block between Richardson and Erskine streets. These, initially occupied by a grocer, a newsagent, a draper, a watchmaker and a dairy produce merchant, were later designated as Nos 20, 22, 24, 26 and 34. The gap between was soon filled by the completion of three more shops (Nos 28, 30 and 32), which first appeared in the 1906 directory as ‘vacant’, but were later occupied by a house agent, butcher and piano tuner. There was no further development along this side of the street until 1911, when the directory recorded four new shops at Nos 36-42, initially occupied by a draper, a pastycook, a cycle works and a costumier.

Meanwhile, the other side of Armstrong Street remained largely undeveloped. Mrs Love’s grocery shop at No 5 was still the only shop, although the 1905 directory noted ‘four vacant houses’ alongside. It was not until 1911 that the directory noted further commercial expansion, with a new pharmacy opening at No 7 and, on the opposite corner of Canterbury Place, three unnumbered listings for the State Savings Bank, the Middle Park Post Office, and estate agents Watt & Haig. As the postmaster was identified as E H Watt, it is possible that the both the post office and the bank were simply agencies within Watt’s real estate office. This was soon followed by a row of four residential shops at Nos 9, 11, 11a and 13 (now Nos 9, 11, 13 and 15). These, first listed in 1912-13, were originally occupied by a bootmaker, a tailor, a dressmaker and an ironmonger. Also in 1913, a new listing appeared for the Middle Park Hall at No 1 — formerly the premises of Watt & Haig estate agents and later (c.1916) to become the Middle Park Theatre.

By 1910, there were no fewer than twenty places of business on the north side of Armstrong Street (designated as Nos 2 to 42), and another ten on the south (Nos 1 to 11b). The next few years saw commercial expansion spread further east along Canterbury Road. The first of these was a motor garage and livery stables operated by one W Robertson (No 106), first recorded in the 1911 directory. By 1914, this had been joined by the new Middle Park Post Office (No 109) and a branch...
of the ES&A Bank (No 108), while another branch bank, for the State Savings Bank (No 104), appeared nearby in 1916. Three years later, the directory noted “two shops being built” to the west of Robertson’s garage (Nos 110-111), one of which was subsequently occupied by the grocery chain of Moran & Cato.

By 1920, the businesses in Armstrong Street included three confectioners, two milliners, two chemists, a costumier, a watchmaker, a butcher, a bootmaker, a newsagent and an ironmonger. At that time, the two most enduring vendors were baker P J Esmond, who had been at No 18 since 1900, and Mrs Love, whose grocery at No 5 had been one of the strip’s original retailers back in 1890. She evidently retired or died in the early 1920s, although her former premises continued to operate as a grocer’s shop for another decade thence.

![Figure 6.36-2](source: Picture Collection, State Library of Victoria)

**Figure 6.36-2 – Looking east along Armstrong Street, circa 1910s; note cast iron street lamp in centre of road**

Subsequent changes to the built fabric within the precinct include the replacement of the four houses at Nos 13 to 19 (later renumbered Nos 17 to 23) with a row of single-fronted shops, which took place during the 1920s. Around 1936, a two-storey block of flats and shops, in the fashionable Streamlined Moderne style, was erected at the rear of 34 Armstrong Street, fronting Richardson
The immediate post-war period saw the refacing or rebuilding of the two shops at Nos 19-21. In more recent years, the former post office and ES&A branch bank on Canterbury Road (both rendered defunct during the twentieth century) have been demolished and replaced by new buildings. In 2001, the Middle Park Hotel was refurbished and renamed the Gunn Island Hotel, after the small ornamental island in the centre of nearby Albert Park Lake.

6.36.2 Description

The Armstrong Street Commercial Precinct chiefly comprises those buildings along both sides of the street, between Richardson Street and Canterbury Road, plus some associated development that spreads south along Canterbury Road and north along Richardson Street. All of these buildings are (or were) overtly commercial in origin, with the most common manifestation being the traditional double-storey residential shop – a pattern that was noted in the 1975 heritage study, and remains strongly evident today. There are, however, a few single-storeyed shops, and, as the exception, the massive three-storeyed Gunn Island Hotel at the corner of Canterbury Road and Armstrong Street. The latter, which dominates both streetscapes, is a large Italianate building with a rendered façade delineated by heavily moulded cornices at each floor level, a pierced parapet and a shaped pediment above the curving corner. Its two uppermost levels have rows of rectangular windows with moulded surrounds and wrought iron balconettes.

The Victorian-style shops in the precinct, dating from the period c.1888 to 1903, are broadly similar in their form and detailing. They are typically arranged in pairs (Nos 5-7, 10-12 and 14-16), although there are also rows of four (Nos 20-26) and five (Nos 2-8), plus the atypical freestanding shop (No 18) at the intersection of Erskine Street and Canterbury Place. With the exception of the two fully rendered shops at Nos 16 and 18, these early buildings have face brick facades at their upper levels – some enlivened by polychromy (Nos 2-12) and others since compromised by overpainting (eg Nos 5, 15 and 20-22). The former bakery at No 18 – the only freestanding shop in the precinct – is further distinguished by the survival of its original double-storey bakehouse at the rear (now addressed separately at 123-129 Erskine Street).

One shop (No 7) retains evidence of original painted signage along its parapet – the word chemist, which refers to an early (from c.1909) and long-time former occupant. Facades are further embellished with typical boom-style rendered detailing such as moulded cornices, stringcourses (No 34), plain or rusticated piers, dentils (eg No 2-12, 34), orbs (Nos 5, 20-26) and swags (Nos 2-12). In a few notable cases, the cement render retains its original unainted finish (eg Nos 10-12, 34). Those shops at street intersections (ie Nos 2, 5, 16, 20 and 34) have the traditional splayed corners, marked by pediments of half-round (No 16), triangular (No 34) or segmental (No 5) form. Windows at first floor level are also variously round-arched, rectangular or segmental-arched, typically with timber-framed double-hung sashes, projecting sills and keystones.

The later Edwardian shops, dating from the period 1905 to 1910, are similarly arranged in rows of two (Nos 1-3), three (eg Nos 28-32) or four (Nos 36-42). The double-storey residential shops broadly echo the form and materials of their Victorian counterparts, but are otherwise different in detailing. They are of red brick construction, with facades delineated by rendered banding, canted piers surmounted by rendered orbs, and curved parapets with rendered coping. Windows have timber-framed sashes, either double-hung (Nos 9, 15) or casement (Nos 11, 13), and openings are variously enlivened by bold rendered archivolt (No 28-32), dripmoulds (No 1-3) or hoods (No 11, 13). The block of single-storey shops at No 36-42 (erected c.1909) has a simple rendered parapet that incorporates a pattern of recessed panels.

A considerable number of the pre-war shops retain their original shopfront detailing to the street. Some, such as Nos 2-8, 24-26, 28-32, 34 and 36-42, are particularly intact, retaining metal-framed shop windows with highlights (in some cases, with leadlight glazing), splayed entrances with tiled thresholds, and spandrels clad with bold glazed tiling in typical browns and greens. The unusual freestanding shop at No 18 has been altered by the replacement of its original ground floor shopfront (and its upper floor windows) with fixed black-tinted glazing. Several other shops have
modern aluminium-framed shopfronts of similarly recent origin. A number of shops (eg Nos 10-12, 9-15 and 20-22) have Victorian-style verandahs, with curving corrugated galvanised steel roofs supported on fluted cast iron columns with wrought iron lace friezes. Although some of these may be reproductions, they are sympathetic to the era of the precinct. Other shops have modern cantilevered awnings (eg Nos 2-8, 17-23), while some have no verandahs at all (eg Nos 5, 7, 24 and 26).

Along with the Gunn Island Hotel, there are two former business premises on Canterbury Road that stand out as particularly striking elements within the precinct. The former State Bank at No 104 is a double-storey rendered building in the Edwardian Free Classical style. Its asymmetrical façade is articulated by rusticated pilasters with Ionic capitals, with an entrance bay to the left side incorporating a doorway with moulded hood, a canted bay window and a triangular pediment. Alongside, the former motor garage at No 104 is a double-storey painted brick building with a prominent moulded cornice, bays of rectangular windows and, most notably, the original vehicle entrance to the left side, with an arched window at the upper level above. At the rear of the property, fronting the laneway, an early metal BP sign remains to further demonstrate the former use of the building.

More recent buildings in the precinct include shops at No 17-23. These originally comprised a row of four identical inter-war shops with raked parapets, of which only two (Nos 17 and 23) remain. These now flank a later double-fronted shop (No 19-21) with a wide rendered parapet edged with manganese bricks. One of the smaller shopfronts (No 17) has been altered by a discreet second storey addition. Another inter-war building stands at the rear of the corner shop at 34 Armstrong Street. Designated as 253a, b, c and d Richardson Street, this double-storey block comprises three shopfronts with flats above. Dating from c.1936, it has a rendered façade in the Streamlined Moderne style, with curving walls, glass blocks and steel-framed windows. The shopfronts themselves, however, have been altered. The nineteenth century character of the precinct is enhanced by a pair of cast iron street lamps at the Canterbury Road end. These are evidently not original, but are similar to some that are known to have formerly stood in the centre of the street (as seen in early photographs).
Figure 6.36–6 – The mixture of Victorian and Edwardian shops along the north side of Armstrong Street

Figure 6.36–7 – The former motor garage (1911), State Savings Bank (1914) and hotel (1889) on Canterbury Road

6.36.3 References
1. Vardy Map (1855)
2. Cox Map (1866)
3. MMBW Map (1895)
4. Sands & McDougall Directory (various, 1888 onwards)

6.36.4 Thematic Context
- The First Railways
- Tramway and Railway Improvements
- The late Nineteenth Century Boom
- Ways of Life: South Melbourne

6.36.5 Comparative Analysis
There are numerous commercial strips in the City of Port Phillip. Some of the more prominent, such as Bay Street in Port Melbourne, Fitzroy Street in St Kilda, Carlisle Street in Balaclava and Clarendon Street in South Melbourne, have developed (and been redeveloped) over the course of more than a century. Today, these key shopping precincts (all located on major municipal thoroughfares) tend to be characterised by a broad mix of commercial buildings, including shops, hotels and banks from the 1860s and '70s, Boom-era expansion of the 1880s, and layers of Edwardian, inter-war and post-war development.

By contrast, there are relatively few instances where commercial development has developed suddenly and rapidly over a short period of time. Invariably, this was spurred by the creation of new subdivisions and/or the opening of new railway station of tramway routes. When the former orphanage site on Emerald Hill was sold in 1875, the Clarendon Street frontage became available for commercial development. Today, this entire block (between Dorcas and Park streets) still remains characterised by a cohesive strip of fine Boom-era residential shops. In Elwood, it was the opening of the electric tramway in 1912 that initially spurred commercial development along Ormond Road. The first double-storey residential shop appeared there in 1913, followed by many others over the next decade, plus associated businesses such as a picture theatre, bank and motor garage (as was also
the case in Armstrong Street, Middle Park, during the 1910s). Today, the Ormond Road commercial strip still retains much of this late Edwardian/early inter-war character.

However, as a commercial strip that developed rapidly over a short period, Armstrong Street is perhaps most comparable to Glen Eira Road in Elsternwick. As was the case in Middle Park, this was spurred by the opening of the railway station – in this case, in 1912. The contiguous stretch of Glen Eira Road remains strongly characterised by 1910s buildings, with rows of red brick residential shops (eg Nos 31-37, 45-55, and 57-67) forming a fine and cohesive streetscape. A few individual buildings, notably Brimsmead’s Pharmacy at No 73, retain original shopfronts. There is also a fine group of three inter-war branch banks at Nos 74-78. The first of these, erected for the State Savings Bank in 1922, is a Free Classical building in a similar vein to its counterpart in Canterbury Road (and was probably designed by the same architects, Sydney Smith & Ogg).

6.36.6 Statement of Significance

What is Significant?

The Armstrong Street Commercial Precinct in Middle Park largely developed between 1888 and 1910 to provide community services for the burgeoning residential settlement in the hitherto undeveloped Middle Park area. The built fabric is largely characterised by rows of double-storey residential shops, complemented by a few single-storey shops, a three-storey Boom-style hotel (1888), a former bank and a former motor garage (both dating from the 1910s) and a double-storey block of shops and flats (c.1936).

How is It Significant?

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

Why is It Significant?

Historically, the precinct is significant for associations with an early and significant phase of settlement of Middle Park from the late 1880s, which followed the r of the railway station (1880), and the reclamation of the swampland that had hitherto discouraged any residential development. The shops, mostly erected between 1888 and 1910, were a direct result of the large-scale housing boom that took place in the area during that relatively short period.

Aesthetically, the precinct is significant as a particularly intact streetscape of late Victorian and Edwardian commercial buildings. They demonstrate cohesion through their common scale (primarily double storeyed), materials (primarily face brick) and detailing (rendered banding, arched windows, ornamented parapets). The rows of residential shops, many still retaining cast iron verandahs and original shopfront detailing (eg tiled spandrels and metal-framed windows) are enhanced by a number of more prepossessing commercial buildings, including a three-storey Boom-style hotel, a former bank, and a former motor garage.

6.36.7 Recommendations

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

The preservation of original/early painted signage, shopfronts and verandahs should be encouraged.

The preservation of original bluestone elements (including kerbing, guttering, spoon drains and pitching to laneways and crossovers) should also be encouraged.
6.36.8 Assessment

6.37 Albert Park Lake Precinct – H0446

**Existing Designations:**
- Heritage Council Register: nil
- National Estate Register: nil
- National Trust Register: nil

**Previous Heritage Studies:**
- Conservation Study 1975: N/A
- Conservation Study 1987: UC1: Precinct J
- Heritage Review 2000: H03 (part)

6.37.1 History

On an 1855 survey map, the land bounded by present-day Albert Road, St Kilda Road and Fitzroy Street was identified as 'South Melbourne Park Reserve'. It was then dominated by two long expanses of marshland, the larger of which incorporated several small lakes. Fencing began in early 1857, and gateways to the north (opposite Cecil Street) and south (opposite Princes Street) were soon completed. Although the park was initially used for cattle grazing, its first official tenants were the St Kilda and South Melbourne cricket clubs, which established ovals at the south and north ends, respectively, in 1856 and 1862. The interim saw the completion of the St Kilda railway line in 1857, which ran between the two swamps to the terminus on Fitzroy Street. Two years later, a branch line was laid to Brighton (via Windsor) that curved through the southern part of the park, elevated on embankments and viaducts. This route, however, was not a success, and it closed in 1862. The line was dismantled in 1864, although the embankments remained until the late 1870s.

In early 1862, the reserve was named after Prince Albert, who died a few months before. In July, the 951-acre site was temporarily reserved from sale, which became permanent in 1864. That year, surveyor Clement Hodgkinson prepared a plan that showed the vaguely Y-shaped swamp edged by three tree-lined carriageways that connected entrances to the north, south and north-east (each with a gate lodge). Several enclosed reserves included one in the northwest corner with an iron hurdle fence and a wicket gate and, further south, two smaller circular ones. In the southwestern corner, Hodgkinson proposed a garden with an ornate network of curving paths. His map also reveals that the St Kilda Cricket Club had built a pavilion by that time, and also that a third oval – the Warehouseman’s Cricket Ground – existed on the park’s east side, opposite Commercial Road. The next few years saw the establishment of more sporting facilities, including bowling greens at the St Kilda (1865) and South Melbourne (1869) ends of the park, and a new pavilion at the latter cricket ground (1871).

By this time, encroaching residential development had caused the lagoon to become polluted. This, plus a burgeoning interest in recreational boating, led to a proposal to convert the swamp into a formal lake. A plan by Hodgkinson (1871) depicted a Y-shaped lake with a sinuous outline and ornamental islands. The project, however, was fraught with problems, and was not completed for almost two decades. Andrew Ward writes that the boathouses near the lake first made their appearance in 1864; other were subsequently established by James Edwards (1871), the Albert Park Yacht Club (1874), the Albert Park Rowing Club (1875), South Melbourne Rowing Club (1876) and the Lake Rowing Club (1879). 296

A more fundamental change during this period was the excision of 200 acres on the east boundary, which were sold for private residential development in 1875. This created Queens Road and the

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296 Ward, Vol 1, p47.
numerous side-streets that connect it to St Kilda Road. The subdivision incorporated the Warehouseman’s Cricket Ground, which was retained on an eight-acre block renamed Albert Reserve. The estate filled out rapidly, which can be seen on the MMBW map (1895). This also reveals that, by that time, the lake was fully formed, with two ornamental islands (the larger known as Gunn Island), a timber promenade (completed 1880), and a row of five boat-sheds at the northern end. The nearby cricket Ground had several buildings around its perimeter, including a new grandstand (1886), while, further west, the Army had erected a timber Orderly Room (1885). At the other end of the park, a conspicuous addition was the St Kilda Park State School (1882) which, despite opposition, was built behind the railway station. This set a precedent for further school sites to be excised in the early twentieth century: firstly the South Melbourne Technical College in the northwest corner (1918) and then the MacRobertson Girls’ High School in the north-east corner (1935).

A municipal map of South Melbourne from 1921 shows that Albert Park retained much of its nineteenth century form and character at that time. The carriageways around the lake were still tree-lined, and otherwise corresponded to their 1860s layout, although the eastern one had been somewhat truncated by the creation of Queens Road. Part of the enclosed arboretum remained in the northeastern corner, as did the distinctive circular reserve between the lake and the old Workingmen’s Cricket Ground. The cluster of boathouses remained east of the oval, while another had appeared on the other side of the lake, opposite Lorne Street. The small canted building on the northwest bank had disappeared, although a new kiosk was shown on the east carriageway. Erected in 1911, this was a double-storey building of alpine character, prompting its nickname: The Chalet.
In the inter-war period, the park was a popular venue for carnivals, processions, church picnics, army reviews and other crowd-drawing events. At the same time, sporting facilities continued to expand. The South Melbourne Cricket Club built a new grandstand in 1926 (after its original one was destroyed by fire), while its counterpart at the St Kilda end built three new grandstands in 1924, 1934 and 1936. The timber promenade around the lake was replaced by concrete edging in 1925, and several new boathouses were built for the Lord Somer’s Camp Rowing Club (1932), the YWCA (1933) and others. The Albert Park Golf Club, which had played there since 1917, expanded its course to 18 holes in 1932. Two new cricket grounds were also laid out in the late 1930s, named in honour of local players Harry Trott and Ross Gregory. The latter was provided with a concrete pavilion in the then-fashionable Moderne style.

In 1933, the timber Orderley Room in the northwest corner of the park was also destroyed by fire, and a new brick building, for the Signals Training Depot, was erected in 1935. Military presence in Albert Park increased a few years later, when the Defence Department began annexing adjacent land, taking over both cricket grounds, a bowling green and even the girls’ high school (where three large cargo sheds were erected at the rear). In 1943, land in the park’s southwestern corner was annexed for a full-scale military barracks, which developed with rows of prefabricated huts. Although intended to be a temporary presence, it would remain in Albert Park for over thirty years. By the time that Albert Park re-opened to the public after the War, its use for passive recreation had declined considerably. An MMBW map from the 1940s shows that little evidence remained of the park’s Victorian and Edwardian splendour. A gate lodge still stood at Fitzroy Street, as did the Chalet on the western carriageway. It was around this time that the latter thoroughfare—which still more or less followed its 1860s alignment—was renamed in honour of the late City Engineer A E Aughtie, who had died in 1944 after more than forty years of involvement with Albert Park.

Sporting facilities, which had expanded during the 1920s and ‘30s, increased on a grander scale in the post-war era. In 1947, the golf club terminated its occupancy, and the course re-opened to the public with premises in an ex-army hut. New playing fields were provided for cycling, soccer, baseball and hockey clubs, while the three cargo sheds behind the girls’ school were adapted for table tennis, basketball and badminton. The Australian Grand Prix was first held at the park in 1953, and again in 1958, prompting further changes to its layout.

The post-war period saw the demolition of several existing structures (some dating back to the nineteenth century) and the construction of many new ones. While four early boathouses still remained at the north end of the lake in 1950, these were gradually replaced over the next two decades by modern counterparts for the First Victorian Sea Scouts (1950), the Victorian Speedboat Club (1952), the South Melbourne Citizens & Police Boys’ Club (1957) and others. Elsewhere, new additions included the Beaurepaire Pavilion (1955), a new golf clubhouse (1960) and a building for the

Figure 6.37–4 – Boathouses on the lake, circa 1912
(source: Picture Collection, State Library of Victoria)

Figure 6.37–5 – Football match at South Melbourne Oval, 1920s
(source: Picture Collection, State Library of Victoria)
Amateur Walkers’ Club (1965). Two restaurants also appeared during this period: the popular Rob’s Drive-in Restaurant (incorporated into the golf club premises) and the Carousel (1963), so named for its revolving dining area.

During the 1990s, Albert Park underwent a wave of redevelopment comparable to the one that reshaped the park thirty years earlier. The announcement in 1993 that the park would again play host to the Grand Prix met with community opposition and prompted the formation of an action group, Save Albert Park, which stated its objectives as follows:

- to stop motor racing in Albert Park;
- to reclaim and restore Albert Park as public open space and parkland;
- to work to protect Albert Park from the impact of the Grand Prix and other inappropriate development;

Notwithstanding this groundswell of resistance—which included a vigil that commenced at the site on 5 November 1994—plans for the Grand Prix proceeded and the inaugural race was held in 1996. The adaptation necessitated the removal of numerous trees and buildings, and the partial re-orientation of Aughtie Drive. This key period also saw the extension of the golf course further north, which necessitated the relocation of the Harry Trott Oval (to the opposite corner, formerly occupied by the army barracks) and the demolition of the old indoors sport venues, squash courts, and Amateur Walking Club building. In 1995, the old South Melbourne Cricket Ground (which had been vacated by the local football team when it moved to Sydney in 1982) was converted into a new soccer stadium, although the 1920s grandstand was retained. That same year saw the construction of Albert Park’s third restaurant, on a prominent site at the south end of the boathouses, overlooking Gunn Island. In 1997, the massive Melbourne Sports & Aquatic Centre was established in the park’s north-western corner, necessitating further alterations to the original alignment of Aughtie Drive. This recent phase of redevelopment has also seen most of the remaining pavilions and boat sheds (dating back to the 1940s, ’50s and ’60s) demolished and replaced by modern counterparts.

6.37.2 Description

As it exists today, the Albert Park reserve still largely corresponds to its late nineteenth century (post-1875) extent, being bordered by Canterbury Road, Albert Road, Queens Road and Fitzroy Street, with the former railway line (now light rail) still forming a prominent boundary along the park’s south-western frontage. The distinctive Y-shaped lake remains its most dominant feature, with its concrete edging (dating back to 1925) and densely-landscaped ornamental island to the north.
Otherwise, very little evidence remains of the park’s Victorian character. The three carriageways that once encircled the lake are now asphalted roadways with concrete kerbing and chain-link barriers. Aughtie Drive and Lakeside Drive have both been re-oriented, so their current layout only partly correspond to their original 1860s alignments. Rows of mature deciduous trees along present-day Village Green Drive and Albert Road Drive, and mature cypress trees in the golf course area, provide evidence of the original alignments of the western, northern and eastern carriageways. The golf course, between Lakeside Drive and Queens Road, is now the only part of the reserve that, to a limited extent, retains something of the character of a nineteenth century landscaped park.

Only four nineteenth century buildings survive within the boundaries of the park. Three of these – the railway stations at St Kilda (1857) and Middle Park (1887) and the St Kilda Park State School (1882) – do not relate to the park’s ongoing use for recreation. The railway stations are simple gable-roofed buildings: the St Kilda terminus has a rendered façade in a restrained Italianate style, while its Middle Park counterpart (now a café) is a more modest weatherboard structure with brick chimney and cantilevered awning to the railway line. The line itself retains remnant Victorian infrastructure in the form of culverts and underpasses, in red brick with bluestone capping and, in one case (opposite Armstrong Street), a cast iron palisade barrier. The oldest surviving recreational building in the park is the original pavilion at the St Kilda bowling club, dating from 1876. This simple weatherboard building, with a jerkinhead roof and front verandah, has been incorporated into the later (1926) clubrooms. By contrast, the two early cricket grounds in the park retain no nineteenth century fabric. However, it must be noted that the playing fields themselves – the two ovals at St Kilda and South Melbourne ends, and indeed the bowling green at St Kilda – can be considered as important historical markers in their own right, as they date back, respectively, to 1856, 1862 and 1865. As such, they represent the oldest recreational sites in the park reserve.

The oldest surviving twentieth century building in the park is the former South Melbourne Technical School on Albert Road, just east of the railway overpass. Although not directly connected to the history of Albert Park as a recreational reserve, it is nonetheless significant in its own right as an early example of a purpose-built technical school. A prominent double-storey hip-roofed brick building with rendered banding, canted corner and two rendered bays flanking a central round-arched entrance, it remains a key element in the Albert Road streetscape. Surviving inter-war buildings in the park include the aforementioned bowling club pavilion at St Kilda (1926), its much-altered but still recognisable counterpart at Middle Park, and the grandstands associated with the two former cricket grounds. These are large red brick structures, with roofs clad in corrugated galvanised steel and half-timbered gable ends. The example at the South Melbourne oval (now soccer field) is notably large, with steel columns and rendered banding, while the two smaller ones, at the St
Kilda Oval, are virtually identical, with gambrel roofs on timber columns, weatherboard spandrels and gable ends to the field. At the rear of one of the St Kilda stands is a contemporaneous electrical substation, also in red brick.

Another early electrical substation, albeit with a roughcast finish, stands at the opposite end of the park, fronting Albert Road behind the girls’ school. The school itself (1935) is a monumental modern building in cream-and-blue brick, designed in a striking style derived from the work of Dutch architect Willem Dudok. Like the former technical school at the opposite end of Albert Road, this building has little to do with the historical development of the park as a recreation reserve, but otherwise remains as an outstanding architectural specimen in its own right. It is also one of several eye-catching structures along the park’s northern frontage that date from the 1930s, which include the memorial gates opposite Cecil Street and the former Army Drill Hall. The latter is contemporaneous with the girls’ school but is entirely different in form and detailing: a row of three domestically-scaled Moderne buildings in red brick, with hipped roofs clad in terracotta tiles. This is now the only evidence of army occupation in Albert Park. No trace remains of the barracks that once occupied the park’s south-western corner, although a memorial (in the form of a boulder with plaque) marks the site.

Many of the parks’ recreational buildings from the early post-war era have been demolished over the past decade or so. The row of boathouses at the northern end of the lake, which was largely redeveloped in the 1950s and ’60s, has since been redeveloped again. Today, all that remains of the initial post-war boom is the much-altered premises of the Albert Park Yacht Club. More intact, and more architecturally distinguished, is the Power House boatshed on the opposite side of the lake, which dates from 1965. Designed by noted modernist architect Best Overend, this is a striking building with panels of clinker brick (since overpainted) set within a concrete frame, and a series of curved rooflets.

Numerous sporting pavilions have been demolished or replaced in recent years; one of the few that remains is on the north side of the John Blackham Oval. Typical of the era, this substantially intact two-storey building is an elevated glass-walled box projecting over a plinth-like concrete-block ground floor. On the opposite (east) side of the lake, the 1960 golf course office building is still standing, albeit in an altered state. It is a single-storey brick building (since overpainted) with horizontal strip windows and a low-pitched roof with broad eaves and pergola-like frames. Another interesting remnant of the park’s post-war recreational facilities is a paved barbecue area to the north of the boatshed row. Two barbecues are enclosed within a configuration of squat piers and dwarf walls, realised in tumbled brick with glazed tile coping. The buildings occupied by the St Kilda and Middle Park bowling clubs both have post-war additions of somewhat undistinguished form.
Figure 6.37–8 – General view of the lake, showing row of mature trees; note also concrete edging to lakeside

Figure 6.37–9 – The former Middle Park Railway Station (now a café) on the western edge of the park

Figure 6.37–10 – One of the two surviving inter-war grandstands at the St Kilda Cricket Ground (now Junction Oval)

Figure 6.37–11 – The former military drill hall (1935), on the park’s northern edge
Buildings of more recent origin, which are considered to be non-contributory elements within the park, include the Melbourne Sports & Aquatic Centre, the Point Restaurant, the Indoors Sports Centre on Aughtie Drive, and the numerous new pavilions flanking the sports fields along the west and south-west side of the park. Recent additions to the rear of the MacRobertson’s Girls’ High school, and some modern housing behind the former St Kilda railway station, are also considered as non-contributory.

Topographically, the parkland around the lake is generally flat, although there are some artificial hillocks near the golf course on the east side of the lake, and the former driving range on the west side. Most of the open spaces, comprising the golf course, driving range and the numerous sports fields and picnic areas, are grassed. Trees exhibit a variety in terms of age, species and configuration. Aside from the aforementioned rows of mature trees that mark the carriageways, the oldest surviving trees include a cypress row beside the railway line in the south-west of the park, another cluster near the golf club, and a group of conifers to the north of the Harry Trott Oval.

A remnant River Red Gum near the corner of Queens Road and Fitzroy Street, known as the Corroboree Tree for its association with the original Koori occupation of the site, is a unique landscape element in the park. Other noteworthy plantings include Canary Island date palms (along the edge of the lake, and in a group behind The Point restaurant), Norfolk Island pines (along Hockey Drive), pepper trees (near the St Kilda Park Primary School) and a row of mature deciduous trees between the boatsheds and the lake.

Along from the sealed vehicle roadways (ie Aughtie Drive, Lakeside Drive, Albert Road Drive, Ross Gregory Drive, Hockey Drive and Village Green Drive) and their associated carparks, the reserve has an extensive network of pedestrian and bicycle pathways, variously gravelled, asphalted or concrete paved. These are dotted with a number of structures of recent origin including barbecue pavilions, toilet blocks and information shelters in a matching style, with pyramidal roofs and belvederes. The pathway around the lake incorporates a “fitness circuit”, with various timber- and/or steel-framed pieces of exercise equipment. Bench seating is generally of recent origin (with steel framed and thin timber slats), although a few of those once-ubiquitous mid-century counterparts survive, with pre-cast concrete frames and heavier timber slats. Near the corner of Albert Road and Lakeside Drive is a carved timber bench, with a metal plaque commemorating the tenth anniversary of the Save Albert Park vigil (2004).
6.37.3  References
1. Vardy Map (1855)
2. Map of Albert Park (1864)
3. Cox Map (1866)
4. Clement Hodgkinson’s Map of Lagoon in Albert Park (1871)
5. MMBW Map (1895)
6. Melbourne Publishing Company’s Map of Municipality of South Melbourne (1921);

6.37.4  Thematic Context:
- The First Railways
- The Late Nineteenth Century Boom
- Depression and Recovery: The Inter-War Years
- Schools: Government Intervention
- Ways of Life: South Melbourne

6.37.5  Comparative Analysis
The Albert Park reserve is by far the largest public open space within the City of Port Phillip. With an area of 225 hectares, is more extensive than the remainder of the municipality’s public open spaces put together – a total of 176 hectares, comprising 24 significant parks, 70 neighbourhood parks, 54 playgrounds, 5 sports grounds and 9.2 kilometres of foreshore reserve.

Notwithstanding its vast scale, some pertinent comparisons can be drawn between Albert Park and other local parks. As an example of a gazetted public reserve dating back to the 1850s and ‘60s, it can be compared with the St Kilda Botanical Gardens (1859) and Alma Park (1867). As a venue for sporting activities of varied kinds, Albert Park is also broadly comparable with the J L Murphy Reserve in Port Melbourne (which has separate fields for football, cricket, baseball and soccer) and Elwood Park (with cricket ovals, tennis courts, croquet pitch and a former bowling green). Specific elements within the park, such as the former ovals of the South Melbourne and St Kilda cricket clubs, have counterparts elsewhere in the municipality. These include the former Workingmen’s Cricket Ground on Queens Road (which, as mentioned before, originally formed part of Albert Park) and the Port Melbourne Cricket Ground on Williamstown Road (established 1874). The latter has a substantial inter-war grandstand, with red brick base and steel-clad roof, not unlike those seen at Albert Park. Finally, those buildings at Albert Park specifically associated with water-sports have parallels with developments along the foreshore reserve. The boathouses of the yachting, sailing and rowing clubs on Albert Park Lake have their equivalents on the beaches at Port Melbourne, Albert Park, Middle Park, St Kilda and Elwood. The Elwood foreshore also has a sea scout hall.

The reserve at Albert Park stands not merely because of its huge scale, but also because of its ability to simultaneously demonstrate a number of significant themes that have shaped the municipality. These not only include passive recreation and sporting activities of many kinds, but also the expansion of transport infrastructure (ie the railway line and stations), educational facilities (ie the three schools on the park’s periphery) and even military presence (ie the drill hall). In this regard, Albert Park’s most pertinent comparator is Royal Park in Parkville, which is similarly vast and has an equally multi-layered history.
6.37.6 Statement of Significance

What is Significant?

Albert Park, comprising some 226 hectares bounded by Canterbury Road, Albert Road, Queens Road and Fitzroy Street, developed as a public reserve from the mid-1850s. Dominated by a massive Y-shaped lake (reclaimed from what was originally swampland), the park soon developed as a centre for recreational and sporting activities. During its long history, parts of the site have been usurped (sometimes temporarily and sometimes permanently) for railway, educational and military purposes.

As it exists today, the park contains evidence of several successive phases of development, which includes ornamental tree plantings, pedestrian and vehicle thoroughfares (some of which at least partly follow the alignment of original carriageways), three schools, two cricket grounds, two bowling greens, two restaurants, a former drill hall, several boathouses and innumerable playing fields and pavilions.

How is It Significant?

The precinct is of historical, aesthetic and social significance to the City of Port Phillip.

Why is It Significant?

Historically, the Albert Park Lake reserve is significant as a unique cultural landscape within the City of Port Phillip and, more broadly, within Melbourne’s inner suburbs. Dating back to the mid-1850s, the extent of the park has changed only slightly over the past 150 years, while its lake has remained as its dominant element since it began to be formalised in the 1870s. These elements, plus some avenues of mature trees and remnants of original carriageways (maintained in the alignments of present-day roadways), provide evidence the park’s early years as a mid-Victorian pleasure ground.

Notwithstanding this ongoing use for passive recreation, the park is especially notable for its continuous existence as a major sporting venue. This has been a recurring theme since the park’s earliest days, with the establishment of facilities for cricket (mid-1850s), lawn bowls (mid-1860s), recreational boating (early 1870s), golf (late 1910s), soccer (1940s) and other sports, as well as the annual Formula One Grand Prix (since 1996). Some of these facilities, such as the cricket oval (1856) and bowling club (1865) at the St Kilda end of the park actually represent the oldest surviving facilities in Victoria.

The park’s prestigious position in Melbourne’s inner suburbs is reflected in the presence of a number of buildings (including three schools, two railway stations and a former drill hall) that, although not directly associated with the park’s ongoing recreational use, nevertheless provide significant evidence of the expansion of community facilities and government presence over the course of many decades.

Aesthetically, the park is significant as a major open space in the midst of surrounding residential areas that are generally characterised by dense development. The park is not only the largest public open space in the City of Park Phillip, but one of the largest in inner Melbourne. Its distinctive Y-shaped lake remains as its most prominent and defining element, enhanced by an ornamental landscaped island (an important remnant of its original 1870s layout) and avenues of palms and other trees. Other elements that contribute to the aesthetic significance of the park include numerous avenues and clusters of mature deciduous and evergreen trees, and several prominent architect-designed buildings from the 1880s to the 1960s. These are of aesthetic or architectural significance in their own right, and are only enhanced by their fine parkland or lakeside setting.

Socially, the lake and its reserve are significant as an important focus for passive and active recreation at the local and regional levels. From its foundation in the 1850s until the present day, it has served as a venue for countless processions, special events, picnics and so on, as well as sporting activities. The park and its lake remain as a significant epicentre for sporting activities at a metropolitan level.
(and, in the case of the Grand Prix, at an international level), while also serving as a vital and much-appreciated local park for those residents who live in the vicinity. The social significance of the park is underscored by the existence of the very active Save Albert Park group, which was formed in the mid-1990s to maintain the park as a public reserve and to protect it from inappropriate development.

6.37.6.1 Recommendations

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

6.37.7 Assessment

6.38 **Port Melbourne Cricket Ground – H0447**

6.38.1 **Port Melbourne Cricket Ground**

<table>
<thead>
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<tr>
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<td>National Estate Register:</td>
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<td>National Trust Register:</td>
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6.38.2 **History**

Vacant allotments in Port Melbourne in the 1860s and 1870s provided ideal locations for informal sports including cricket and football. In 1867, a local cricket team – the North Sandridge Cricket Club - was formed. At this time large local employers including Swallow and Ariell of Stokes Street and J Kitchen Pty Soap Manufacturers of Ingles Street also fielded their own teams. In 1874 a meeting resulted in the formation of a new club – the Sandridge Cricket Club. Both teams played at various locations in the district before coming together to use then vacant land at the corner of Williamstown Road and Ingles Street from 1874. The present ground occupies this site today. By the late 1870s the ground had been fenced, and by 1881 the former gatekeeper’s residence was relocated to the ground for use as a cricket pavilion.

Football in the municipality developed similarly with the afore-mentioned companies fielding their own teams, as well as a local team also in existence. Despite the granting of land for a ground near the J Kitchen works opposite the cricket ground, the proposal did not develop further, and from the middle of the 1880s, the football and cricket teams shared the present ground, as they do today.

By the early years of the twentieth century the ground was rundown and infighting between the football and cricket teams, meant that little progress on improvements could occur. The Council was not prepared to contribute unless the ownership of the ground, vested in the two clubs, came under its control. In August 1912 a public meeting was held to facilitate a referendum on whether the Council should take control of the ground. Overwhelmingly, people voted for the plan and a new committee of management, comprising Council and representatives of the cricket and football clubs was established in November the same year. The advent of the World War I saw a scaling down of activity at the ground, however, and by the end of 1918, plans were proposed by the Council to relocate the ground to the lagoon and reuse the land for housing. The burning down of the cricket pavilion and the refusal to grant membership to the club by the Victorian Cricket Association in 1914, made the continued use of the ground for sports more tenuous. However, by a single vote at a public meeting in 1919, it was resolved to rebuild the pavilion and remain at the present site. In 1927 the foundation stone was laid for the construction of the brick grandstand, and it was officially opened on 14 April 1928, by the Mayor Cr. A Tucker, accompanied by a gala procession. The stand cost £8,000, and was reputedly built entirely from Australian materials. The ground was subsequently fenced in cyclone wire and paling fence, with brick amenities blocks and ticket entry kiosks set within the perimeter fence.

In 1942 the stand and ground was requisitioned for use by the US Army. In the 1970s the stand was named in honour of Norman Leslie Goss, (b. 1915), a Hawthorn footballer who started his career playing for Port Melbourne. His name is formed in painted metal lettering fixed to the fascia. The facility remains in use today, hosting both cricket and football matches.

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6.38.3 Description

The Port Melbourne Cricket Ground is located on the west side of Williamstown Road, and its northern boundary is Ingles Street. To the south and west it is enclosed by industrial buildings. The ground is fenced with cyclone wire topped with barbed wire, into which is inset the brick ticket entry kiosk/canteen and toilet/store buildings to Williamstown Road - this last is part screened by a section of paling fence - and a further brick ticket entry kiosk and a toilet block to Ingles Street. To the west the brick wall of neighboring buildings forms the boundary and a high timber paling fence topped with barbed wire encloses the ground to the south. The main vehicular entry is from Williamstown Road, close to the Norman L Goss Stand. The oval has a painted timber picket fence to its perimeter, and there is a single row of slatted timber seating forms behind. To the north end of the ground are the brick toilet block and ticket entry kiosk to Ingles Street. The brick toilet block is utilitarian in its form and fabric, with unpainted brick walls, concrete floors, ceramic tiling and is partly open to the sky. The ticket entry kiosk is of red face brick with painted ledged timber doors to both the ground and Ingles Street. The scoreboard structure is constructed of weatherboards with metal cross-bracing and topped with a corrugated iron enclosure, framing the scoreboard. There are three timber doors in the rear (north side) and corresponding hinged timber awnings concealing openings facing the ground. A metal stair leads to a door at first floor level in the west side. There is a ‘mound’ to the north-east corner of the ground, planted with cypresses and shrubs. Enclosed by the cyclone wire fencing to Williamstown Road and Ingles Street, a number of small bluestone and cement retaining wall elements are evident to the base of the mound. The time clock is set at the top of the mound facing the ground.

The toilet/store building and canteen/ticket entry kiosk adjoining Williamstown Road similarly are utilitarian structures of red face brick with skillion roofs of corrugated iron. The canteen has a series of metal retractable shutters facing the ground and bracketed shelves beneath.

Other minor structures include advertising hoardings set to the Williamstown Road boundary, on the grassed area adjoining the mound. There are also two former coaches’ boxes, elevated relocatable structures, now used for press commentary, at the Ingles Street end of the ground. Adjoining the vehicular entrance from Williamstown Road is the ground keeper’s office – a small brick structure set in the corner of the asphalt parking area to the east and south of the Norman L Goss Stand, the main element of built form to the site. Service-related enclosures include site sheds are located behind the stand. There is also a brick, corrugated iron and glass structure to the west of the Goss Stand. This structure was originally constructed as the ‘away’ team’s rooms; it remains in-situ and is of similar date and form and fabric as the amenities and store buildings to the north and east sides of the ground. In 2001 a first floor addition of brick and curved corrugated iron, has added new coaches’ boxes, and timekeeper’s and statistician’s rooms to the building.

The Norman L Goss Stand was constructed in 1927-28 with the granite foundation stone of 12th November 1927 set into the east elevation facing Williamstown Road. The stand is constructed of red face brick laid in English bond, with dressings of both painted and unpainted render. The stand comprises a large raked undercover seating area, accessed by stairs from the front of the stand, set atop a brick sub-structure containing players rooms, offices, social club, kitchen, change and ablutions facilities, training room and players race. These spaces are accessed from painted timber ledgered and braced paired doors in the south, east and west elevations. There is a small brick kiosk adjoining the south side, facing Williamstown Road.

The interior spaces are relatively intact to their date of construction, with areas of strapped plaster ceilings, painted brickwork, terrazzo flooring and interwar tiling evident. The major alteration to the interior has been the removal of a wall adjoining the west side of the social club room, incorporating a former change room thus enlarging the social club space and the absorption of the east end of the corridor that ran the full length of the stand to the north for use as an adjoining bar area.

299 Caruso, Santo, Football Grounds of Melbourne, 2002, p. 120.
Windows are generally metal-framed fixed windows, with an inset lower hopper sash for ventilation, rendered lintels above and sills of bull-nose bricks. Ventilators are screened by faceted painted metal vent caps. The seating area is approached by a sloping asphalt ramp from the east and west which meets at a point above the player’s race. Open tread timber stairs with open timber handrails are set at either end of the stand, accessing the two side aisles. A small brick podium with a cyclone wire fence is approached by a timber stair from the east and a metal (presumed replacement stair) from the west side. These stairs also provide access to the centre aisle of the seating area. There is a row of fixed metal framed windows set in the plinth beneath the seating area – these illuminate the internal corridor that ran the full length of the stand. The seating area comprises a timber seating plat, of unpainted boarding with painted timber slatted benches and a timber back rails supported by metal uprights. Row identification is painted directly onto the flooring. The ends of the stand are infilled with non-original timber framed clear glazing for weather protection. The stand has a gabled roof of corrugated asbestos cement supported by a series of over-painted metal Fink trusses with a

![Figure 6.38-1 – The ‘away’ team’s rooms with the 2001 addition in the foreground and the Norman L Goss Stand, looking east.](image)
Figure 6.38–2 – From left: the scoreboard; hoardings and ticket entry kiosk to Ingles Street.

Figure 6.38–3 – The Norman L Goss stand.
Figure 6.38–4 – Seating area, Norman L Goss Stand.

Figure 6.38–5 – Timber seating plats and painted row identifiers.
Figure 6.38–6 – Entry ramp and access stairs, Norman L Goss Stand.

Figure 6.38–7 – Rear elevation showing unpainted brick and render finishes.
6.38.4 Thematic Context (Victoria’s Framework of Historic Themes)

- Shaping cultural and creative life (09)
- Participating in sport and recreation (9.1)

6.38.5 Comparative Analysis

Melbourne’s 1920s grandstands emerged gradually from nineteenth century grandstand form, seen in Nathaniel Billings’ stand at Brunswick Street for Fitzroy (1888), George Clegg’s stand at Ballarat City Oval (1898), Toorak Park Stand at Prahran Oval (c. 1905, demolished), The Gardiner Stand at Carlton’s Optus Oval (1909), and Richmond Stand, now the Jack Dyer Stand, at Punt Road (1914, 1927). Their principal alterations were internal, but most added screens across the ends, as wind and rain protection. Corio and the Junction Ovals had at least two of these grandstands by 1912-13. These usually comprised multiple pane windows in a timber or steel frame, over-painted. 1930s stands usually integrated these more with the complete design, whereas in the 1920s stands, these glass screens, often set in from the gables above, usually look added on. New corrugated roof cladding in asbestos cement was also popular, supplanting earlier corrugated iron or steel sheet which was noisy in heavy rain.

The Norman L Goss Stand is a very well-preserved example of VFA and VFL stands built in the 1920s around Melbourne suburbs. In materials and general design it compares directly with the former South Melbourne Cricket and Football Club Grandstand at Lakeside Oval, designed by Clegg and Morrow (1926-8). That also had (i) half-timbered gables sheeted in asbestos cement at each end, besides a smaller gable at the centre, above the oval fascia, (ii) a front apron in red face brick with piers forming pedestals for the steel canopy columns, (iii) a steel truss canopy frame, and (iv) a broad back in red face brick with a row of small windows above the grandstand seating, and larger windows below with cement rendered lintels. South Melbourne grandstand was cranked to follow the oval outline, but Port Melbourne was straight-fronted. (Figure 6.38-8, Figure 6.38-9)

In this aspect it is closer to contemporary VFL stands such as the Reynolds Stand at Windy Hill for Essendon (1922) (Figure 6.38-11), the Old Stand at Arden Street North Melbourne (c. 1924-5), St Kilda Junction Oval’s GP Newman Stand (1925), now the Kevin Murray Stand, and contemporary VFA grandstands such as Coburg City (1925, altered). There is also a close correspondence with smaller VFA grandstands, such as the Ratepayers/Tramways Stand (1920) and Main Stand (1935) at Camberwell Sports Ground, Oakleigh’s Old Grandstand (1923) at Dandenong Road, with a central half-timbered gable, the A R Glenn Stand at Brunswick Park

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300 Caruso, Santo, Football Grounds of Melbourne, 2002, p. 27.
305 Caruso, Santo, Football Grounds of Melbourne, 2002, p. 48-9 (Corio); p. 76 (Junction ).
(1925), with its central gable and gabled hip roof endings.\textsuperscript{313} Geelong’s Brownlow Young Stand at Corio Oval (1925),\textsuperscript{314} and the more Neo-Classically detailed Preston (1925, canopy altered).\textsuperscript{315} This genre of stand, with red face brick base, slanted spectator apron, central race, symmetrical composition and low gabled roof, persisted in the cranked Yarraville Stand (1929, 1940)\textsuperscript{316} and Springvale (1936).\textsuperscript{317} By this time, however, newer stands were visibly incorporating reinforced concrete use, semi-cantilevered awnings, curved stand endings and modernist exteriors, beginning with the reinforced concrete stand at Northcote (1925)\textsuperscript{318} and developing with the concrete and then Southern Stands at the Melbourne Cricket Ground (1928, 1936-7),\textsuperscript{319} the Michael Tuck Stand at Glenferrie Oval for Hawthorn (1937-8)\textsuperscript{320} and Harry Winbush’s stand for Richmond at Punt Road (1938, altered) and Showers Stand for Essendon at Windy Hill (1939).\textsuperscript{321}

Melbourne’s 1920s grandstands generally employed residential details, especially half-timbered gables and roofs of similar pitch, being applied to medium or large institutional buildings. There was some application of similar domestic bungalow forms to other public buildings such as railway stations (Mentone, Showgrounds, each c. 1915) or Churches, as with the Mount Pleasant Uniting Church, Nunawading (1917) and Church of Christ Balwyn (1926). Generally, however, this was the limit of bungalow elements outside of domestic architecture.

\begin{footnotesize}
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\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, pp. 21-5.}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, p. 51.}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, p. 126 (middle).}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, pp. 188-9.}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, pp. 140-1.}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, pp. 104-5.}
\footnote{See esp. Gina Levenspiel and others for Lovell Chen on behalf of the Melbourne Cricket Club, \textit{Melbourne Cricket Ground: an Historical Survey}, Melbourne, 2006.}
\footnote{Caruso, Santo, \textit{Football Grounds of Melbourne}, 2002, pp. 128-133 (Richmond) and 184-5 (Essendon).}
\end{footnotes}
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Figure 6.38–8 – The South Melbourne Cricket and Football Club Grandstand, (1926-28) showing distinctive cranked form and open roof carried over trusses with gable ends.

Figure 6.38–9 – South Melbourne Grandstand, showing early painted signage and original timber seating.
Figure 6.38–10 – The west elevation of the South Melbourne Grandstand, showing row of highlight windows beneath the eaves.

Figure 6.38–11 – R S Reynolds Stand, Windy Hill, Essendon, c.1922.

Source: Caruso, Santo, Football Grounds of Melbourne.

6.38.6 Statement of Significance

The Port Melbourne Cricket Ground (TEAC Oval) is of local historical and social significance.

The Port Melbourne Cricket Ground has been used for cricket since 1874, and for football from the middle of the 1880s. Over time, improvements and changes have been made and the construction of the Norman L Goss Stand in 1927 was a significant expression of confidence in the ongoing use of the ground by football and cricket teams, and remains largely intact with limited minor and generally
sympathetic alterations occurring since its date of construction. The retention of the later ticket entry kiosks and amenities buildings which occupy parts of the perimeter of the ground are also of significance, unifying and enclosing the facility. The ground was also requisitioned by the US Army in 1942, adding a broader dimension to its historic use. It continues to be a well-used facility, providing a gathering place for the local community and as such has considerable social significance to the local area.

6.38.7  Recommendations

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

Paint controls are recommended.

Tree controls and internal controls are not recommended.

6.38.8  Assessment

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6.38.9  References

3. Caruso, Santo, Football Grounds of Melbourne, 2002, p. 120.


6.39 Edwards Park – H0448

6.39.1 Edwards Park

Existing designations:
- Heritage Council Register: N/A
- National Estate Register: N/A
- National Trust Register: N/A

6.39.2 History

The following overview history is summarised from the Edwards Park: Conservation Analysis and Masterplan (Australian Landscape Management for the City of Port Phillip, November 2001).

The site of Edwards Park originally formed part of a large saltwater lagoon that extended inland from the present Lagoon Pier to Ingles Street in the north. The location and form of the lagoon was a major influence on the early development (subdivision layout) of Port Melbourne from the 1850s through the later nineteenth century, however by the mid-1870s the process of filling the lagoon had begun. While it had been anticipated that the reclaimed land could be built on, stability proved to be an issue, and ultimately much of the land was reserved for public open space, including Edwards Park, which was gazetted as an ornamental reserve under the management of the local Council in December 1897.

Development of the reserve was slow, with a petition from local residents in 1911 to the Council complaining it was being ‘utilised as a tip for all kinds of filth and rubbish’ and asking that the lands be ‘beautified for gardens and other improvements’. While the response from Council in 1912 was a promise to consider the matter and a recommendation that provision be made for laying down grass and for planting trees and shrubs in the park, it is not clear what, if any, development occurred prior to 1920.

From 1914, the Guild of Plan had been lobbying the Council to provide a suitable site for a playground, apparently in Edwards Park, however it was not until January 1923 that the Council’s Public Works Committee recommended that a children’s playground should be ‘fitted up for use’ including ‘provisions for a sand patch’ followed by a recommendation in December the same year for a drinking fountain to be placed in the playground. The layout and location of this early playground is unclear.

Substantial planting works appear to have been undertaken in the 1920s. In March 1923, Council minutes note that the local branch of the Returned Sailors’ and Soldiers’ Imperial League of Australia (RSSILA) was asked whether it wishes to plant trees in the park in memory of local soldiers killed in WWI. Subsequently, in April, the Public Works Committee recommended that ‘the matter of planting palms in Edwards Park be left in the hands of the Mayor (Cr Edwards), Cr Sinclair, and the Town Clerk, Mr Anderson.’ It is not known whether the palm avenues were commemorative plantings; if so, this would be an unusual choice of tree species.

A 1931 aerial photograph shows perimeter plantings of pines thought (based on residents’ descriptions) to have been Pinus radiata around the edges of the park. Another row divided the main part of the reserve from the northern section which was to be developed for a playground. Radial paths are evident bisecting the park and these had been planted with palms. A central circular feature was located at the intersection of the radial paths in the 1931 photograph a later view (1945) shows shrubs planted around this circular feature. The date the paths were laid out and source of the design are both unknown.
By 1945 the aerial photograph shows the playground including a shelter structure developed in the northern section of the reserve, and in 1949, the Elderly Citizens and Trugo Clubrooms, also located in this part of the reserve, were opened.

An aerial photograph of 1968 shows that by this date the perimeter plantings of pines had been removed and that the eastern boundary of the park had been extended to include part of the Esplanade East road reservation including street trees. New trees had been planted on the southern boundary nature strip. A stone feature had been constructed in the centre surrounded by a garden bed and a large central circle was evident on the axis of the palm avenues.

6.39.3 Description

Edwards Park comprises 1.21 hectares of landscaped parkland, and is situated north of the Lagoon Reserve, separated from it by Liardet Street. It is bounded to the east and west by Esplanade East and Esplanade West and to the north Lagoon Lane separates the park from the surrounding residential area.

The southern part of the park retains its original layout of radial paths and mature palm avenues set into lawn. While retaining these key features, the park has otherwise undergone significant change, including the removal of perimeter plantings of pines and the modification of boundaries on the east and west to include additional land and later plantings.

The path that followed the northern boundary of the original reserve has been removed and additional palms have planted along this general alignment. The Esplanade East ‘plantation’ and footpath have been incorporated into the park. To the west, the triangle of land previously bounded Dow and Liardet Streets and Esplanade West has also been incorporated into the park; this change appears likely to have occurred at the end of the 1970s. Later plantings across the reserve as a whole are varied and include both exotic and indigenous species; these do not contribute to significance. Park furniture (lights, seats, bins and the like) vary in terms of their age and origins; refer to the Conservation Analysis and Masterplan for more detail.

North of the park proper is the Port Melbourne Community Centre, including a clubroom building of the late 1940s (opened 1949) and the green itself. The playground is located west of the Trugo Club; it has undergone periodical upgrade and renewal works and is of recent origins.

6.39.4 Comparative Analysis

The following comparative analysis has been taken from the Edwards Park: Conservation Analysis and Masterplan, Australian Landscape Management for the City of Port Phillip, 2001.

Throughout the City of Port Phillip, the majority of parks, gardens and reserves are located on relatively flat of gently undulating sites. The older and more significant parks of the municipality - St Kilda Botanic Gardens (1859), Alma Park (1868), Albert Park (reserved 1876) and St Vincent Gardens (reserved 1869) were contemporary with the development of many of the major parks and gardens of Melbourne. A number of the smaller reserves in the municipality (Alfred Square and O’Donnell Garden), like Edwards Park, have a more formal layout.

The Canary Island Palms (Phoenix canariensis) form a link between the smaller reserves like Edwards Park and O’Donnell Gardens and the larger and more formal gardens like St Vincents Gardens and the St Kilda Botanic Gardens and the foreshore planting of Catani Gardens. Palms are also used as avenue plantings in the St Kilda Botanic Gardens and Catani Gardens while they form the perimeter plantings in Alfred Square and St Vincents Gardens. More recently in the municipality, palms have been planted along the foreshore.
6.39.5 Statement of Significance

The following analysis and statement of significance are from the Edwards Park: Conservation Analysis and Masterplan (Australian Landscape Management for the City of Port Phillip, November 2001). Minor modifications have been made to the text.

Historic and Social Significance

Edwards Park is historically and socially significant in the local context. Port Melbourne Council’s reluctance to commit funds to land they did not own contributed to the long delay in the initial development of the Park. Edwards Park, lying between the Esplanades, reflects the presence of the original saltwater lagoon. It is a reminder of the early history of the suburb and the efforts by early residents to provide for public open space and of the Guild of Play’s pressure on Council to provide for a children’s playground. Apart from the rail reserves (Turner, Hester, Walter, Smith, Gill, Howe, Fennel and Page Reserves), Edwards Park is the most substantial and more intact of the public open spaces developed in Port Melbourne in the same period.

Edwards Park is an important focus for the everyday needs of local residents, a role which will become increasingly important as the residential density builds in this area. The park also provides an important focus for the community of Port Melbourne, through the Community Centre. The Port Melbourne Trugo Club established in the 1930s and the children’s playground are important historical links with the pressure to provide recreational facilities in public open space in the early 1900s. While not the earliest playground in Port Melbourne, the first playground erected in Crichton Reserve in 1911 was dismantled soon afterwards; Edwards Park playground is the playground longest in continual use.

Aesthetic Significance

The radial layout of paths in the original reserve is reinforced by the palm avenues which are an important link to earlier planting in the grander parks and gardens of Port Phillip. The simple layout and flat lawns represent a style common to many of the suburban parks developed in working class suburbs in the early years of the twentieth century. The views in and out of the park to the Port Melbourne Town Hall and the city skyline are an important feature of the park. Later plantings and mounds detract from the original design intent.

Statement of Cultural Heritage Significance

Edwards Park is of local historical, social and aesthetic significance.

While it retains no extant elements from its earliest reservation, Edwards Park reflects the nineteenth [century] layout of the suburb around it and the presence and outline of the saltwater lagoon. While the early perimeter plantings of pines have been removed, it retains the major elements of the twentieth century layout and as such is demonstrative of the principal period of its development. Of particular significance is the radial layout of paths on the flat grassy plane and the accompanying mature palm (Phoenix canariensis) avenues. While the particular combination of elements and features that make up the playground and Trugo Club grouping at the northern end are not of particular significance, the historical use of this part of the reserve for such recreational pursuits contributes to the significance of the place.

Edwards Park is significant as a focus for the daily recreational activities for the senior citizens, children and wider community of Port Melbourne. The park continues to be the home of the Port Melbourne Trugo Club.
6.39.6  Recommendations

It is recommended that Edwards Park be included in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

The extent of the Heritage Overlay should include the main park with its radial avenues of palms and the northern area where the Trugo Club and playground are located. The triangular site on the western side (formerly bounded by Dow and Liardet Streets and Esplanade West) should be excluded.

The schedule entry should identify that tree controls apply, but that these controls are applicable only in the case of the mature palm (Phoenix canariensis) avenues.

6.39.7  Assessment

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6.39.8  References


Figure 6.39–1 – 1931 oblique aerial view (Port Phillip Library Service)
Figure 6.39–2 – 1945 aerial view (University of Melbourne 1945 photomaps)

Figure 6.39–3 – Recent aerial view (Google Earth)
### Horticultural Assessment

Francine Gilfedder & Associates

#### Table 6.39–1 – Horticultural Assessment

<table>
<thead>
<tr>
<th>NAME</th>
<th>TYPE</th>
<th>ADDRESS</th>
<th>VALUE</th>
<th>APPROX. AGE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turner/ Hester Reserve</td>
<td>Railway Reserve</td>
<td>Station St. Port Melbourne</td>
<td>L</td>
<td>C1900-1920</td>
<td>Well planted park of predominantly exotics. Low rock walling at west end, Cedrus deodara, old Schinus molle var. areira, old Ficus macrocarpa, Cupressus sempervirens, Populus deltoids, P. nigra ‘Italica’, Platanus sp., Eucalyptus ficifolia</td>
</tr>
<tr>
<td>Walter Reserve</td>
<td>Railway Reserve</td>
<td>Evans St.</td>
<td>L</td>
<td>C1900-1920</td>
<td>Mainly exotic planting, street edge lined with row of mature Schinus molle var. areira. Avenue of elms c1920s in centre of reserve (incomplete), with bitumen bike path. Railway planting includes mature Arbutus unedo, golden privet, cotoneaster, elms and gums. There is some modern play equipment. A very large single specimen of Ficus macrophylla is planted in a fenced-off reserve in the centre of Raglan St; another smaller specimen nearby.</td>
</tr>
<tr>
<td>Gill Reserve</td>
<td>Railway Reserve</td>
<td>Raglan to Ingles St. Port Melbourne</td>
<td>L</td>
<td>Planting c1920s</td>
<td>Mature Schinus molle var. areira on street side, mixed Cupressus sempervirens, Lagunaria patersonii, old Arbutus unedo, row of Platanus orientalis.</td>
</tr>
<tr>
<td>Howe Reserve</td>
<td>Railway Reserve</td>
<td>Raglan to Ingles St. Port Melbourne</td>
<td>L</td>
<td>C1920s</td>
<td>Mature Schinus molle var. areira &amp; Ficus macrophylla on street side, avenue of elms in centre, some golden privet &amp; cotoneaster on rail line side.</td>
</tr>
<tr>
<td>Smith Reserve</td>
<td>Railway Reserve</td>
<td>Port Melbourne</td>
<td>L</td>
<td>C1920s</td>
<td>Mature Schinus molle var. areira &amp; Ficus macrophylla on street side, avenue of planes in centre, Populus deltoids on rail line side. Some newer inappropriate plantings Robinia sp. group and 2 x Eucalyptus citriodora. Plantings of Cupressus torulosa, Lagunaria patersonia, Cedrus deodara, Grevillea robusta, palm (Washingtonia sp.?).</td>
</tr>
<tr>
<td>Cook Reserve (Evans St west)</td>
<td>Railway Reserve</td>
<td>Bounded by rail line &amp; Evans St</td>
<td>L</td>
<td>C1900-1920</td>
<td>Mature Schinus molle var. areira &amp; native grasses.</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
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<tr>
<td>Turner Reserve</td>
<td>Railway Reserve</td>
<td>Eans Ave, Farrell St. Port Melbourne</td>
<td>L</td>
<td>C1900-1920s reserve, 1940s planting</td>
<td>Railway reserve with mature exotic and native plantings. Populus nigra 'Italica', Populus deltoids, Populus canescens, Cotoneaster serotinus, Salix sp., Lagunaria patersonia, Cupressus glabra, Araucaria heterophylla</td>
</tr>
<tr>
<td>Street Trees</td>
<td></td>
<td>Clark St, Graham St to Bridge St</td>
<td>T-L</td>
<td>C1920-30</td>
<td>Mature street trees – planes (Platanus sp.) on both sides of street, some gaps in planting</td>
</tr>
<tr>
<td>Street Tree x1</td>
<td></td>
<td>Farrel St, cnr Clark St</td>
<td>T</td>
<td>C1960s</td>
<td>Mature Agonis flexuosa in pavement; local landmark tree</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Farrell ST, Ross St to reserve</td>
<td>L</td>
<td>C1900 or older</td>
<td>Five mature Schinus molle var. areira along street off railway reserve</td>
</tr>
<tr>
<td>Unamed Reserve</td>
<td>Public reserve</td>
<td>Farrell ST, Liardet &amp; Stoke Sts</td>
<td>T-L</td>
<td>?</td>
<td>Triangular reserve/neighbourhood park with some play equipment, seats and bluestone base to drinking fountain. Mature trees include Schinus molle var. areira, elms and mature but recent plantings of eucalypts.</td>
</tr>
<tr>
<td>Unamed Reserve</td>
<td>Public reserve</td>
<td>Reserve bounded by Prines St., Raglan &amp; Nott Sts.</td>
<td>T-L</td>
<td>C1920s?</td>
<td>Mature street trees – four planes (Platanus sp.) now in triangular reserve/neighbourhood park with some play equipment and SEC substation.</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Esplanade East, between Raglan St &amp; Spring St</td>
<td>T-L</td>
<td>C1920s-40s</td>
<td>Some mature poplars (Populus deltoids) x 4 &amp; mature but more recent plantings of native trees (eg Eucalyptus nicholii) in centre median reserve and footpaths</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Esplanade East, Spring St to Bridge St</td>
<td>T</td>
<td>C1920s-40s</td>
<td>Mature poplar (Populus deltoids) x 1 &amp; mature but more recent plantings of native trees (eg Eucalyptus sp.) in centre median reserve and footpaths</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Esplanade East, Bridge St to Richardson St</td>
<td>T</td>
<td>C1940s?</td>
<td>Mature poplars (Populus deltoids &amp; P alba) in centre median reserve and side footpaths</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<td>AGE</td>
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<tr>
<td>Gasworks Park</td>
<td>Public reserve</td>
<td>Pickles St</td>
<td>L</td>
<td>19C; redesigned c1980s</td>
<td>Arts and theatre park set in former industrial site with sculptures, open lawn areas &amp; planted garden beds of native trees &amp; shrubs. Site very altered from former gas works plant with new lawn areas, groups of trees (mainly gums) and native shrubs. Metal mesh furnishings (tables, seats, lamps) &amp; new play equipment, gravel paths. Washingtonia filifera x 2 at west/Graham St entrance either relocated or original.</td>
</tr>
<tr>
<td>Lagoon Reserve</td>
<td>Public park and recreation reserve</td>
<td>Richardson St, Esplanade East &amp; Esplanade West</td>
<td>Nil?</td>
<td>19C; redesigned c1980s</td>
<td>Land fill site created in recent times. Planting of natives - Callistemon, eucalypts, mainly immature 1970s, 80s; open grass areas. Some modern play equipment on eastern (Richardson St) side, bbq and red brick recently constructed toilet.</td>
</tr>
<tr>
<td>Holy Trinity Anglican Church / Port Melbourne Community Centre</td>
<td>Trees, garden</td>
<td>162 Bay St, cnr Graham St</td>
<td>R, L</td>
<td>C1880s</td>
<td>Mature trees and garden associated with two churches (1886 &amp; 1898) and manse. Very large Ficus macrophylla at front of 1886 church, old Buddleja at side. Photinia serrulata at front of manse. Mature Ficus rubiginosa, Brachychiton populneus, Arbutus unedo, Populus nigra 'Italica', Nerium oleander x 2, Euonymus sp, cotoneaster, Cytisus sp., Pinus radiata x 2, and numerous Phoenix canariensis.</td>
</tr>
<tr>
<td>Edwards Reserve</td>
<td>Public reserve</td>
<td>L+</td>
<td>C1910-20</td>
<td>Unnamed public reserve – avenues of distinctive tall Phoenix canariensis and beds of roses. Some new play equipment and two public shelters – one timber c1920s and other rubble stone base and timbre c1940s. Mature trees on street side of Liardet St. are Populus alba and a group of planes.</td>
<td></td>
</tr>
<tr>
<td>Street Trees</td>
<td></td>
<td>Boundary Rd, Normanby ST to Woodgate St</td>
<td>T-L</td>
<td>C1930s</td>
<td>Mature street trees are elms (Ulmus sp.)</td>
</tr>
<tr>
<td>Woodgate St Reserve</td>
<td>Railway Reserve</td>
<td>Adjacent to Woodgate St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Some mature Schinus molle var. areira; newer planting of eucalypts, banksias &amp; native shrubs</td>
</tr>
<tr>
<td>Trees, railway reserve</td>
<td></td>
<td>Gladstone La.</td>
<td>L+</td>
<td>C1920s</td>
<td>Row of mature Schinus molle var. areira along railway reserve</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<tr>
<td>Page Reserve</td>
<td>Railway reserve</td>
<td>Gladstone St, Ingles to Boundary Rd</td>
<td>L-R</td>
<td>C1920</td>
<td>Mature trees include rows of elms (Ulmus sp.), no Schinus molle var. areira on street but on rail line. Some newly planted Schinus molle var. areira and Lagunaria patersonia on street side of reserve, also mature plane (Platanus sp.) and poplars including Populus nigra 'Italica'. Random rubble stone wall and indented seating on Ingles St.</td>
</tr>
<tr>
<td>Fennell Reserve</td>
<td>Railway Reserve</td>
<td>Evans St, between Ingles St &amp; Boundary Rd</td>
<td>L-R</td>
<td>C1920s</td>
<td>Mature Eucalyptus ficifolia, Schinus molle var. areira, Populus deltoides, Populus nigra 'Italica', elms, Arbutus unedo. More recent planting of eucalypts. Random rubble stone wall and indented seating on Ingles St.</td>
</tr>
<tr>
<td>Street trees</td>
<td>Montague St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature lilypilly (Acmena smithii) at various locations both sides of street</td>
<td>Area 07</td>
</tr>
<tr>
<td>Street trees</td>
<td>Normanby St, Doran to Montague St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature street trees - elms (Ulmus sp.) both sides of street</td>
<td>Area 07</td>
</tr>
<tr>
<td>Street trees</td>
<td>Normanby St, Montague to Boundary St</td>
<td>T-L</td>
<td>C1920s or later</td>
<td>Mature street trees - elms (Ulmus sp.) both sides of street</td>
<td>Area 07</td>
</tr>
<tr>
<td>Street trees</td>
<td>Normanby St, Boundary to Ingles St</td>
<td>T-L</td>
<td>C1940s?</td>
<td>Mature street trees - planes (Platanus sp.) both sides of street</td>
<td>Area 07</td>
</tr>
<tr>
<td>Street trees</td>
<td>Montague St, between Normanby St &amp; Woodgate St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature elms (Ulmus sp.) on west side of street</td>
<td>Area 07</td>
</tr>
<tr>
<td>Street trees</td>
<td>Montague St, between Munro St &amp; Normanby St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature elms (Ulmus sp.) on west side of street</td>
<td>Area 07</td>
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<tr>
<td>NAME</td>
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<tr>
<td>Alma park West</td>
<td>Public park</td>
<td>Bounded by Alma Rd., Dandenong Rd and railway line.</td>
<td>R</td>
<td>19c</td>
<td>The western part of Alma Park comprises more exotic garden elements and is more of a garden than the eastern park, although recent planting particularly at the northern section is altering the historic character. Much of the garden beds along the centre of the park are edged with volcanic rock typical of 19c-c1920s. At either side of the central garden beds are rows of mature elms and other trees. A small slate-roofed house 1880s is adjacent to the Dandenong Rd. entrance but intrusively fenced from the park. Nearby are inappropriate CCA-treated posts next to the path to the house. In this area are many inappropriate modern plantings of natives such as wattles, Melaleuca sp., etc. which limit views into and out of the park. Elms may indicate former carriage drive through park?. Extensive range of exotic plantings in beds and grassed surrounds have been replaced in many instances with inappropriate natives. Mature trees include Phoenix canariensis, Platanus sp. (dieback?), Grevillea robusta, Cedrus deodara, rows of Pinus radiata, Populus deltoides, mixed Eucalyptus sp., Garden beds include Tecoma stans, Pittosporum undulatum (overgrown), Photinia serrulata, Cotoneaster serotinus, Nerium oleander, Garrya a elliptica, hollies, Raphiolepis sp., Viburnum tinus, Arbutus unedo, cannas and at the southern end a section of succulents. The most distinctive feature of the park is a small garden pavilion in the garden beds near an avenue of olive trees, (another former carriage drive?) and golden privet hedging, 2 x Pinus pinea, and underneath a large Cedrus deodara. The pavilion has no plaque but a bitumen base, silver metal onion-top dome roof with timber seating and cross bracing. At the southern end of the park is an open lawn area with mixed specimen trees including Brachychiton populneus, Phoenix canariensis x 3, a very large Ficus macrophylla near the rail line, and a bitumen bike path between the rail line and a row of mature Schinus molle var areira.</td>
</tr>
<tr>
<td>NAME</td>
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<tr>
<td>Alma Park</td>
<td>Public park &amp; sporting reserve</td>
<td>Bounded by Alma Rd, Westbury St., Dandenong Rd and railway line</td>
<td>R</td>
<td>19c</td>
<td>Northern part of park has oval and southern section mainly passive recreation with mature trees throughout the park including numerous Quercus suber, large Ficus macrophylla (adventure play equipment connected into tree/?damage), Araucaria columnaris, Eucalyptus cladocalyx, Salix sp., Ulmus parvifolia, Quercus robur. Gravel paths, major path bitumen, small play equipment pieces within large area devoted to adventure play, oversized tyre structure, sculpture, bbq, grasses, pond with creek running through it, modern lights (?inappropriate modern teardrop shape). Main path/road avenue of elms alternating with mature Pinus radiata. Mature row of Pinus radiata on west side of park near rail cutting c1920s. Seedling Quercus suber on rail embankment. Northern part of park near Dandenong Rd., entrance contains two old Quercus suber, Grevillea robusta, Lagunaria patersoni, Eucalyptus camaldulensis, Pinus radiata and elms. Newer planting of native trees, shrubs and grasses. Memorial plaque dated 14.5.1975 at base of large gum to Dr Harry Ireland, councillor of St Kilda 1966-73, died 28.2.1974. Poor screening from flats &amp; buildings on eastern side of park. Main bitumen path in poor repair for many elderly users of park. Use of recreational facilities in southern part of park too intensive and considerable compaction and wear evident.</td>
</tr>
<tr>
<td>St Kilda Cricket Ground</td>
<td>Public reserve</td>
<td>Fitzroy St, St. Kilda Road</td>
<td>R-S</td>
<td>1860s+</td>
<td>Melbourne Water/outside of study. Many mature trees including Eucalyptus camaldulensis, Pinus radiata, and elms. Corroboree tree and memorials such as a drinking fountain.</td>
</tr>
<tr>
<td>Ground / Albert Park</td>
<td></td>
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</tr>
<tr>
<td>Street trees</td>
<td>Crimea St, between Alma Rd &amp; Wellington St</td>
<td></td>
<td>L</td>
<td>C1900</td>
<td>Mature plane trees both sides of street</td>
</tr>
<tr>
<td>Street trees</td>
<td>Redan St, between Crimea &amp; Chapel St</td>
<td></td>
<td>T-L</td>
<td>C1900</td>
<td>Mature plane trees both sides of street</td>
</tr>
<tr>
<td>Street trees</td>
<td>Charnwood St, between St Kilda Rd &amp; Crimea St</td>
<td></td>
<td>T-L</td>
<td>?c1920s</td>
<td>Mature plane trees both sides of street</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<td>Approx. AGE</td>
<td>DESCRIPTION</td>
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</tr>
<tr>
<td>St Kilda Public Cemetery</td>
<td>Public cemetery</td>
<td>R-S</td>
<td></td>
<td>19c</td>
<td>Some damage to bricks and mortar and footings of brick wall on Area 17 Public cemetery Road St Dandenong Rd. Wall of red brick panels and pillars of basalt (rough Cemetery Kilda &amp; detailed), with bluestone capping. Dandenong Rd. cast iron two rail fencing, golden privet hedge behind for entire length of wall. Alma Rd. wall same as Dandenong Rd. wall. Frederick D Michaelis lawn and gardens at Dandenong Rd. entrance. Side walls (Hotham St. &amp; Alexandra St.) of cemetery of red brick with bluestone base and capping. Planting of Platanus sp. and Eucalyptus ficifolia (not Cupressus torulosa). Small Jewish section just within the southern entrance and another pavilion. (P) Pedestrian entrance gate with bluestone pillars &amp; 2 x Cupressus torulosa inside (1920s or earlier). Front main wrought iron gates need repair. Plantings mainly mature evergreen exotics but newer plantings of natives &amp; others (Eucalyptus maculata, Alnus jorullensis, Acer sp., Eucalyptus botryoides) largely inappropriate and causing damage to graves, brick gutters and surfaces. Additional damage caused by seedlings such as plan and ash trees in graves. Subsidence of graves is also a problem.</td>
</tr>
<tr>
<td>J Talbot Reserve</td>
<td>Public reserve</td>
<td>Barkly St, near Carlisle St</td>
<td>T</td>
<td>?c1920s</td>
<td>Probably developed in association with the National Theatre, Park contains mixed native and exotic trees including ash, Eucalyptus maculata, mature Schinus molle var. areira x 2 next to the National Theatre also two large Eucalyptus cladocalyx, Cupressus macrocarpa, Populus nigra 'Italica'. Phoenix canariensis, elm, Cupressus torulosa. Golden privet hedges define paths and in centre of park, newer planting of tree rows in the centre of the park is inappropriate. Some play equipment, gravel paths. Row of Cupressus torulosa at northern boundary</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Public reserve</td>
<td>Irymple St</td>
<td>T-L</td>
<td>C1900-20</td>
<td>Mature plane trees both sides of street</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Street Trees</td>
<td>Foster Ave</td>
<td>T</td>
<td>C1940s</td>
<td>Mature liquidamber (Liquidamber styrciflua) trees both sides of street</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Street Trees</td>
<td>74 Barkly St, cmr Waterloo Cres</td>
<td>L</td>
<td>C1920s</td>
<td>Front garden of flats includes 2 x mature Phoenix canariensis (Canary Island date palm), Coprosma repens, Pittosporum undulatum, scoria rock edging, and tapered rough cast entry pillars</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Street Trees</td>
<td>Raglan Street</td>
<td>T</td>
<td>C1920-40</td>
<td>Mature plane trees both sides of street (incomplete avenue)</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Street Trees</td>
<td>Godfrey Ave</td>
<td>T</td>
<td>C1920-40</td>
<td>Mature Plane trees both sides of street</td>
</tr>
</tbody>
</table>
Older trees include Cedrus deodara, Platanus sp., Cupressus macrocarpa, Cupressus sempervirens, Acmena smithii, 2 x very old red flowering Eucalyptus ficifolia, large Cinnamomum camphora. Main drive of bitumen edged with red brick gutters and raised red brick edge. Side paths are of red brick and are often stepped. A number of pavilions (c1930s?) including a rectangular timber pavilion near the Dandenong Rd. entrance, and others along the central drive. The central drive splits around a timber shelter & 2 x Cupressus torulosa (rubbish stored here -relocate). A number of cypress stumps are evident amongst graves off the main path. Planting in the southern section includes Trachycarpus fortunei, camphor laurels, Cupressus torulosa, Acmena smithii & recent mature Eucalyptus botryoides (falling apart). An excellent collection of unusual/notable headstones and greaves including: 1. James J Kelly, on main drive, late Major in Victoria Militia Infantry and for 10 years Captain of the Prahran City Fire Brigade, died 5.2.1891 (39 yo). Memorial restored and rededicated during the Metropolitan Fire Brigades centenary year (1991) to commemorate the death of Captain James Kelly, an active instigator of the Melbourne MFB. Sone by Inwood & Geraghty, Footscray; 2. Captain Albert Jacka, VC, MC & Bar. The first Australian VC in the great War, 1914-18 died 17.01.1932 (39 yo); 3. Granite stone & headstone by HB Corban & Sons; 4. Sur Archie Michaelis (19.12.1889-22.4.1975) & wife Claire Esther (20.1.1893-8.10.1973); 5. JA Panton, CMG, FRGS, Commissioner of Gold Fields Bendigo 1852-58 & first metropolitan Police Magistrate, Melbourne. Died Carranya, St Kilda, 25.10.1913; 6. Decorative wire railing to bluestone based grave of Susan, wife of Peter Young, wire worker, Melbourne, died 17.10.1878 (46 yo). Also Peter, died 9.8.1893 (66 yo). Headstone by Stamford, Windsor; 7. Very large monument to Richard Annesley Billing, QC, Judge of County Courts, died 21.6.1882 (66 yo), by JW Brown & Co. Also his wife Mary Elizabeth, barrister at law, died 22.1.1865 (54 yo). Bluestone base & steps, iron railing; 8. Very large monument and decorative bluestone base, granite & marble obelisk, by Fitzpatrick & Sons, Glasnevin, Scotland, erected by Andrew Tobin, Wingadee, St Kilda, in memory of his wife Mary, died 16.7.1894.

### Trees / private garden

<table>
<thead>
<tr>
<th>NAME</th>
<th>TYPE</th>
<th>ADDRESS</th>
<th>VALUE</th>
<th>Approx. Age</th>
<th>DESCRIPTION</th>
<th>MAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>?10 Westbury</td>
<td>?</td>
<td>Grove</td>
<td>L</td>
<td>C1900-20</td>
<td>Mature Araucaria heterophylla (Norfolk Island pines) x 3 in Area 17/private Gve rear garden/</td>
<td>Area 17</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>garden</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>Approx. AGE</td>
<td>DESCRIPTION</td>
<td>MAP</td>
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</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Westbury Gve</td>
<td>T-L?</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Booroondarra Gve</td>
<td>T-L?</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street (?disease/phytophthora)</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Montague Ave</td>
<td>T-L?</td>
<td>C1920s, c1940s</td>
<td>Mature lilypilly alternating with younger golden ash both sides Area 17 trees c1940s of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Holroyd Ave (a)</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature pin oak (Quercus palustris) alternating with lilypilly Area 17 trees both sides of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Holroyd Gve (b) south of Alma Rd</td>
<td>L</td>
<td>C1920s</td>
<td>Mature liquidamber, pin oak &amp; lilypilly alternating both sides Area 17 trees south of Alma Rd of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Holroyd Crt</td>
<td>L</td>
<td>C1920s</td>
<td>Mature camphor laurel (Cinnamomum camphora) x 4</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Nottage ST</td>
<td>L</td>
<td>C1920s</td>
<td>Mature pin oak (Quercus palustris) alternating with lilypilly Area 17 trees both sides of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Dean Ave</td>
<td>L</td>
<td>C1920s</td>
<td>Mature liquidamber trees both sides of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Alma Rd, Lansdowne Rd to Orrong Rd</td>
<td>T-L</td>
<td>C1900-1920</td>
<td>Mature plane trees &amp; other species such as Lagunaria sp. North side of street only.</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Orrong Rd, between Alma Rd &amp; Dean Ave</td>
<td>T</td>
<td>C1900-1920</td>
<td>Mature plane trees</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Orrong Rd, between Hughenden Rd &amp; Alma Rd</td>
<td>T</td>
<td>C1940</td>
<td>Sparse planting of ash trees</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Lansdowne Rd, between Alma Rd &amp; Kurrajong Ave</td>
<td>R</td>
<td>C1900-1920</td>
<td>Mature holm oak (Quercus ilex) x2</td>
<td>Area 17</td>
</tr>
<tr>
<td>Trees</td>
<td></td>
<td>45 Lansdowne Rd,</td>
<td>L</td>
<td>C1920</td>
<td>Mature Cupressus sempervirens x 3 and row of Populus nigra Rd Italica on street</td>
<td>Area 17</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>45 Lansdowne Rd, south of Kurrajong Ave</td>
<td>T-L</td>
<td>C1920</td>
<td>Mature lilypilly alternating with mixed Quercus sp. also newer Area 17 trees south of Lophostemon confertus at south end of street</td>
<td>Area 17</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>Approx. AGE</td>
<td>DESCRIPTION</td>
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<tr>
<td>Tree</td>
<td>?</td>
<td>0 Lansdowne Rd, cnr Marne St</td>
<td>L</td>
<td>C1920</td>
<td>Large mature Eucalyptus citiodora in front garden</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Mane St</td>
<td>T</td>
<td>C1940</td>
<td>Mature ash trees (incomplet) both sides of street</td>
<td></td>
</tr>
<tr>
<td>Unnamed</td>
<td></td>
<td>202-206 Alma Rd</td>
<td>Nil</td>
<td>C1940</td>
<td>Reserve next to Neighbourhood Centre with seats and play equipment, some plantings</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td></td>
<td>406 Ikerman Rd</td>
<td>L</td>
<td>C1920</td>
<td>Mature landmark Cupressus sempervirens</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Wenden Gve</td>
<td>T-L</td>
<td>C1920</td>
<td>Lilypilly trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Dandenong Rd, Hoitham St to Shirley Gve</td>
<td>L-R</td>
<td>C1920+</td>
<td>Mature plane trees, some elms between Shirley Gve &amp; Alexandra St.; gap with no trees for eastern section outside cemetery. Also plane trees in central median.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Dandenong Rd, Hoitham St to Westbury St</td>
<td>L-R</td>
<td>C1920+</td>
<td>Mature plane trees. Also plane trees in central median.</td>
<td></td>
</tr>
<tr>
<td>Garden, tree</td>
<td></td>
<td>228 Alma Rd</td>
<td>T-L, L</td>
<td>C1920</td>
<td>Mature garden which includes rock edge to gravel drive (no garage). Phoenix canariensis is a local landmark tree; other mature garden plants are lilypilly, cotoneaster &amp; cordyline</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Orrong Rd, between Hughenden Rd &amp; Dandenong Rd</td>
<td>T</td>
<td>C1940</td>
<td>Mature ash trees, incomplete plantings</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Orrong Rd, between Hughenden Rd &amp; Dandenong Rd</td>
<td>L</td>
<td>C190-20</td>
<td>Mature plane trees</td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td></td>
<td>13 Hughenden Rd</td>
<td>T-L</td>
<td>C1930s</td>
<td>Mature liquidamber trees x 2 &amp; golden elm in front garden</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Hughenden Rd</td>
<td>L</td>
<td>C1930-40</td>
<td>Mature liquidamber trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Celeste Ct</td>
<td>T</td>
<td>C1940</td>
<td>Lagunaria patersonii &amp; liquidamber tree plantings</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Te-Arai Ave</td>
<td>L</td>
<td>C1920</td>
<td>West side liquidamber; east side 2 x mature Eucalyptus ficifolia</td>
<td></td>
</tr>
<tr>
<td>Garden</td>
<td></td>
<td>22 Shirley Gve</td>
<td>L+</td>
<td>19C</td>
<td>Phoenix canariensis x 2 and other mature trees, lilypilly, Ficus macrophylla (oblscured). Inspection required</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>Approx. AGE</td>
<td>DESCRIPTION</td>
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<tr>
<td>Street trees</td>
<td></td>
<td>Alexandra St</td>
<td>L+</td>
<td>C1900</td>
<td>Mixed age plane trees, north end oldest; newer planes to south but west side only; east side young Lophostemon confertus</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Murchison St</td>
<td>L</td>
<td>C1900-20</td>
<td>Mature plane trees both sides. Note plaque in street to Albert Jacka, first Australian VC medal, former Mayor of St Kilda 1930-31, former resident of Murchison St 1925-1932 buried in St Kilda Cemetery 1932.</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td></td>
<td>27 Murchison St</td>
<td>L+</td>
<td>C1900-20</td>
<td>Mature Eucalyptus ? calophylla in front garden</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td></td>
<td>29 Murchison St</td>
<td>L+</td>
<td>C1900-20</td>
<td>Mature Eucalyptus ? calophylla in front garden same as 27 but smaller</td>
<td></td>
</tr>
<tr>
<td>Rabinical College Australian War Memorial</td>
<td>Garden</td>
<td>61 Alexandra St</td>
<td>L-R</td>
<td>C1880</td>
<td>Large front garden includes Phoenix canariensis x 6, Jacaranda mimosifolia x2, Cupressus torulosa, front gates and timber entry arch, concrete curving driveway</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td></td>
<td>15 Mooltan Ave</td>
<td>L</td>
<td>C1880</td>
<td>Mature Cupressus sempervirens</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td></td>
<td>16 Mooltan Ave</td>
<td>L</td>
<td>C1920</td>
<td>Mature Cupressus torulosa (Bhutan cypress)</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Mooltan Ave</td>
<td>T?</td>
<td>C1950s</td>
<td>Spanish Mission houses with Betula pendula street trees &amp; Area 17 trees Alnus jorullensis x 2</td>
<td></td>
</tr>
<tr>
<td>Sante Fe</td>
<td>Garden</td>
<td>45 Mitford St</td>
<td>L</td>
<td>C1920s</td>
<td>Front garden of flats includes mature Phoenix canariensis Area 18 (Canary Island date palm), clipped privet hedge at front and two privet shrubs at entrance, Jacaranda mimosifolia, Nerium oleander and red brick cruciform shaped paving at entrance.</td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td></td>
<td>38 Southey St, cnr Mitford St</td>
<td>L</td>
<td>C1920s</td>
<td>Cupressus torulosa, Cupressus sempervirens x 2 associated with flats</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Barkly St, South of Blessington St</td>
<td>L</td>
<td>C1900-20s</td>
<td>Mature &amp; mixed age plane trees both sides of street with some Area 18 trees of Blessington St gaps. Extends from south of Blessington St to Ormond</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Mitford St, between Dickens St &amp; Byron St</td>
<td>L</td>
<td>C1900-20</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Goldsmith St</td>
<td>L</td>
<td>C1900-20s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Ruskin St, between Dickens St &amp; Canal</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>Approx. AGE</td>
<td>DESCRIPTION</td>
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<tr>
<td>EC Mitty Reserve</td>
<td>Public reserve</td>
<td>Broadway St. and Mitford St., Gordon Ave, Elwood</td>
<td>L</td>
<td>C1920</td>
<td>Small triangular neighbourhood reserve; open grass area with Area 18 mature plantings of Phoenix canariensis and Platanus sp. x 4. A bed of annuals surrounds the central palm tree.</td>
<td></td>
</tr>
<tr>
<td>FL Dawkins Reserve</td>
<td>Public reserve</td>
<td>Broadway St. and Mitford St., Elwood</td>
<td>L</td>
<td>C1920</td>
<td>Road reserve with large mature plantings of Platanus sp. (also is street) Phoenix canariensis x 6, park of 100 yrs + Brachychiton populneus (one sick or dead, one with possum guard), 100yrs + Melia azederach.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Meredith St, between Broadway &amp; Barkly St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Addison St, between Dickens St &amp; Canal</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Milton St, between Broadway &amp; Barkly St</td>
<td>T</td>
<td>C1940s</td>
<td>Mature liquidamber trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Baker St, between Dickens St &amp; Wordsworth St</td>
<td>T-L</td>
<td>C1920-30s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Blessington St, between Chaucer St &amp; Barkly St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street, some gaps</td>
<td></td>
</tr>
<tr>
<td>Peanut Farm Reserve</td>
<td>Public park &amp; sporting reserve</td>
<td>Blessington St, St. Kilda</td>
<td>L-R</td>
<td>C1900-1920s</td>
<td>Public parkland with recreational facilities such as bitumen basketball area, cricket enclosure, wall fro ball hitting, brick sports pavilion and a large grassed oval, and an open grassed area. There are excellent views across the park to Luna Park. Mature planting of Araucaria columnellaris (stunted), perimeter of park planted with Phoenix canariensis, and groups of gums (Eucalyptus cladocalyx).</td>
<td></td>
</tr>
<tr>
<td>Renfrey Gardens</td>
<td>Large neighbourhood park</td>
<td>Blessington St, St. Kilda</td>
<td>L-R</td>
<td>19c, 1920s</td>
<td>A large neighbourhood park with new play equipment and mature trees dating from c1920s period. Phoenix canariensis, Phoenix sylvestris, large Ficus macrophylla at entrance on northern side, Cupressus macrocarpa, Syncarpia glomulifera; newer plantings of natives such as Eucalyptus botryoides.</td>
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<td>NAME</td>
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<tr>
<td>St Kilda Botanical Gardens</td>
<td>Public reserve / botanic gardens</td>
<td>Blessington St, Herbert St, Dickens St &amp; Tennyson St</td>
<td>T-S</td>
<td>Est. 1859</td>
<td>Plaque at Blessington St. entrance states gardens established 28.9.1859, later called the Blessington St. Gardens and renamed 21.10.1984 by Cr. John Callanan, Chairman of Friends of the St Kilda Botanical Gardens. The main Blessington St. gates are decorative cast iron with masonry pillars. The Gardens contain many mature exotic and some native trees and shrubs including golden privet hedges, Ficus macrophylla, planted c1916, two Quercus suber, Podocarpus falcatus, Phillyrea latifolia (mock privet) and Olea europaea ssp. africanus are NTA listed Significant Trees. The Gardens also have a collection of buildings include red brick &amp; timber lattice pavilion, a gift to citizens from Mr &amp; Mrs Alfred Levi, February 1929, and the more recent St Kilda Conservatory built in recent years. There is a large rose garden, ponds and paths are rolled gravel with red brick spoon drains. See separate conservation study.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Dickens St, between Mitford St &amp; Tennyson St</td>
<td>T</td>
<td>C1920</td>
<td>Mature plane trees only south side of street</td>
<td></td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Dickens St between Brighton Rd &amp; Tennyson St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature plane trees only both sides of street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clark Reserve</td>
<td>Public reserve</td>
<td>Mitford St, corner Clarke St</td>
<td>L</td>
<td>C1920s</td>
<td>Larger reserve mainly grass and mature exotic and native trees, bluestone edged gravel paths, flat metal bench seats, some new play equipment. Some old gums (Eucalyptus cladocalyx) date from c1920s. Note that a large 100 yrs + Brachychiton populneus is on park boundary.</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>Mitford St</td>
<td>L</td>
<td>C1890-1900s</td>
<td>Mature Brachychiton populneus on vacan land adjacent to the Clark Reserve</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Tennyson St, Dickens to byron St</td>
<td>T</td>
<td>C1920s</td>
<td>Inconsistent trees include mature plane trees and others such as ash and Queensland brush box (Lophostemon confertus)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>48 Tennyson St</td>
<td>T-L</td>
<td>?</td>
<td>Mature Araucaria heterophylla (Norfolk Island pine) in front garden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Lindsay St</td>
<td>T-L</td>
<td>C1900s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<tr>
<td>Janette</td>
<td>Garden</td>
<td>2 Albion St</td>
<td>R</td>
<td>C1940</td>
<td>Spanish Mission house, garage &amp; associated garden. 4 x Bangalow/? Nikau palms, a weeping standard elm, star magnolias and a low front hedge of azaleas.</td>
<td>Area 20</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Albion St</td>
<td>L</td>
<td>C1920-30</td>
<td>Metrosideros excelsa (NZ Christmas tree) alternating with Area 20 trees Acmena smithii (lilypilly) both sides of street</td>
<td></td>
</tr>
<tr>
<td>Garden</td>
<td></td>
<td>8 Somers St</td>
<td>L-R</td>
<td>C1920-30</td>
<td>Formal garden of clipped privet hedge, topiary Coprosma Area 20 repens, Phormium tenax, clipped cypress, concrete path, rockery edge to beds, pebbles embedded in side path, garage</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Somers St</td>
<td>R</td>
<td>C1920-20</td>
<td>Mature Celtis occidentalis (nettles) on both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Bothwell St</td>
<td>T</td>
<td>C1940s</td>
<td>Mature ash (Fraxinus sp.) in grassed centre median reserve</td>
<td></td>
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<tr>
<td>Street trees</td>
<td></td>
<td>Dickens St</td>
<td>L</td>
<td>C1900-20</td>
<td>Mature plane trees both sides of street</td>
<td></td>
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<tr>
<td></td>
<td>Public reserve</td>
<td>33 Rosmund St, cnr Woodstock St</td>
<td>Nil</td>
<td></td>
<td>Small neighbourhood park with mature gum trees such as Eucalyptus citiodora</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Westbury Ave</td>
<td>T-L</td>
<td>C1920+</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Westbury Ave</td>
<td>T-L</td>
<td>C1920+</td>
<td>Mature plane trees both sides of street</td>
<td></td>
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<tr>
<td>Street trees</td>
<td></td>
<td>Carlisle Ave</td>
<td>T-L</td>
<td>C1920+</td>
<td>Mature plane trees both sides of street</td>
<td></td>
</tr>
<tr>
<td>Garden</td>
<td></td>
<td>23 Hawsleigh Ave</td>
<td>L</td>
<td>X1930-40</td>
<td>Central courtyard garden associated with flats; 2 x mature Area 20 Ave liquidambers, silver birch and bed of camellias</td>
<td></td>
</tr>
<tr>
<td>TREE</td>
<td></td>
<td>305 Carlisle St</td>
<td>L</td>
<td>C1880-1900</td>
<td>Large mature oak (Quercus sp.) in front garden associated with house</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Goldsmith St, between canal &amp; Glenhuntly Rd</td>
<td>L</td>
<td>1920s+</td>
<td>Mature plane trees both sides of street</td>
<td>Area 21</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Shelley St, between canal &amp; Glenhuntly Rd</td>
<td>L</td>
<td>C1920s+</td>
<td>Mature plane trees both sides of street</td>
<td>Area 21</td>
</tr>
<tr>
<td>Street trees</td>
<td></td>
<td>Broadway St, between canal &amp; Glenhuntly Rd</td>
<td>L</td>
<td>C1920s+</td>
<td>Mature plane trees both sides of street</td>
<td>Area 21</td>
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<tr>
<td>Street trees</td>
<td>Shelley St, between Barkly St &amp; Broadway St</td>
<td>L-R</td>
<td>C1920s+</td>
<td>Mature Metrosideros excelsa trees both sides of street</td>
<td>Area 21</td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Ruskin St, between Glenhuntly Rd &amp; canal</td>
<td>L</td>
<td>C1920s+</td>
<td>Mature plane trees both sides of street</td>
<td></td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Addiosn St</td>
<td>T</td>
<td>C1920s+</td>
<td>Mature plane trees both sides of street; some gaps, two mature trees Eucalyptus ficifolia</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Bluff Ave</td>
<td>T</td>
<td>C1920s+</td>
<td>Both sides of street at south end Lagunaria patersonii then trees street becomes plane trees near Glenhuntly Rd</td>
<td>Area 21</td>
<td></td>
</tr>
<tr>
<td>WE Dickeson Reserve</td>
<td>Road reserve</td>
<td>Spray St and Wave St, Elwood</td>
<td>L</td>
<td>C1910</td>
<td>Small triangular road reserve with mature Phoenix canariensis</td>
<td></td>
</tr>
<tr>
<td>Robinson Reserve</td>
<td>Public reserve</td>
<td>Shelley St, Barkly St &amp; Ormond Esp</td>
<td>R</td>
<td>C1920s</td>
<td>Mature Phoenix canariensis &amp; Tamarisk</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Austin Ave between Mitford St &amp; Tennyson St</td>
<td>T</td>
<td>C1920s+</td>
<td>Mixed immature &amp; mature plane trees both side of street</td>
<td>Area 22</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Poets Gve</td>
<td>T</td>
<td>C1920s+</td>
<td>Mixed tree species both sides of street; immature &amp; mature plane trees &amp; mature Eucalyptus sp.</td>
<td></td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Daley Ave</td>
<td>T</td>
<td>C1930s</td>
<td>Mixed immature and mature plane trees &amp; some gaps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Mitford St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Byron St, between Mitford St &amp; canal</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Rothesay Ave, between Mitford &amp; Tennyson St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature plane trees both sides of street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elwood / St Kilda Neigh-ourhood Centre</td>
<td>Garden, trees</td>
<td>87 Tennyson St</td>
<td>L+</td>
<td>C1880s</td>
<td>Front garden of mature trees and shrubs including Araucaria heterophylla, cordyline, Jacaranda, lillypilly, Grevillea robusta, and Nerium oleander.</td>
<td>Area 22</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>AGE</td>
<td>DESCRIPTION</td>
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<tr>
<td>Garden, trees</td>
<td>83 Tennyson St</td>
<td>L+</td>
<td>C1880s</td>
<td>House c1920s but mature trees at rear probably relate to former garden of 87 Tennyson St. Trees are large Schinus molle var. areira and Phoenix canariensis</td>
<td></td>
<td></td>
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<tr>
<td>Street trees</td>
<td>Tennyson St, between Byron St &amp; Glenhuntly Rd</td>
<td>T</td>
<td>C1920s</td>
<td>Mostly mature plane trees both sides of street, some gaps and some younger Lophostemon confertus especially at Glenhuntly Rd end</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kendall St</td>
<td>T</td>
<td>C1930s</td>
<td>Mixed age plane trees with some gaps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Burns St</td>
<td>T</td>
<td>C1930s</td>
<td>Mixed age plane trees with some gaps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kendall St</td>
<td>T</td>
<td>C1930s</td>
<td>Mostly mature plane trees with some gaps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Heaton St</td>
<td>T-L</td>
<td>C1930s</td>
<td>Mature plane trees with some liquidamber at the Tennyson St end</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JT Berkley Reserve</td>
<td>Public reserve</td>
<td>Tennyson St, Glenhuntly Rd</td>
<td>L</td>
<td>C1920s-30</td>
<td>Triangular road reserve mainly grass, old Phoenix canariensis x 6, Melia azederach. Newer planting of Melaleuca armillaris inappropriate</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>155 Glenhuntly Rd, cnr Heaton St</td>
<td>L-R</td>
<td>C1920s</td>
<td>Large blue gum (Eucalyptus globulus) landmark tree outside of property fenceline</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Brighton Rd</td>
<td>L-R</td>
<td>C1920s</td>
<td>Mature Eucalyptus ficifolia in central median, some on service roads. Most service road trees are plane trees.</td>
<td></td>
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<tr>
<td>Trees</td>
<td>20 Fuller Rd, cnr Lyndon St</td>
<td>L</td>
<td>C1900</td>
<td>Mature elm tree in side garden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Burnett Grey Gardens</td>
<td>Public garden</td>
<td>Glen Eira Rd, Ripponlea</td>
<td>R</td>
<td>C1900-20s</td>
<td>Public railway gardens adjacent to the Ripponlea Station. Lawn Area 23 Grey garden Ripponlea areas bisected by bitumen paths and plantings of Phoenix Gardens canariensis, Butia capitata and shrubberies of yuccas and grasses. Golden privet hedges line the paths with a number of clipped golden privet shrubs in the lawn. An intrusive element is the modern aluminium shed, advertised for lease, on the station which impacts on a mature palm and is a visual intrusion on the park.</td>
<td></td>
</tr>
<tr>
<td>Garden</td>
<td>3 Glen Eira Rd</td>
<td>L</td>
<td>C1930</td>
<td>Mature Magnolia grandiflora, privet, Cupressus torulosa &amp; concrete pond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Glen Eira Rd, between Brighton Rd &amp; Lyndon St</td>
<td>T</td>
<td>C1930+</td>
<td>Mature plane trees north side of road; mature liquidambers trees between Brighton south side of road Rd &amp; Lyndon St</td>
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<td>NAME</td>
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<tr>
<td>Tree / garden</td>
<td>Street trees</td>
<td>247 Bible St</td>
<td>L</td>
<td>C1900</td>
<td>Nikau palm and large Schinus molle var. areira in gardent</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Morres St</td>
<td>T-L</td>
<td>C1970s</td>
<td>Mature but recent plantings of Alnus sp (alder) on west side of trees street</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Monkstadt Ave</td>
<td>L</td>
<td>C1930s</td>
<td>Mature liquidambers both sides of road</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Victoria Ave</td>
<td>T</td>
<td>C1920-30</td>
<td>Row of Quercus palustris (pin oaks) north side of road; mature trees plane trees south side of road</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Fuller Rd</td>
<td>T</td>
<td>C1940</td>
<td>Plane trees both sides of road; trees not very large &amp; some gaps</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Erindale Ave</td>
<td>T-L</td>
<td>C1930-40s</td>
<td>Mature plane trees both sides of road</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Lyndon St</td>
<td>T</td>
<td>C1930-40s</td>
<td>Mature plane trees west side of road; younger ash trees east side of road</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>?crèche / school</td>
<td>Opposite no 11 Bell St / rear flats on Brighton Rd</td>
<td>L</td>
<td>19c</td>
<td>Very large peppercorn tree (Schinus molle var. areira) at rear of property</td>
<td></td>
</tr>
<tr>
<td>?crèche / school</td>
<td>Primary school</td>
<td>Victoria Ave, cnr Cardigan ST &amp; Moubray St</td>
<td>T-L</td>
<td>C1870s</td>
<td>Grounds of school contain mature plane trees, elms and peppercorn tree (Schinus molle var. areira)</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Bridport St West, Moubray St to Richardson St</td>
<td>L</td>
<td>C1870s</td>
<td>Mixed age trees mostly old Ulmus sp.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Glover St, St Vincent Place to Iffla St</td>
<td>L</td>
<td>C1870s</td>
<td>Large mature pollarded planes</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Glover St, cnr Pickles St</td>
<td>L</td>
<td>C1870s</td>
<td>Two mature planes</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Henderson St, Pickles St to St Vincent Place</td>
<td>L+</td>
<td>C1920s</td>
<td>Mature plane trees</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Street trees</td>
<td>Henderson St</td>
<td>L+</td>
<td>C1920s</td>
<td>Single mature peppercorn tree (Schinus molle var. areira) in tree street reserve</td>
<td></td>
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<td>NAME</td>
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<tr>
<td>Street trees</td>
<td>Victoria Ave, Moubray St to Richardson ST</td>
<td>T-L</td>
<td>C1870s</td>
<td>Mature elm trees (golden elms in other sections of Victoria trees Moubray St to Avenue are more recent inappropriate plantings)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Richardson St, Phillipson St to Kerferd Rd</td>
<td>L+</td>
<td>C1880s</td>
<td>Mature avenue of plane trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kerferd Rd</td>
<td>L</td>
<td>C1900</td>
<td>Mixed age plane trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Danks St, Kerferd Rd to Victoria Ave</td>
<td>L</td>
<td>C1900</td>
<td>Planting in central median of Mahogany gum (Eucalyptus botryoides)</td>
<td>Area 25 &amp; 29</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Beaconsfield Pde, Victoria Ave to Pickles St</td>
<td>T-L</td>
<td></td>
<td>Recently planted mature Phoenix canariensis</td>
<td>Area 25</td>
<td></td>
</tr>
<tr>
<td>St Vincent Gardens</td>
<td>Public gardens</td>
<td>St Vincent Place</td>
<td>S</td>
<td>Extensive historic public gardens with collection of rare and unusual trees and planting, various buildings and recreational facilities (see separate studies &amp; NTA classification report)</td>
<td>Area 27</td>
<td></td>
</tr>
<tr>
<td>Sol Green Reserve</td>
<td>Public reserve</td>
<td>City Rd</td>
<td>L</td>
<td>C1947</td>
<td>Triangular reserve bounded by City Rd, Nelson St &amp; Montague St. Mature planes (Platanus sp.) along west street; mature street trees - elms (Ulmus sp.) east side of reserve; most other trees are recent natives. Plaque on damaged scoria stone wall and iron railing on City Rd in appreciation of gift by Sol Green of £2,000 in 1947 to establish a playground. Some new playground equipment, netball area with bitumen, bbq &amp; Sol Green mudbrick building.</td>
<td>Area 27</td>
</tr>
<tr>
<td>Eastern Road Reserve</td>
<td>Public reserve</td>
<td>Eastern Rd, north corner Heather ST, &amp; Park St</td>
<td>L+</td>
<td>C1900</td>
<td>Triangular road reserve; open lawn area with perimeter planting of mature elm trees. Memorial basalt drinking fountain dated 1906 &amp; presented to the citizens of South Melbourne by former Mayor Donald McArthur.</td>
<td>Area 28</td>
</tr>
<tr>
<td>Eastern Road Reserve</td>
<td>Public reserve</td>
<td>Eastern Rd, south corner Heather St &amp; Park St</td>
<td>L+</td>
<td>C1900</td>
<td>Triangular road reserve; open lawn area with perimeter planting of mature elm trees. Children's play area fenced off (opposite kindergarten). Play equipment, brick toilets &amp; timber pavilion.</td>
<td></td>
</tr>
<tr>
<td>Public reserve</td>
<td>Howe Cres, cnr Cecil St &amp; Park St</td>
<td>L</td>
<td>C1880s</td>
<td>Mature elms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<tr>
<td>Public reserve</td>
<td>Howe Cres, cnr Cecil St &amp; Bridport St</td>
<td>L</td>
<td>C1920</td>
<td>Mature group of mixed species: row of Phoenix canariensis, elms, and 2 x Pinus radiata</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public reserve</td>
<td>Ward St, Dorcas St to Bank St</td>
<td>L</td>
<td>C1920</td>
<td>Mature elm trees forming avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>143 Bank St</td>
<td>R</td>
<td>C1860s</td>
<td>Very large and mature Quercus ? canariensis in rear garden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Albert Rd</td>
<td>L-R</td>
<td>C1920s</td>
<td>Mature Phoenix canariensis in centre median alternating with younger Lophostemon confertus. Service street planting of ash not significant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kerferd Rd, Clarendon St to Neville St</td>
<td>L</td>
<td>C1920s</td>
<td>Plane trees in central median, younger Lagunaria patersonii at kerb</td>
<td>Area 29</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kerferd Rd, near Page St</td>
<td>L</td>
<td>C1920s</td>
<td>No plane trees but two mature Eucalyptus ficfola in centra median, some Lagunaria sp at kerb</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Kerferd Rd, near Beaconfield Pde</td>
<td>T</td>
<td></td>
<td>Group of mixed age Araucaria heterophylly in central median</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Page St, Kerferd Rd to McGregor St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature plane trees, gaps in some sections of street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Richardson St, Kent St to Fraser St</td>
<td>L+</td>
<td>C1920s</td>
<td>Mature plane trees in consistent avenue along street</td>
<td>Area 29 &amp; 30</td>
<td></td>
</tr>
<tr>
<td>Tree</td>
<td>Erskine St, cnr Page St &amp; Canterbury Rd</td>
<td>T</td>
<td>C1920s</td>
<td>Mature Phoenix canariensis in central median</td>
<td>Area 30</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Park Rd, Langridge St to Fraser St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Short section of street planted with mature plane trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HR Johnson Reserve</td>
<td>Canterbury Rd, nw corner Cowderoy St, Sth Melbourne</td>
<td>L</td>
<td>C1920s</td>
<td>Public park with open grass, play equipment, native trees and shrubs. Some Populus deltoides, Populus canescens, Populus sp, very large Pinus pinea.</td>
<td>Area 31</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>Approx. AGE</td>
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<td></td>
</tr>
<tr>
<td>Jacoby Reserve</td>
<td>Public reserve</td>
<td>Cowderoy St corner</td>
<td>L trees L-R</td>
<td>C1920s or earlier</td>
<td>Older plantings include Ficus rubiginosa x 4, Eucalyptus calophylla, Araucaria heterophylla x 1, gravel paths, play equipment, seats, SEC substation red brick building used as works shed, new planting of Australian natives mainly shrubs and trees on park perimeter. Metrosideros tomentosa on Cowderoy St., plane trees on Deakin St.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>York St, Cowderoy</td>
<td>St to Deakin St</td>
<td>T-L</td>
<td>C1920s</td>
<td>Mature plane trees one side of street, mixed species on other side.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Loch St, Deakin to</td>
<td>Mary St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature ash avenue, other species also</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Loch St, Deakin to</td>
<td>Mary St</td>
<td>L</td>
<td>C1920s</td>
<td>Mature ash avenue, other species also</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Mary St, Beaconsfield Pde to Canterbury Rd</td>
<td>L-R</td>
<td>C1920s</td>
<td>Excellent avenue of mature plane trees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Park St, Fitzroy St</td>
<td>to Mary St</td>
<td>L</td>
<td>C1920s</td>
<td>Plane tree avenue, some elms near Fitzroy St end</td>
<td></td>
</tr>
<tr>
<td>? Reserve</td>
<td>Public reserve</td>
<td>Fitzroy St, cnr Beaconsfield Pde St Kilda</td>
<td>R+</td>
<td>19c,</td>
<td>Triangular road reserve planted with mature Ficus macrophylla x 4 and Lagunaria patersonia x 1 trees. One fig tree very large and visually significant. Basalt memorial (Knox c1906). Possible Aboriginal social significance.</td>
<td></td>
</tr>
<tr>
<td>Street trees</td>
<td>Beaconsfield Pde,</td>
<td>Fitzroy St to Fraser St</td>
<td>L</td>
<td>C1920</td>
<td>Mostly Phoenix canariensis along beach front. Central median (Cummins Reserve) groups of Lagunaria sp., Metrosideros tomentosa and tea tree. A few Washingtonia filifera</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
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<tr>
<td>Trees</td>
<td>Street trees</td>
<td>Canterbury Rd, cnr Fitzroy St</td>
<td>L</td>
<td>1920s</td>
<td>Row of Phoenix canariensis associated with rail line</td>
<td>Area 32</td>
</tr>
<tr>
<td>Alfred Square Gardens</td>
<td>Public reserve</td>
<td>The Esplanade</td>
<td>L</td>
<td>C1920s or earlier</td>
<td>Central war memorial (by Arthur Peck arch, nd). Reserve planted with mature Phoenix canariensis, some older shrubs &amp; trees – olives x 2, Metroside ros tomentosa, Pittosporum crassifolium, Lagunaria patersonii, scoria rock edging to beds. Also rock pillar and plaque noting site of first building in St Kilda – a stockman’s hut erected c1840 by Capt. Benjamin Baxter</td>
<td>Area 32</td>
</tr>
<tr>
<td>Public reserve</td>
<td>Lower Esplanade</td>
<td></td>
<td>L</td>
<td>C1920</td>
<td>Carlo Catani Memorial clocktower (d. 20.7.1918) in linear terraced reserve of scoria rock edged beds and paths, rock columns and seating areas. Reserve planted with mixed trees and shrubs including Metroside ros tomentosa, Pittosporum crassifolium, Lagunaria patersonii, coprosma, golden privet, tamarisk and agapanthus</td>
<td>Area 32</td>
</tr>
<tr>
<td>Alma Court</td>
<td>Trees</td>
<td>18 Duke St</td>
<td>L</td>
<td>C1920</td>
<td>Phoenix canariensis x 3 in a row</td>
<td>Area 33/1</td>
</tr>
<tr>
<td>Street trees</td>
<td>Glenmark St</td>
<td></td>
<td>T-L</td>
<td>C1920s+</td>
<td>Avenue of plane trees</td>
<td>Area 33/1</td>
</tr>
<tr>
<td>Street trees</td>
<td>Cintra Ave</td>
<td></td>
<td>L+</td>
<td>C1920s</td>
<td>Excellent plane tree avenue</td>
<td>Area 33/2</td>
</tr>
<tr>
<td>Street trees</td>
<td>Charlotte Place</td>
<td></td>
<td>L</td>
<td>C1920s+</td>
<td>Avenue of plane trees</td>
<td>Area 33/2</td>
</tr>
<tr>
<td>O’Donnell Gardens</td>
<td>Reserve</td>
<td>Acland St</td>
<td>R-S</td>
<td>C1930s</td>
<td>Garden with mixed planting predominantly palms, Phoenix canariensis, Washingtonia filifera, Phoenix ? sylvestris, Trachycarpus fortuneii, Livistona sp. Also golden privet and coprosma hedging, scoria edging to lawn areas, concrete winding paths, sections of rock walling. Major feature is O’Donnell Memorial, central concrete art deco-style monument to Councillor Edward O’Donnell, six times mayor of St Kilda, councillor for West Ward for 44 years &amp; foundation member of St Kilda Foreshore Committee, died 7.7.1933</td>
<td>Area 34</td>
</tr>
<tr>
<td>Trees</td>
<td>Marine Pde, cnr Shakespeare Gve</td>
<td></td>
<td>L</td>
<td>C1920s?</td>
<td>Group of Phoenix canariensis in road reserve</td>
<td>Area 34</td>
</tr>
<tr>
<td>Trees</td>
<td>Marine Pde, cnr Cavell St</td>
<td></td>
<td>L</td>
<td>C1920s?</td>
<td>Group of Phoenix canariensis (some dwarf form) along road reserve. More recent planting of native species not significant</td>
<td>Area 34</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>AGE</td>
<td>DESCRIPTION</td>
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</tr>
<tr>
<td>Trees / reserve</td>
<td>Public reserve</td>
<td>Marine Pde, Jacka Blvd to Shaekspere Gve</td>
<td>L</td>
<td></td>
<td>Phoenix canariensis and Washington filifera. Areas underplanted with natives (not significant)</td>
<td>Area 34</td>
</tr>
<tr>
<td>St Kilda Town Hall</td>
<td>Public reserve</td>
<td>Carlisle St</td>
<td>R</td>
<td>Pre 1900</td>
<td>Garden associated with St Kilda Town Hall. Triangular shaped land off Brighton St and Carlisle St containing many mature exotic trees. At the southern boundary with the St Kilda Primary School are two excellent specimens of Araucaria bidwillii and Pinus canariensis. 2 x Cupressus torulosa are planted adjacent to the driveway entrance off Brighton Rd and another pair on Carlisle St. Other old plantings include Melia azederach, Cercis siliquastrum, Populus nigra 'Italica', Magnolia grandiflora, and Fraxinus ornus. A Ficus rubiginosa on Brighton Rd next to another bunya is probably one of the largest specimens in Melbourne and should be nominated to the NTA Significant Tree Register. Either side of the Town Hall frontage are a pair of Araucaria heterophylla. Most planting of any age and significance is on the north and west sides of the building with little to none on the south or east.</td>
<td>Area 35</td>
</tr>
<tr>
<td>St Kilda Primary School</td>
<td>Public school</td>
<td>Chapel St, corner Dickens St, St Kilda</td>
<td>L</td>
<td>C1875 school built 1875</td>
<td>School grounds with some mature exotic planting, more recent plantings of Australian native trees, shrubs and grasses. At Dickens St. 2 x old Schinus molle var. areira, Cupressus sempervirens (now incorporated into play area may cause compaction and drainage problems). North of the school building, near the town hall, is a very large elm tree with a bbq at the base and seating for the adjacent grassed oval. Most other plantings of any maturity are gums and a Cinnamomum camphora.</td>
<td>Area 35</td>
</tr>
<tr>
<td>NAME</td>
<td>TYPE</td>
<td>ADDRESS</td>
<td>VALUE</td>
<td>AGE</td>
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</tr>
<tr>
<td>St Kilda Botanical Gardens</td>
<td>Public gardens / botanical gardens</td>
<td>Blessington St, St. Kilda</td>
<td>R-S</td>
<td>Est. 1859</td>
<td>Plaque at Blessington St. entrance states gardens established 28.9.1859, later called the Blessington St. Gardens and renamed 21.10.1984 by Cr. John Callanan, Chairman of Friends of the St Kilda Botanical Gardens. The main Blessington St. gates are decorative cast iron with masonry pillars. The Gardens contain many mature exotic and some native trees and shrubs including golden privet hedges, Ficus macrophylla, planted c1916, two Quercus suber, Podocarpus falcatus, Phillyrea latifolia (mock privet) and Olea europaea ssp. africana are NTA listed Significant Trees. The Gardens also have a collection of buildings which include red brick &amp; timber lattice pavilion, a gift to citizens from Mr &amp; Mrs Alfred Levi, February 1929, and the more recent St Kilda Conservatory built in recent years. There is a large rose garden, ponds and paths are rolled gravel with red brick spoon drains. See separate conservation study.</td>
<td></td>
</tr>
<tr>
<td>Trees / garden</td>
<td>148 Brighton Rd</td>
<td>T-L</td>
<td>C1920s</td>
<td>OBSCURED Mature garden. Mature Araucaria heterophylla &amp; Eucalyptus ficifolia</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elwood Canal</td>
<td>Canal</td>
<td>Addison St to Goldsmith St</td>
<td>L</td>
<td>C1920s</td>
<td>Tree species vary in each section of canal reserve. Broadway St to Goldsmith St has Phoenix canariensis and Araucaria heterophylla. Other sections poplars, Cupressus macrocarpa and tamarisk.</td>
<td></td>
</tr>
</tbody>
</table>
"Inverleigh Court"

Formerly unknown

Address 14a Acland St
ST. KILDA

Constructed 1920's

Amendment C 29

Category Residential: apartment

Designer See reference notes

Significance (Mapped as a Significant heritage property.)

This building is significant as an unusually large and well scaled block of apartments. This significance is enhanced by the intact state of the original finishes (roughcast render, terracotta tile roof) and the composition which plays the vertical, decoratively gabled entrance bays against the sweeping horizontality of the roof. The curved balconies adjacent to the southern stair hall add further complexity to the composition. The scale of this building, and the way it establishes the street corner with Eildon Road, makes it a key building in the church square locality. The balconies have been filled in and the canopy over the Acland Street door is missing, but the Eildon Road canopy and the low front fences appear to be contemporary with the flats.

Primary Source

Other Studies

Description

Date: 1920s
Style: Mediterranean
Three storey walk-up flats

Builder: see reference notes
Original owner: see reference notes

A three storey complex of twelve apartments arranged in two groups of six, one entered from Acland Street and the other from Church Square. The bulk of the building is set back from these streets but the two entrance porches which incorporate the main stairs both project to the property boundary. A variety of drawings relating to various alterations and additions are held at the St Kilda Council, but no original construction drawings have been found. On stylistic grounds, the buildings probably date from the 1920s.
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 records are ambiguous for this property; some of the following may prove to be for different buildings or addresses: No. 4395 issued Nov 1920 for conversion to flats by H V Gillespie (arch), Rose & Wales (bldrs) for Mrs C Dawson; No. 6516 issued 1926 for 'chalet' sleepouts (bungalows); No. 7724 issued 1/4/30 for additions by W H Merritt (arch), R B Campbell (bldr) for Mrs L Kearney; No. U1185 issued 17/8/51 and No. U2294 issued 23/5/55 for alterations by G Ingram (bldr) for Mrs Ince; No. 5589 issued 8/7/75 for repairs for H G Kyriakos.
Identifier    Terrace
Formerly    unknown

Address    16-22 Acland St
            ST. KILDA
Constructed    1860's-1920's
Amendment    C 29

Category    Residential:row
Designer    unknown

Significance (Mapped as a Significant heritage property.)
A former, very early terrace, which has been extensively remodelled with new facades during the 1920s. This group of buildings is significant for a number of reasons. The original building appears to have been an unusual combination of a large Victorian house (the corner building) with adjoining terrace houses (along Acland Street). The overlay of new facades and further alterations c1970 have produced a complex fabric reflecting an evolution in the use of this housing stock. It is one of the best examples of this kind of evolution, which is so characteristic of St Kilda. The modulation of the Acland Street facades is cleverly handled to give a variety of forms and a coherence of architectural detail. As such they make a major contribution to the Acland Street streetscape. The facade on St Leonards Avenue, on the other hand retains much of its original simplicity of form. With its fine coat of 1920s roughcast render, simple rectangular form and tension of asymmetrically placed windows and portico, this facade is a delightful composition and a very important element in the church square locality.

Primary Source

Other Studies

Description
Date : 1860s-1920s
Style : Arts and Crafts
Two storey terrace

History
see Description

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

References
unknown
'Linden' located at 26 Acland Street, St Kilda and designed by architect Alfred Kursteiner, was erected in 1870 for Moritz Michaelis, German born Jewish merchant and co-founder of the long established Michaelis-Hallenstein tannery and leather goods business. The 18 room stucco rendered brick mansion, designed in the popular Italianate style is enhanced by a well proportioned and finely detailed cast iron verandah.

Significance

(Map as a Significant heritage property.)

'Linden' now divest of the landscape gardens, and sympathetically converted to an apartment house, stands well maintained and externally intact.

Of significance.

History

see Description

Thematic Context
Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

References

The Architects Index, Department of Architecture, University of Melbourne.

National Trust of Australia (Victoria) File No. 234.

'Argus' Melbourne 16 May 1870 - Tender Notice

Raggatt, Howard 'A Study of the Development of St Kilda from its Beginnings Till 1873' History Research Report. Faculty of Architecture, University of Melbourne.


(National Estate citation reprinted with permission of the Australian Heritage Commission).

unknown
Identifier "Leithen"

Formerly unknown

Address 39 Acland St
ST. KILDA

Constructed 1860s-c.1930

Amendment C 29

Category Residential: apartment

Designer unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Significance (Mapped as a Significant heritage property.)
An important example of a significant St Kilda building type comprising a substantial apartment block erected in front of an important large Victorian residence (now converted into flats). The former residence building probably dates from the 1860s and has finely executed and unpainted render facades. The Acland Street facades of the apartment block are also unpainted and are strongly articulated with stepped massing and bays of arched porches at either end. The hipped terra cotta tiled roof with its wide eaves contributes to the Mediterranean flavour of the building. The front fence and hedge are probably contemporary with the apartment addition.

Primary Source

Other Studies

Description
Style: Italianate, Mediterranean
Three storey walk-up flats and former residence

History
see Description

Thematic Context
unknown

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

References

unknown
### City of Port Phillip Heritage Review

**Identifier**  "Aston Court"

**Formerly**  unknown

<table>
<thead>
<tr>
<th>Address</th>
<th>Category</th>
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<tr>
<td>43 Acland St ST. KILDA</td>
<td>Residential:apartment</td>
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</tr>
</tbody>
</table>

**Constructed**  1926

**Amendment**  C29

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

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

A high quality example of Spanish Mission style apartment design. The building is significant in the streetscape. Its scale, symmetry and style make it a dominant and important element in the streetscape. Important individual features include the arched galleries to both floors and the complementary exotic garden. The building incorporates an earlier single storey Victorian residence, a conversion characteristic of much of St Kilda's flat development.

**Primary Source**


**Other Studies**

**Description**

Style : Mediterranean
Two storey walk-up flats, former residence

Builder: D. Mitchell Pty Ltd
Original owner: Mr R.J.E. Grant

The surviving working drawings for the present main wing of this complex of apartments indicate that the present structure incorporated a single storey Victorian residence. Edwin J. & C.L. Ruck prepared plans for the conversion of this structure into seven apartments in 1926. These alterations virtually obliterated the earlier structure, adding a second storey to the building and constructing additions to all sides. The present main block facing Acland Street is identical to the building shown on the architects' drawings, the only elements missing from the elevations are the timber shutters to the windows on the flanking projecting wings. The apartments, all two bedroom, are accessed from either the main gallery facing the street or a side courtyard adjacent to the neighbouring right-of-way. The architects' intention to create a fully integrated Spanish
Mission style setting is evident in the architectural drawings, which designate the area in front of the arcaded galleries defined by the two projecting bays of the facade as a `cortile'. This character is enhanced by the compatible exotic planting of the front garden. The front fence and gates are probably contemporary with the 1926 alterations.

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
Acland Hill is a block of 12 units constructed in 1939 for S. Wein. The builder was E. & G. Gallagher and the architect was A.W. Plaisted. The design of the building is said to have been undertaken by an overseas architect who was working in Plaisted's office at the time. The design is a dramatic departure from Plaisted's other works which are generally in a picturesque Old English style. Three storey structure is typically planned with two staircases giving access to groups of six apartments. Clothes drying facilities are provided on the rooftop.
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 10370, 29.8.39. Conversation with Robert Grace, Architect. Internal inspection of the flats has been conducted by David Brand.
Identifier  Harley Court
Formerly  unknown

| Address       | 52 Acland St  
|              | ST. KILDA     |
| Constructed  | 1933-1988     |

Amendment  C 29

Category  Commercial: residential
Designer  unknown

Comment

Significance  (Mapped as a Significant heritage property.)
A prominent example of a typical symmetrical three storey block of flats dating from the 1930s. The building is given significance by a variety of design elements to the main elevation, including the central stair with arched windows, the decorative parapet to the gable projection and the attractive Tuscan entry porch. Recent renovations include the conversion of the ground floor into two cafes, extending and contributing to Acland Street's cosmopolitan cafe tradition. It has further significance as part of an architectural and functional pair with ‘Colombo Court’ (no 52A). Their recent transformation has added a new architectural and social landmark to Acland Street.

Primary Source

Other Studies

Description
Style : Mediterranean
Three storey walk-up flats, cafes

History
see Description

Thematic Context
unknown

Recommendations

Heritage Precinct Overlay  HO5
Heritage Overlay(s)
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
Colombo Court, Dog’s Bar

Formerly unknown

Address 52a Acland St
ST. KILDA

Constructed c.1930-1988

Category Commercial: residential

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)

A prominent example of a typical symmetrical three storey block of flats dating from the 1930s and now substantially renovated with ground floor cafe/bar. The neatly composed street facade with groupings of bay windows and projecting balconies gives the building individual character. A small ground level niche in the fence pier to the northern end designated a "dog's bar" several decades ago, a quaint and possibly unique feature.(1) The recent renovations have included a conversion of the ground floor to a cafe/bar, extending and complementing the Acland Street's cosmopolitan street cafe tradition. It is of further significance as an architectural and functional pair with Harley Court (no 52). Their recent transformation has added a new architectural and social landmark to Acland Street.

Primary Source

Other Studies

Description
Style : Mediterranean
Three storey apartments & bar, former flats

The dogs bar incorporates a rail.

History
see Description

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

References

NOTES
(1)Mary Maxwell, Peeps into the Past (Melbourne, 1957), p 8.
Residence

Formerly unknown

Address 53 Acland St
ST. KILDA

Constructed 1886

Category Residential:detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
This residence represents the many opulent buildings erected in St Kilda during Melbourne's boom and remains in an intact form.

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

Other Studies

Description
The two storey mansion at 53 Acland Street, St. Kilda is an exuberant example of a residence erected for Annie Dudgeon in 1886 during the Melbourne land boom. A light balcony and verandah, which surrounds two facades and terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valencing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated blocks and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the roof above is exposed.

Intactness
This mansion is substantially intact although it has been painted and a section of the balcony has been filled in.

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**

Rate Books, City of St. Kilda, year ending 30th September, 1885: no mention, year ending 30th September, 1886: 4745, Annie Dudgeon, 0 & 0, 45 Acland Street 12 Room Brick, N.A.V. 250 pounds.
Identifier "Southwold"
Formerly unknown

Address 57 Acland St
ST. KILDA

Constructed 1915

Amendment C 29

Category Residential:apartment

Designer unknown

Significance (Mapped as a Significant heritage property.)
This pair of flats is of significance as the purest example in St Kilda of the rare 'two flat home' type. The building is part of an unusual development concept, having been constructed in tandem with the duplex development next door (nos. 59 and 61). The significance of this small building is further enhanced by its unexpected prominence in the streetscape, due to its siting close to the footpath alignment and its bold, parapeted and delightfully composed facade.

Primary Source

Other Studies

Description
Style : Freestyle
Two flat home
Builder: A. Pallet

A two storey brick structure with one apartment on each floor erected in 1915 for Mrs B.M. Pallet. Quite surprisingly, Southwold was actually one part of a larger development that incorporated the much more conventional single storey pair of cottages next door (No. 59 & 61). It is only upon closer inspection that one notices the number of identical details, mouldings and decorative devices that they share. The builder was A. Pallet. Few alterations have been made to its delightfully composed street facade.

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
Flats over shops and former Residence

Formerly: unknown

Address: 58-60 Acland St
ST. KILDA

Constructed: c1870-1920's

Category: Commercial: residential

Designer: unknown

Comment

This building complex is of significance for its combination of two types important to the character of St Kilda. First, it consists of a conversion of an earlier site to accommodate new uses by the construction of flats and shops in front of a retained pre 1873 residence (3 Fawkner St). Secondly, it is a good example of the flats over shops building type. As such it potently reflects in its fabric the historical evolution of Acland Street from a predominantly residential area to one dominated by shops. The building contributes to the streetscape in scale, form and type, and the facade composition is notable the disjunction of the asymmetric composition of the first floor fenestration and the symmetrical shopfront composition. The complex is substantially intact, though the shopfronts and existing awning are not original.

Primary Source

Other Studies

Description
Flats over shops and former residence
Style: Arts and Crafts

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
Caffe Maximus Restaurant

Formerly
unknown

Address
62-66 Acland St
ST. KILDA

Constructed
c.1920-1985

Category
Commercial

Designer
Allan Powell

Heritage Precinct Overlay
HO5
Heritage Overlay(s)

Significance
Caffe Maximus is of significance as the most artistic and stylish example of street front restaurant architecture in St Kilda. The glamorous Acland Street facade with its black glazed tile cladding derives stylistically from 1950s American Diner architecture and is complemented by the nautically derived facade sculpture of local artist Peter Cole. As the conversion of two former shops into a fashionable cafe it expresses clearly the re-emergence of St Kilda as a seaside recreation venue. The interior is of significance for the incorporation of the work of several local artists and as one of the most stylish of its type to be found in Melbourne.

Primary Source

Other Studies

Description
Style: Post Modern
Restaurant, former shops

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation
References
unknown
Shops

Formerly unknown

Address 81-85 Acland St
ST. KILDA

Constructed 1930

Category Commercial: residential

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An interesting group of three two storey shops/residences dating from the 1930s. The most important element of the building is the symmetrical first floor Acland Street elevation with its striped brickwork and series of three casement style bay windows surmounted by rendered panels which incorporate a deco derived design. Neither the fascias of the cantilevered canopy nor any of the shopfronts are original or contributory.

Primary Source

Other Studies

Description
Style : Art Deco
Two storey shops

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
Identifier St Kilda Army & Navy Club
Formerly unknown

Address 88-90a Acland St
ST. KILDA

Constructed 1923

Amendment C 29

Category Public

Designer Hudson & Wardrop

Significance (Mapped as a Significant heritage property.)
This building is important as a lasting reminder of the St Kilda Community's response to the trauma of the First World War. It was designed by the architects Hudson and Wardrop who are well known for their academic classicism, particularly in their main work, the Shrine of Remembrance. In this case, the classical dress is appropriate to its role as a memorial but is relatively superficial. The imposing mass of this building makes it an important reference point in the Acland Street streetscape.

Primary Source

Other Studies

Description
Style: Free Classical
Four storey hall, offices and shops
Builder: R.L. Phillips
Builder: R.L. Phillips

History
see Description

Thematic Context
unknown

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

References

NOTES
Extant foundation stone laid 11.11.23
Acland Court

Formerly unknown

Address 91-93 Acland St
ST. KILDA

Constructed 1935

Category Commercial: residential

Designer Leslie J. W. Reed

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The upper floor of this building is in the Spanish Mission style and is important for its contribution to the stylistic variety of Acland Street. The leadlighting over the central street entrance to the flats and one of the shopfronts is an intact and fine example of its type.

Primary Source

Other Studies

Description
Date: 1935
Style: Spanish Mission
Two story shops, flats above

Builder: J.W. Ingram
Original owner: S. Originale

This two story complex of two ground floor shops with apartments above was erected in 1935 for S. Originale. The builder was J.W.Ingram and the architect was Leslie J.W. Reed. The division of the upper floor into two apartments is clearly expressed on the Acland Street elevation with its centrally located pair of recessed balconies. This facade makes a token gesture to a Spanish Mission style with its twisted columns and paired arched windows. The most outstanding element of the building, the original surviving ground floor shopfront and residential entrance, is not shown on the architects drawings held by the St Kilda Council and was probably designed and executed by the shopfitter. The shop windows themselves are typical with their copper glazing bars and sills, however, the upper leadlight panels with their numerous glass types composed in a regimented background of rectangles overlaid with an ovoid panel above the shop and a shaped fanlight.
above the residential entrance emblazoned with the building's name put the shopfront among the finest surviving of its type in Melbourne.

**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.8833 issued 19.3.35
Identifier | State Bank
---|---
Formerly | unknown

Address | 133-135 Acland St
ST. KILDA

Constructed | 1960's

Category | Commercial

Designer | unknown

Amendment | C 29

Comment

Significance | (Mapped as a Significant heritage property.)
A good example of small scale bank architecture dating from the 1960s. The essentially symmetrical facade cleverly expresses an asymmetrical plan generated by the bank’s functional duality: on one side expressing public accessibility, on the other, solid security. The symmetry of the double curved awning resolves this duality and the fine marble facings enhance the sense of formality. The canopy and the height of the parapet continue the dominant characteristics of the streetscape. The setback of the building contributes a small public space to the Acland Street footpath.

Primary Source

Other Studies

Description
Style : Stripped Classical Bank

History
see Description

Thematic Context
unknown

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

References

unknown
St Kilda Market Complex

Formerly unknown

Address 156-160 Acland St
ST. KILDA

Constructed 1938

Category Commercial

Designer Harry A Norris

Significance (Mapped as a Significant heritage property.)

The St Kilda Market complex occupies the large wedge shaped site at the junction of Acland Street and Barkly Street, perhaps the largest and most prominent single retail site in St Kilda. It is unusual for the diversity of uses contained within the one architecturally unified complex. The complex has a long history of diverse and distinctive uses: a market, a huge second hand furniture store, a Coles chain store, apparently an upstairs cabaret and wax museum, and reportedly an ice skating rink. (The complexities of this history require further research.) The Coles store section is a representative example of the work of the important architect Harry Norris. The exterior facades of this building appear to have been inserted into the fabric of the overall complex and they show an adept handling of geometric massing and decoration in the Functionalist idiom. The interior is a good example of the streamlined art deco idiom as applied to a retail design. As an example of a distinct type of retail architecture, the Coles Store is reasonably intact. Its precise significance cannot be established until further research is undertaken, both into the Coles Store type generally, and into how many stores in this particular style survive.

Primary Source

Other Studies

Description
Style : Functionalist
Shopping complex

Adopting a Moderne `deco' style, the architect Harry A. Norris designed the large complex of shops and market at the intersection of Acland and Barkly Streets in November 1937, for Barkly Investments. The two storey complex fitted neatly onto the triangular shaped site and comprised a retail market, a Coles store, several ground floor shops and offices on the first floor. On both street frontages the elevation of the Coles
Store broke through the uniformly horizontal lines of the rendered first floor elevations. The ground floor shops sheltered under the encircling cantilevered verandah with short arcades leading to the market hall from both Acland and Barkly Streets. Upon opening, the Coles store was described by a reporter in The Modern Store(1) who noted the streamlined effect of the lines of the facade and interior fittings, stating that 'it is indeed very difficult to find any harsh projecting cornice or abrupt architectural detail anywhere inside or outside the building'. The interior was originally finished in cream tonings, with floors of multicolour terrazzo and joinery in Queensland Maple. The exterior was originally finished in buff coloured cement with facings of black tile lined with polished stainless steel.

(1) Modern Chain Store Opened in St Kilda', The Modern Store (March 1938), pp.20-22.

**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. 5552. * The National Trust holds a file for Wax Museum/Catharina Cabaret at 201 Barkly St (3685). The property includes the addresses 187-201 Barkly St.
Albert Road Clinic and Offices

Formerly

31-33 Albert Rd
Address
MELBOURNE

Significance

The first stage of the former Folkestone Developments Pty. Ltd. high rise office tower was designed by the architect, D. Graeme Lumsden, practising subsequently as D. Graeme Lumsden Ashton and Hale. It is situated at nos. 31-33 Albert Road, Melbourne, and was built by Costain (Australia) Pty. Ltd. in 1969-70. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the consolidation of the process of transformation of St. Kilda Road from a residential boulevard of distinction to a commercial thoroughfare. It postdates such seminal buildings as the VACC offices at no. 464 and the Victorian Racing Club offices at no. 418, both erected in 1958 and both since demolished and belongs to the period during which the movement to commercial construction in St. Kilda Road gained maturity. In this respect it compares with the surviving VACC offices of 1968-70 and the nearby and slightly earlier BP House.

It is aesthetically significant (Criterion E) for the manner in which it responds to the curved alignment of Albert Road and the curved façade of the pre-existing BP House (1965) and for its capacity to demonstrate the move away from curtain wall construction to a combination of pre-cast concrete and glass elements. Whilst never completed, the surviving building demonstrates the arrangement of high rise office towers into a podium level and tower that was a characteristic of the era and can be seen also at VACC house.

Its association with the highly successful architect, D. Graeme Lumsden, is also of note. The building is typical of his work which was characterised by the use of simply stated yet striking forms and by the development of building systems in a manner that have become exemplars of their time, the slender pre-cast concrete mullions and curtain wall technology being of note in this respect. Comparisons include the Aspro building (1957, demolished) and the Peterville building (1964).
Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
A four storeyed curved office building with basement car park forming a segment of a circle with the façade and rear elevations made up of slender pre-cast reinforced concrete mullions separated by narrow glazed bays with opaque glass spandrels. The plinth is of concrete and the tops of the mullions are linked by a metal tie rod. The Albert Road entry is recessed with the mullions forming a loggia. At the rear, a recent entry building and lift core constitute discrete elements.

Condition: Sound. Integrity: High.

History
Albert and St.Kilda Roads between Kings Way and Bowen Lane were fully developed with large houses and terraces by the time the MMBW drew up its sewerage plan of the area in 1894. The two houses on the site of the present building were situated on large blocks, one with substantial stables along the rear boundary. In 1890 they were occupied by Henry Dinsdale and W.S.Smith. Subsequent occupants included John Zander (no.31) and John Cockbill (no.33) in 1911. By 1963, no.31 had been altered/redeveloped and contained offices with 13 tenants and no.33 continued as the Cockbill residence.

In March 1969, it was announced that South Melbourne is to get another skyscraper office building with a 36 storey tower in Albert Road designed by the architectural firm of D.Graeme Lumsden to complement the adjoining BP House. At the time the site which measured 226 by 249 feet was being cleared with constructional work due to commence. The plan was to erect a tower and smaller “satellite” structure the latter part to be commenced as stage 1 and described as costing $1.1 million…a doughnut shaped building comprising a basement, ground floor and three upper floors served by two lifts…expected to be finished by next January (1970) built by Costain (Australia) Pty Ltd.

The size and position of the property were considered too valuable to limit the project to stage 1. However the project sponsor Folkestone Developments Pty Ltd planned to proceed with stage 2 only after there was some measure of the success of stage one and tenancy prospects for the extra stage. The first stage of the building was completed during 1970 as predicted with backing from the National Mutual Life Association which had invested in a 30% share.

The architects for the project, by then D.Graeme Lumsden, Ashton and Hale, submitted a formal application for a Planning Permit for Phase 2 to be erected at 31-33 Albert Road in January 1974, the application stating that the concept for the building remained as originally planned in 1969. By December 1980, the tower had still not been built, there being a new Planning Scheme Amendment to accommodate, a file note stating that the matter will have to be settled in the Supreme Court.

BP Properties Australia Pty Ltd became proprietor of the building in 1981. New owners and proprietors Ramsay Health Care Pty Ltd took over in 1994 with plans approved for a proposed general hospital with 80 beds and a medical centre with 21 rooms. Works to the building were designed by Silver Thomas Hanley (Vic) Pty Ltd, architects, health planners and interior designers, an Occupancy Permit being granted in August 1995. The hospital was officially opened in November 1995 as the “Albert Road Clinic”, the name that it retains today under owners Healthscope Ltd. who purchased the property in 1998 for a psychiatric hospital.

Thematic Context

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

References
South Melbourne, MMBW plan no.21, 1894.
Letter from N.G. Hayes to Town Clerk, 2 December 1980 with File note. Property file op.cit.
Documents in Property file op.cit.
Plaque inside the Albert Road entrance.
Property file, op.cit.
City of Port Phillip Heritage Review

Identifier South African Soldiers Memorial
Formerly unknown

Address Albert Rd
SOUTH MELBOURNE

Constructed 1921

Amendment C 29

Comment

Significance  (Mapped as a Significant heritage property.)
This memorial is of significance as a major memorial to the Boer War and as a monumental landmark in Melbourne, dominating the St. Kilda Road, Albert Road corner. The quality of workmanship is integral to the significance of the work.

Primary Source

Other Studies

Description
Original Use: Memorial
Date of Construction: 1921(1)
Architect: Irwin and Stevenson (2)

Construction of this memorial, commemorating the participation of Australian soldiers in the South African Boer War (1899 - 1902) was begun in 1921 and unveiled in 1924(3) : the South Melbourne soldiers who fought in the war having been remembered by the memorial fountain erected in Bank Street outside the Town Hall in 1905 (q.v.). At the suggestion of the South African Soldiers Association Council, South Melbourne formed lawns and landscaped the triangular reserve at the junction of St.Kilda and Albert Roads (4).

The design of this memorial was the work of Erwin G. Stevenson of the architectural firm Irwin and Stevenson. It is an elegantly planned and boldly executed obelisk in grey granite, set on a podium with steps leading up to each of the east and west faces. The outer corners of the podium are defined by four granite pedestals on which are set lions carved in freestone. The obelisk is a plain shaft of granite, and is embellished with a bronze dagger about 3 m tall set onto the east face of the shaft and on the pedestal there is a bronze commemorative tablet. Wrapped around the pedestal there is also a bronze wreathed band.
decorated with eucalyptus motifs. The lions stand in contrast in style and materials. They are signed ‘Stanley Hammond 1952’ and are somewhat sphinx-like and stylised in their form. The memorial is substantially intact, with only a small amount of lettering on one of the tablets having been removed and while the concrete paving to the podium is intact, it will soon be in need of re-alignment. The garden beds bordered with railway sleepers and the stone barbeques close to the memorial detract from it.

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. C. Daley, 'History of South Melbourne'. p 268
4. Ibid.
The Emerald Hill Cricket Club was in existence by as early as 1855 when it was recorded that the club obtained permission to occupy Sections 47 and 48 (the area bounded by Montague Street, Nelson Road, Dorcas Street and Park Street) for their matches. By 1857 the Club moved to the vacated Melbourne Cricket Ground, situated between Sandridge Road (now City Road) and the Yarra, while in 1862 the players obtained a permissive occupancy over about six acres in the north-west portion of Albert Park. Several years later, in 1878, the South Melbourne Football Club first shared the ground, removing their posts and equipment at the end of each season. Both the local Clubs have had the distinction of furnishing a number of national and international players and since at least 1880 the South Melbourne Cricket Club has
been one of Melbourne's foremost metropolitan clubs. Past Presidents of the Club have been of note, and have included John Finlay as the first President, John Whitelaw MLA, Andrew Lyell MLA and John Baragwanath, a former Mayor of South Melbourne.

A timber members' pavilion was erected for the ground in 1886 to the designs of Melbourne architect William Elliot Wells, who in the following year was recorded as living at 41-42 Howe Crescent (q.v.). The pavilion was subsequently destroyed by fire in the early 1900s and was replaced by the present structure in 1926. This commanding grandstand follows the curved boundary of the oval at its west end. It is built in red brick to its base and above the steeply tiered seating there is a protective roof. The base of the grandstand is built in to both its face onto the oval and the external perimeter and it can consequently house rooms within while the roof is supported on a series of open steel trusses that are supported at the outer eaves and on a single row of steel columns along the centre of the seating.

**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.279
4. ibid.
5. ibid., P.280
6. bid., p.291
7. ibid., p.279
8. ibid. p.282
9. Architects Index
10. Daley, op.cit, p.280
In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (2). Following this subdivision numerous houses were erected for Melbourne’s wealthier society, establishing St Kilda Road as one of Australia’s fashionable boulevards. Subsequently, during the 1920s and 1930s many of these properties were converted to flats and guest houses, such as the houses at 452 and 478 St Kilda Road (q.v). From parkland to residential properties St Kilda Road underwent another major land-use change in the early 1960s when businesses began to replace the mansions with multistoried offices.

The British Petroleum House, at the junction of Albert and St Kilda Roads, was one of the first multi-storey developments along this major thoroughfare. The contractors for the twenty two storey building were the prominent firm Costain Hansen and Yuncken (3).
BP House has become a Melbourne landmark with its curved form that follows the layout of the eastern end of Albert Road. It remains in a substantially intact state from the time of its construction, with the front façade dominated by the pale horizontal banding of the balconies, each with patterning impressed into it reminiscent of a Greek key pattern. The building is clad in dark brown brickwork to the main walls and to the piers that run up the façade while horizontal bands of windows are set behind the piers. The recent conversion of the building to apartments has not compromised the cultural values of the place.

History
see Description

Thematic Context
unknown

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

References
2 Murphy, J. and Murphy, P., ‘An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road’, prepared for the HBPC
3 Butler, loc.cit.
### Address
42 Albert Rd
SOUTH MELBOURNE

### Constructed
1881

### Category

### Designer

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

The two storeyed terrace house at no. 42 Albert Road, South Melbourne was built in 1881 as what would appear to have been an investment for a Mr. Samuel Pearse, the painter. It is historically significant.

It is historically significant (Criterion A) as a representative Boom Style two storeyed terraced house recalling the late nineteenth century when this section of Albert Road was occupied exclusively by terraces and detached villa residences on spacious allotments. As such it is the only building surviving from this era (Criterion B) that demonstrates the prestigious standards of accommodation once characteristic of Albert Road between Queens Road and St. Kilda Road.

### Primary Source

### Other Studies

#### Description
A late Victorian Boom Style Italianate two storeyed villa with richly ornamented stuccoed façade and cast iron verandahs. There is a window bay at ground floor level with overpainted bluestone sills, tesselated tiled verandah floor, ashlar stuccoed surfaces, chamfered reveals, consoles to the expressed party walls and a bracketed cornice with surmounting curved pediment and consoles. The side walls are in face brick, overpainted.

- **Condition:** Sound.
- **Integrity:** High, urns removed.

#### History
In 1859 a toll gate was installed on the Brighton (now St. Kilda) Road at the Three-chain Road which branched southwards to the beach. Part of this road was renamed Albert in 1862, the land bounding its eastern end...
being undeveloped at the time.

The situation had changed however by 1880 with Block 58, bounded by Albert Road, Park Street, Palmerston Crescent and Kings Way being substantially built on. At the time Samuel Pearse, described subsequently as a painter, owned a 4 roomed timber house at no.317 which he let to the gentleman Robert Simpson. In the following year (1881) Pearse redeveloped the site with the brick house that stands there today, the street number having since been changed to no.305, then to the present no.42. Pearse let this new house to the gentleman Frederick Fowler who continued there until 1883 when Samuel Watcham, a traveller became tenant.

In 1890 Watcham was listed as owner/occupant of the house which was described as 7B (seven rooms, brick). In 1894 the property was shown in situ on the MMBW plan of the area. By then Albert Road between Park Street and Kings Way was fully developed with substantial villas and terraces. Many of the blocks including this one were deep with rear access via a labyrinth of rights-of-way from Palmerston Crescent. No.42 had a fenced area at its rear which contained a stable. By the turn of the century Watcham, by then a gentleman, had moved elsewhere in South Melbourne and was leasing this house to Francis Scott, a clerk.

Thematic Context


Recommendations

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

References

PROV, VPRS 2332, Rate Books: Unit 5, 1880-1, Assess.No.3036, 1881-2, p.84, Assess.No.3110; Unit 6, 1883-4, p.84, Assess.No.3252; Unit 7, 1885-6, p.200, Assess.No.7533; Unit 9, 1890-1, p.263, Assess.No.9989; Unit 12, 1900-1, p.179, Assess.No.6687.

South Melbourne and Melbourne, MMBW plan no.21, 1894.

Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year 1938, Robertson & Mullens, Melbourne, 1940, p.88.

The two storey stuccoed house at 140 Albert Rd has a plain parapet cornice, panelled entablature, panelled cast-iron verandah friezes, lace-pattern cast-iron balustrade and concave hipped verandah roof - all in an early configuration. The openings have moulded cemented architraves. The verandah floor is concrete and the front door has been replaced with a recent multi-pane glazed door and lights (typically 4-panel with side and top lights). Similar verandah detail has been used on the flanking houses. A reproduction iron palisade fence is at the frontage.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in multi-storey office environment.
Recommendations

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

References

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;
Macbeth 'Pioneer Index Victoria 1836-1888';
Priestley, S.1995 'A History of South Melbourne'.

History

This site was vacant land (15x51 feet) owned by William Helmore in 1876-7. By the following year he had a vacant (unfinished?) 4 room brick house on the site, then listed as 215 Albert Rd and rated at a value of £14 annually. He resided in Stead St Emerald Hill in the 1870s { D1878}. By the next year (1878-9) John Major, an accountant, was in residence in a 6 room brick house. His next tenant was a clerk, James McKenzie { RB).

The owner of the adjoining house, John Helmore, was described as both a builder and mason and appears to have built the house speculatively, perhaps also as for this house. William had married Elizabeth Patterson in 1863 and produced a large family { Macbeth).

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

Thematic Context

Making suburbs

Recommendations

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

References

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;
Macbeth 'Pioneer Index Victoria 1836-1888';
Priestley, S.1995 'A History of South Melbourne'.

History

This site was vacant land (15x51 feet) owned by William Helmore in 1876-7. By the following year he had a vacant (unfinished?) 4 room brick house on the site, then listed as 215 Albert Rd and rated at a value of £14 annually. He resided in Stead St Emerald Hill in the 1870s { D1878}. By the next year (1878-9) John Major, an accountant, was in residence in a 6 room brick house. His next tenant was a clerk, James McKenzie { RB).

The owner of the adjoining house, John Helmore, was described as both a builder and mason and appears to have built the house speculatively, perhaps also as for this house. William had married Elizabeth Patterson in 1863 and produced a large family { Macbeth).

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.
John Helmore house

Identifier
Unknown

Formerly
Unknown

Address
142 Albert Rd
SOUTH MELBOURNE

Constructed
1875

Category
Residential:row

Designer
unknown

Amendment
C 29

Comment
(Mapped as a Significant heritage property.)

Significance
The house at 142 Albert Road is significant because:
- it is an externally well preserved and early example of a 19th century row house (Criterion D2);
- of its early cast-iron and verandah detailing (Criterion F1); and
- of its history, built speculatively by its owner-builder next to another similar speculation by a member of the same family, and later occupied by the builder for a long tenure into the 20th century (Criterion A4).

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
The two storey stuccoed house at 142 has a distinctive scrolled parapet with panelled entablature, while the two-storey timber verandah has panelled cast-iron friezes and a belied cast-iron balustrade- all in an early configuration. Similar verandah detail has been used on the flanking houses. The verandah has cemented side walls and quarry tile paving (cream and terra-cotta), and beyond the parapet are two terra-cotta chimney stacks. An iron palisade fence is set between two simple cemented piers which terminate the scrolled verandah side walls. The house is set back further than the adjoining houses showing its earlier construction but shares similar verandah detailing.

The parapet may have been altered in detail and the rear of the house has a new parapet above the side wall and painted brickwork. The upper level openings to the rear appear original.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions
Context: One of three Victorian-era row houses isolated in multi-storey office environment.

History
This site was vacant land (18x80 feet) owned by John Helmore in October 1874. By the following October he had a vacant 6 room house on the site, listed as 217 Albert Rd and rated at a value of £46 annually. Helmore was described as both a builder and mason and appears to have built this house speculatively. He resided at Lt Raglan St Emerald Hill in the 1870s (D1878). He had married Susan Radden in 1867 and produced a large family.

His first tenant after about 4 years was a civil servant, Charles A Poole, followed by Alfred Williams, an artist, and George Major, a solicitor. Helmore occupied and owned the house from c1884 until the First War.

Another mason, William Crippen rented the house from Helmore on the 1920s until Helmore's death meant his executors took over as land lord and the tenants changed accordingly.

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

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 Sth Melbourne Municipal Rate Books VPRS 2330;
Priestley, S.1995 "A History of South Melbourne";
Macbeth "Pioneer Index Victoria 1836-1888".
Paterson house
Identifier
Formerly
Unknown

Address
144 Albert Rd
SOUTH MELBOURNE

Constructed
1879

Amendment
C 29

Category
Residential:row

Comment

Significance
(Mapped as a Significant heritage property.)
The house at 144 Albert Road is significant because:
- it is an externally well preserved and early example of a 19th century row house (Criterion D2);
- of its association with a locally prominent businessman, James Paterson, who was linked with both the
shipping and railway industries- both important in the City at that time (Criterion H1);
- of its early cast-iron and verandah detailing (Criterion F1);
- its location, near its first owner's own house, is indicative of a pattern of investors or business owners in the
19th century, often living near their business or investment, as well as reflecting early housing growth in the
government survey of Emerald Hill (Criterion A4).

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
The two storey stuccoed house at 144 Albert Rd has a hipped roof clad with corrugated iron, an eaves gutter
with moulded eaves brackets and simple entablature. The two level timber framed verandah has panelled
cast-iron friezes and belied cast-iron balustrade. This as an early configuration, particularly the centred upper
level verandah post with no support below. Similar verandah detail has been used on the flanking houses.
The lower level openings have moulded cement architraves and the verandah has cemented end walls with
brackets set under a block and rosette at first floor level. The verandah floor is reproduction or reset cream
and terra-cotta coloured quarry tiles while the door is 4 panel with a simple top light.

Sited at a corner, the side elevation of the house has been modified by creation of an entry porch between the
front original section of the house and a similarly formed block to the north which may have been a separate
tenancy once (central door blocked?).
There is an early timber front picket fence, in a swagged profile, with faceted pickets and moulded timber cornice moulds to posts - which is rare in the city.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in multi-storey office environment.

History
This site was vacant land (18 feet frontage) owned by James Paterson, lamp maker, 1878-9. By the following year he had occupied the 6 room brick house on the site, then listed as 219 Albert Rd and rated at a value of £50 annually.

There was a number of James Patersons in the area in that period. There was the James Patterson (or Paterson) who is now known for erecting a group of pre-fabricated iron houses off Montague St, Sth Melbourne in the 1850s (Priestley: 53). There was the more famous Hon. James B Patterson who lived in St Kilda (Sutherland: 498). However it is more likely to be in this case, given the rate description, the Paterson who lived in Albert Road, Emerald Hill (then 253) being of the firm Henkel & Paterson who were described in the 1870s as railway, ship and carriage lamp makers and importers, of 30 Lt Collins St east (D1878: 415). Platform lamps bearing his name (James Paterson) may be seen today on early railway station recreations, such as the Puffing Billy line.

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

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 Sth Melbourne Municipal Rate Books VPRS 2332;
Priestley, S.1995 'A History of South Melbourne'.
Macbeth 'Pioneer Index Victoria 1836-1888'
**Identifier**  "Tiberius" Flats

**Formerly**  unknown

**Address**  194 Albert Rd
SOUTH MELBOURNE

**Constructed**  c.1935

**Category**  Residential:apartment

**Designer**  unknown

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

'Tiberius' flats are of significance as a good and intact example of Art Deco design, applied to a block of flats. They are rare in South Melbourne and compare with the better examples of such flats in areas of Melbourne such as East Melbourne. The fittings, including the name plate, lights, gates, fence and garages are integral to the significance of the whole.

**Primary Source**

**Other Studies**

**Description**

Original Use: Residential flats

One of the developments built subsequent to and in replacement of the area’s original nineteenth century fabric, ‘Tiberius’ flats are a distinctive and intact block of three storeyed cement rendered flats, designed in the Art Deco style. The Art Deco vocabulary is most obvious in the interplay of the horizontal banding that runs over the alternating square and rounded corners of the building, against the vertical banding of the stairwell, that extends upwards and terminates by jutting-out beyond the plain parapet level. While these forms are well executed, the flats stand apart in their fine and very intact, minor detailing. This includes the wrought iron name plate wrapping around the curved corner, the external lights embellished with sea horses and the classically decorated wrought gates to the fence and the entrance lobby. The four car garage is also intact and the cypresses that nestle against the wall of the building appear to be original to the construction. The render of the wall is beginning to spall in places, however, the building is otherwise intact.
History
see Description

Thematic Context
unknown

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

References
unknown
Edward Drinkwater Heather purchased Crown Section 30, Albert Road, from the land speculator W.J. Clarke in 1883 (2). The following year he constructed his fifteen roomed mansion with stable, its N.A.V. in 1884 being £180 (3).

Heather’s career extended to many avenues of public service but perhaps he was best known as the Secretary and Librarian of the Emerald Hill Mechanics Institute; a post he held for thirty eight years from 1881 (4). One of South Melbourne’s prominent citizens, Heather was a boom time Mayor for one term from 1887 (5) and served on the Council for eighteen years. While aside from such duties, sporting activities also held his interest and Heather was Secretary of the South Melbourne Cricket Club for twenty five years (6) and founder of the Albert Park Bowls Club (7).

In 1950 ‘Claremont’ was purchased for the sum of £15,000 for the establishment of a home for the aged (8) and remains in that use today. Befitting Drinkwater’s standing, ‘Claremont’ is a most imposing two storeyed...
rendered house. Its styling makes reference to the Italianate vocabulary and is dominated by a central tower to the front façade that rises from a central arcaded porch. Flanking it is a two storeyed verandah decorated with a restrained amount of cast iron for its boom time date. The tower is decorated with a pedimented window at first floor level and by typically Italianate couple round headed windows above. The six panelled front door and the encaustic tiles along the front path and across the verandah are intact, although the glazing to the door’s sidelights and semicircular fanlight has not survived. The rear of the house is substantially intact despite an institutional building having been added to the north west corner. The stable block remains, although has had an number of its openings altered.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1883-1885
2 ibid.
3 ibid., 1884/85
4 'The Record', 11 April 1953
5 C. Daley, 'History of South Melbourne', p.375
6 Daley, op.cit., p.282
7 'The Record', op.cit.
8 'The Record', loc.cit.
"Dalkeith"  
Formerly: unknown

Address: 314 Albert Rd, SOUTH MELBOURNE

Category: Residential: detached

Designer: unknown

Original Use: Residence
Date of Construction: circa 1890

Amendment: C 29

Significance: (Mapped as a Significant heritage property.)

‘Dalkeith’ is of significance for the intact nature of its aggressively boom-time façade, including the cast iron, joinery, glazing, paving and render details and particularly for the unusual and opulent form of its verandah.

Primary Source

Other Studies

Description

James Aitken, a director of the tobacco manufacturers Dudgeon and Arnell, purchased a four roomed brick dwelling from Edward Burke in 1888 and occupied the property at least until 1899. Apart from his prominence through business interests, Aitken was active in the area, being President of the south Melbourne Cricket Club for a seven year period.

Aitken steadily made improvements to his property, adding on an extra room in 1889. However in the following year, ‘Dalkeith’ was described as having nine rooms (7) and an N.A.V. £50 and by 1893 its N.A.V. had increased to £90 (against the trend of slumped values of the depression) and it was listed having as ten rooms (8). This marked increase in the number of rooms and the value appears to indicate the construction of the building in its present form. During the 1920s and 1930s ‘Dalkeith’ was used as a private hospital.

‘Dalkeith’ is a substantial two storeyed rendered house built in a terrace form. It is dominated by a somewhat pretentious two storeyed verandah that both spans the front façade and extends out about 4m down the west
wing wall to the side of the house. Despite pretension, the effect is most distinctive and has elegance. The verandah is decorated with cast iron at all levels, including panels to the ground floor verandah and the cast iron picket fence adds to the effect of the whole. The walls behind are not heavily detailed and those to the ground floor have deeply incised banded rustication, although the parapet level repeats the accentuated forms, being tall with a large pedimented panel at the centre. The detailing of the house adds to the effect, with the six panel door with its fine leadlight glazing to the sidelights and semicircular fanlight intact and so too the encaustic tiles of the path and the verandah.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1889-1891
2 Sands and McDougall Melbourne Directory
3 ibid.
4 ibid., 1898/99
5 C. Daley, 'History of South Melbourne', p.282
6 ibid., 1889/90
7 ibid., 1890/91
8 ibid., 1893/94
9 National Trust of Aust. (Vic.), File No. 1679, as at June 1986
Houses

Identifier
Formerly
unknown

Address
324-326 Albert Rd
SOUTH MELBOURNE

Constructed
c. 1888

Amendment
C 29

Category
Residential:attached

Designer
unknown

Significance
(Mapped as a Significant heritage property.)
Nos. 324-326 Albert Road are of significance for the elegance of their simple planning and architectural effect. The composition is atypical to the general form of attached houses in Melbourne.

Primary Source

Other Studies

Description
Original Use: Residences
Date of Construction: circa 1888 (1)

A speculative venture only George Leverett, an ‘engraver’, had built these two attached residences by 1888 (2) while also owning and occupying what is now 39-40 Howe Crescent (q.v.). At that date Leverett’s property in Albert Road was given an N.A.V. of £70 and was described as having seven rooms constructed in brick occupied by Peter Sinclair, a draper (3). By 1895, a depressed period for Melbourne generally, the property was recorded as having an N.A.V. of only £30 and it was still owned by Leverett (4).

These two storeyed rendered houses are combined into a unified composition, each with its entrance within a rendered porch to one side. The front façade is consequently left free from door openings and it has also been given very little ornamentation. The plain rendered wall is only relieved by the raised quoining at each corner and the simple Renaissance revival mouldings around each window. The cornice line is also simple moulded render and it extends up to form the solid parapet. The porches are slightly more decorated and have pilasters to each corner and a bracketed cornice above. The chimneys are also bracketed.
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, 1887-1889
2 ibid.
3 ibid., 1888/89
4 ibid., 1895/96
Identifier  "Balmoral"
Formerly  unknown

Address  354 Albert Rd
SOUTH MELBOURNE

Constructed  1870

Category  Residential: detached

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The villa known as "Balmoral" was built in 1870 for John Lord and is situated at no.254 Albert Road, South Melbourne. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the attractions of Albert Park as a prestigious residential location during the nineteenth century. It is aesthetically important (Criterion E) on account of its elegant two storeyed verandah, Mid Victorian cast cement ornamentation and terraced form.

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
An imposing two storeyed mid Victorian hip roofed and stuccoed (unpainted) villa. The façade is symmetrical about the central front entry and the axis is visually strengthened by an arch to the narrow central verandah bay. The two storeyed cast iron verandah has curved timber spandrels at the upper level and there are aedicules to the upper level windows. The lower level windows may have been altered whilst the tiled verandah floor has bluestone margins.
Condition: Sound.
Integrity: High (presumed), includes double palisade iron fence.

History
The north west corner of Albert Road and Cecil Street was described as "vacant land" comprising lots 11 (56 by 135 feet) and 12 (50 by 110 feet) which were owned by John Lord and William Moore respectively in 1869. In 1870, Lord built a brick house with 13 rooms on lot 11 which he let to George Oldham who was a teacher at the Emerald Hill Wesleyan school, later Common School 225, becoming the first head teacher at State School 1253 (Dorcas Street) when it opened in 1873. At the time of erection, the house had an NAV of 120
pounds.

Lord and Oldham continued as owner and occupant in 1872, however by 1880, the house was owned and occupied by the brewer James B. Perrins who was Nicholas Fitzgerald’s partner in the Castlemaine Brewery built c. 1871 near the junction of City Road and Moray Street. In 1879, Perrins was also elected to Council. The house at this time had the street number three.

In 1890, John Rae, a teacher was owner/occupant of the property, which by then included the corner block held previously by William Moore. A plan of the area c. 1894 shows the brick house with a substantial timber rear addition and outbuildings extending across the rear boundary of the property.

At the turn of the century, the property had reverted to a single block of land, owned and occupied by salesman Thomas Doherty. The house continued to be described as “brick, 13 rooms”. The NAV had dropped to 80 pounds. Doherty was still in residence in 1911 by which time the street number had been changed to the present 354.

**Thematic Context**


**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

**References**

South Melbourne Rate Books: 1869-73, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.19, dated c.1894.
Army Training Depot

Formerly Army Signal Depot

Address 2-14 Albert Road Drive
SOUTH MELBOURNE

Date of Construction: 1935-36(1)
Architect: J MacKennal, Works Director, Department of Interior
Principal Architect: George H Hallandal(2)

In 1854 Melbourne became the new headquarters of the officer commanding imperial troops in Australia(3) and later that year the Victorian Volunteer Artillery Regiment was formed.(4) By 1864 an Emerald Hill Company was in operation(5) using the rifle range of three butts extending from Middle Park towards the beach.(6) The Corps of Signals had their well-equipped depot and parade ground in the north-west corner of Albert Park,(7) in which over two acres of land had been used for military purposes for many years.(8) By 1884 however, the military forces were reorganised to become a Department for Defence.(9)

The present building was constructed by J.C.Corbett (10) for the Australian Corps of Signallers, replacing the earlier structure that was destroyed by fire.(11) It is now called the Albert Park Training Depot and occupied by the Army Reserve Unit (12) whose headquarters are at 55 Queens Road (q.v.). The buildings remain substantially intact from when they were built and are an impressive complex of domestic-scale single-

Significance

The Army Signal Depot buildings are of significance as a good example of 1930s planning and architectural detailing of a domestic scale, applied to an institutional group of buildings. They are outstanding in their degree of intactness and are one of the most coherent and intact groups of buildings designed to house an army installation in the mid-war period.

Primary Source

Other Studies

Date of Construction: 1935-36(1)
Architect: J MacKennal, Works Director, Department of Interior
Principal Architect: George H Hallandal(2)
storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways to the depot behind. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point.

Each of the buildings has red bricks walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone. This is the only departure from the otherwise consistent vocabulary, that is even repeated across the front fence that extends full width. In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating ‘Signal Depot’ above the front entrance all add greatly to the embellishment of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths.

**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 G. Butler, 'Twentieth Century Architecture Survey', 1984
2 ibid.
3 C Daley, 'History of south Melbourne', p.213
4 ibid.
5 ibid., p.216
6 ibid.
7 ibid., p.222
8 ibid., p.221
9 ibid., p.222
10 Butler, loc. cit.
11 Daley, op.cit., p.224.
12 Personal Communication Ivar Nelsen, Department of Housing and Construction.
"Janette"

2 Albion St
ST. KILDA

late 1920's

Residential:detached

unknown

(mapped as a Significant heritage property.)

(Mapped as a Significant heritage property.)

In most respects a conventional 1920s house, Janette is notable for the highly unusual design of its facade and porch.


Style : Grab-bag
One storey residence

unknown

A Ward, Port Phillip Heritage Review, 1998

References
unknown
**Identifier**  "Cooraminta"

**Formerly**  unknown

| **Address** | 4 Albion St  
| St. KILDA |
| **Constructed** | early 1920's |
| **Category** | Residential:detached |
| **Designer** | unknown |

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

An early 1920s residence notable for the unusual design of its main facade, particularly its shingled gable end, its excellent columned porch and port cochere, and the general intactness of its original finishes. The house is complemented by the roses and other old-fashioned garden shrubs and an unusual rendered brick and wrought iron fence.

**Primary Source**

**Other Studies**

**Description**
Style : Arts & Crafts  
One storey residence

**History**
see Description

**Thematic Context**
unknown

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

unknown
Residence and Flats

Identifier

Formerly

unknown

Formerly 17-17a Albion St

Address

ST. KILDA

Description

Style : Old English
One storey residence and two storey walk-up flats

Significance

A two storey block of flats and a single storey residence built at the same time, notable for their similar richly decorative brickwork. The design of the flats is the more noteworthy for its triangular shaped oriel window at the front, the series of chimney stacks and gables down the side, and the small wing at the rear that bridges over the driveway. The pair is marred by the unsympathetic fencing around the flats.

Primary Source


Other Studies

Amendment

C 29

Comment

Heritage Precinct Overlay HO7
Heritage Overlay(s)
References

unknown
These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of very similar form. All three have hipped roofs (clad in slate or corrugated galvanized steel) with decorative eaves brackets. The symmetrical frontages have central doorways flanked by timber-framed
double-hung sash windows, with moulded external architraves. The front verandahs differ in detailing, including one with cast iron columns and wrought iron lacework friezes (No 35) and another with stop-chamfered timber posts and a timber fretwork frieze (No 33). Nos 33 and 35 have timber picket fences, which are sympathetic if not original, while No 31 has a woven wire fence and wrought-iron gate.

History
This part of Alexandra Street first appears in the rate book for 1888 (dated 12 December 1887), which included entries for 35 feet of vacant land on the corner of Inkerman Street, and two timber houses alongside. The land, with a net annual value of £7, was owned by a Mr O'Connor, while the two adjacent house were both owned by “Hausford”. One (now No 35) was described as a five-roomed house, valued at £36 and the other (No 33) as a four-roomed house, valued at £30. The former was vacant, while the latter was occupied by one Joseph Richardson, an accountant.

The next year’s rate book (26 Nov 1888) reveals that a new four-roomed timber house (No 31) had been erected on O'Connor's vacant land, and was owned and occupied by Thomas Cooper, a tailor. The two adjacent houses, owned by Edward Hausford, were then occupied by John L Rowe, an agent, and Robert Gregory, an insurance agent. Rowe’s name had been crossed out, and the name de Gruchy added as an amendment. Subsequent rate books indicate Mrs Sarah de Gruchy still resided there in 1893. By the turn of the century, the two northern houses (then numbered as 3 & 5 Alexandra Street) were owned by Leslie Hausford, and occupied by Albert W Baker and Thomas Taupin; the corner house, designated as No 1, was owned by a Mr Smith and occupied by Mrs Clara Hey. Directories reveal that these three occupants remained living there into the early twentieth century, with Baker still at No 5 as late as 1922.

Thematic Context
Comparative Analysis
MMBW maps of the area (c.1903) show that residential settlement in East St Kilda was quite dense to the west of the railway line, but became increasingly sparse as distance increased further east. Indeed, to the east of Hotham Street, residential settlement was restricted almost entirely to substantial Victorian mansion estates on vast allotments. Speculative subdivisions of detached double-fronted timber or masonry villas, which proliferated in many of Melbourne’s suburbs in the 1880s, were somewhat less common in East St Kilda. The MMBW maps certainly indicate entire streets of such villas, namely The Avenue, Gourlay Street and Grosvenor Street, Balaclava. Most of their houses, however, were demolished in the post-war period, and these particular streets now consist overwhelmingly of multi-storey blocks of flats, with only a few Boom-era villas surviving – and in a much altered condition.

Further east, on the other side of Hotham Street, there was a row of ten Victorian villas on the south side of Cardigan Street but this, too, has since been largely obliterated by post-war flat development, with only two houses (Nos 9 and 11) still remaining. Comparable housing on the east and west sides of Alexandra Street and the north side of Inkerman Street have also largely disappeared, so that the groups of three adjacent house at No 31-35 Alexandra Street, and around the corner at 316-320 Inkerman Street, can be considered as the most intact and the most prominently-sited surviving evidence of this phase of settlement in the local area. Some similar housing still survives in nearby Empress Street, but this is actually located outside the municipality, in the City of Glen Eira.

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

References
Sands & McDougall Directory: 1890s.
St. Kilda Rate Books: 1885-1900. PROV.
"Holmwood"

Address 61 Alexandra St
ST. KILDA EAST

Constructed 1888

Category Residential: detached

Designer unknown

Amendment C 32

Comment Landscape assessed

Significance (Mapped as a Significant heritage property.)

Holmwood is significant for its internal arrangement around a central hallway with one side an arcade on paired columns giving access to a large room with elaborate, diagonally boarded timber ceiling supported on trusses. The hall cornices are apparently in their original colours. There is an Egyptian mantelpiece in one of the rooms. The detailing internally and externally is fairly typical of the last years of the 1880’s.

Landscape:
The garden elements, including six mature Canary Island date palm (Phoenix canariensis), two jacaranda (Jacaranda mimosifolia), a large Bhutan cypress (Cupressus torulosa), distinctive front gate posts and fencing, and a concrete curving driveway to the house which is set well back on the block, are of historic and aesthetic significance to the locality of St Kilda and the Port Phillip region. They are also of significance for their association with the building Holmwood.

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

Other Studies

Description
Now Rabbínical College of Australia and New Zealand.

The house was added to extensively around the turn of the century. The grounds, the site of the old St. Kilda pound which closed in 1874, were subdivided in 1926 and subsequently the house became reception rooms. Additions made then include a very large dining room with a ceiling of some interest. A verandah around the house was removed apparently and flat roofed ones have been added. The gables have been shingled, apparently over the stucco, (removal of which would materially improve the exterior).
The nature of the alterations, which also include painting of the timber ceiling, have slightly altered the appearance of the building.

The extensive front garden includes six mature Canary Island date palm (Phoenix canariensis), two jacaranda (Jacaranda mimosifolia), a large Bhutan cypress (Cupressus torulosa), distinctive front gate posts and fencing, and a concrete curving driveway to the house which is set well back on the block.

**History**
see Description

The majority of the mature planting dates from c1900s-1920s.

**Thematic Context**
1.5 Settlement: Growth and Change; and Theme 1.5.3 Depression and recovery: the inter-war years

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

Landscape:
Inspection needed to assess entire garden rather than as individual trees. Much of garden obscured.
Include in planning scheme at local level of significance.
Tree controls to apply.

**References**

**BIBLIOGRAPHY**
City of St. Kilda archives, subdivisional plan no. 183, draw no. 18 - Appendix.
City of St. Kilda Rate Books - Appendix.
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984
South African War Memorial

**Identifier**

South African War Memorial

**Formerly**

unknown

**Address**

Alfred Square

ST. KILDA

**Constructed**

1905

**Amendment**

C 29

**Category**

Monument

**Designer**

Arthur Peck/Robert Haddon

**Significance**

(Mapped as a Significant heritage property.)

In addition to its historical significance, this war memorial exhibits superb Art Nouveau tile work and moulded faience work, probably the design of noted Melbourne architect Robert Haddon.

**Primary Source**

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

**Other Studies**

**Description**

The South African War Memorial was erected in Alfred Square, St Kilda in 1905. Arthur Peck is the architect attributed with the design, although it is probable that Robert Haddon, who did work for other architects including Peck, was largely responsible for the design. Green faience work covers the brick column and the influence of the florid Art Nouveau style can be seen in the gum leaf faience brackets and roots. A wrought iron pillar, which rises above the main column, is supported by wrought iron brackets which protrude on all four sides.

Intactness

The war memorial is substantially intact.

**History**

see Description

**Thematic Context**

unknown
Recommendations

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

References

References
Hunter, R.F., "Robert Joseph Haddon, Architect, 1866-1929", Investigation
Report, University of Melbourne, 1981.
St. Kilda by the Sea, 1913, illustration entitled 'Boer War Soldiers' Memorial'
shows the Memorial surrounded by rockeries and cordyline plants.
The residence at 2 Alfred Square, St Kilda appears to have been erected in 1855 while the adjoining residence at 1 Alfred Square was built by 1858. Alfred Square on the foreshore was reserved for public purposes when land in St Kilda was first subdivided and sold in 1842 and remains in use as such today. Both houses are single storey with slate, hip roofs, but are not identical. The original address in the rate books (1858) was given as The Promenade although by 1873 four residences were situated on this northern boundary of Alfred Square and were numbered 1 and 2 Alfred Square. By this time both houses had front verandahs and Number 1 has retained this concave verandah, which display cast iron valencing, and the only other decoration on the plain facade are paired consoles below the eaves. The earlier residence at 2 Alfred Square appears to have undergone greater change and a timber porch has replaced the verandah, which itself may not have been original. Both residences have rectangular fenestration and substantial chimneys above the roof.

Intactness
Although 1 Alfred Square appears to be reasonably intact, 2 Alfred Square appears to have suffered greater alterations to its original fabric. The verandahs shown on the Vardy Plan of 1873 are not shown on the Kearney maps of 1855.

Significance
These two residences are very early buildings in St Kilda and are the only surviving remnants of smaller cottages from the 1850's around Alfred Square, an important locality in the early history of St Kilda.

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

Other Studies
The residence at 2 Alfred Square, St Kilda appears to have been erected in 1855 while the adjoining residence at 1 Alfred Square was built by 1858. Alfred Square on the foreshore was reserved for public purposes when land in St Kilda was first subdivided and sold in 1842 and remains in use as such today. Both houses are single storey with slate, hip roofs, but are not identical. The original address in the rate books (1858) was given as The Promenade although by 1873 four residences were situated on this northern boundary of Alfred Square and were numbered 1 and 2 Alfred Square. By this time both houses had front verandahs and Number 1 has retained this concave verandah, which display cast iron valencing, and the only other decoration on the plain facade are paired consoles below the eaves. The earlier residence at 2 Alfred Square appears to have undergone greater change and a timber porch has replaced the verandah, which itself may not have been original. Both residences have rectangular fenestration and substantial chimneys above the roof.

Intactness
Although 1 Alfred Square appears to be reasonably intact, 2 Alfred Square appears to have suffered greater alterations to its original fabric. The verandahs shown on the Vardy Plan of 1873 are not shown on the Kearney maps of 1855.
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
Roll Map of Melbourne, Lands Department, Kearney, 1855.
Vardy, Plan of the Borough of St Kilda, 1873.
Study of St Kilda, Investigation Project, Department of Architecture, University of Melbourne, 1979.
St. Kilda by the Sea, 1913, photo entitled 'The Summer Location of the Palais Cinema' shows this group of cottages in the background.
Rate Books, City of St Kilda, 1858 (earliest rate book available): 316, Patrick McGrath (owner), William Turner (occupier), 6 room brick and stable, N.A.V. 204 (this is now 2 Alfred Square); 317, Thomas Grosbie (owner) Nathan Taylor (occupier), 7 room brick, N.A.V. 212.10.0 (this is now 1 Alfred Square).
City of Port Phillip Heritage Review

Identifier: Park Keeper's Lodge
Formerly: unknown

Address: Alma Park
ST. KILDA

Constructed: c1872

Category: Residential: detached

Designer: unknown

Significance: (Mapped as a Significant heritage property.)
The Park Keeper's Lodge in Alma Park still retains its character as a gardener's residence within a park and is similar to the building erected in the Blessington Gardens, St Kilda. It is a simple example of the Gothic revival style, as applied to a small residence.

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

Other Studies

Description
The contract for the erection of the lodge in the Alma Street Reserve, St Kilda was signed in 1872. The original cottage comprised three intersecting bays with gable roofs, and contained three rooms. This small brick residence was Gothic in character with curved timber bargeboards, pointed finials and label mouldings over openings.

Intactness
The Park Keeper's Lodge has been extended at the rear where a hipped roof section has been added. It has a slate roof and its simple form does not distract from the original Gothic building.

History
see Description

Thematic Context
unknown
Recommendations

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

References

Drawing, St Kilda City Council, plan No. 40.
Sands and McDougall Directories, various dates.
Identifier: Rotunda Alma Park

Formerly: unknown

Address: Alma Park
ST. KILDA

Constructed: c.1910-15

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.)
This rotunda in Alma Park is of unusual design and the roof form appears to be unique in Victoria. The structure is in good condition and quite intact.

Primary Source:
Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description:
It is probable that this rotunda was erected c.1910-15 and it was certainly erected after the Melbourne Metropolitan Board of Works Detail Plan was prepared at the turn of the century. Typical Edwardian details are incorporated in the design, possibly the work of the City of St Kilda's Engineers Officer, including timber posts with deep stop chamfering, incised grooves representing capitals and simple cross bracing. Elegant curved metal brackets support the roof eaves and timber bench seats are incorporated between the columns. The roof structure is very complex with metal cladding over timber slats. A 'pepper pot' dome crowns the circular roof form and is raised in the manner of a lantern.

Intactness
The rotunda is substantially intact.

History
see Description

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

References
Melbourne and Metropolitan Board of Works Detail Plan No. 45, n.d. (c.1896).
This building is of significance as a good example of a remodelled early Victorian terrace. Its Mediterranean style facades were added in the 1920s, at a time in which Victorian terraces were considered to be a particularly downmarket type. The resulting design is visually appealing, particularly the central tower elements with their deeply modelled archivolts, sunken panels and window recesses.

Primary Source

Other Studies

Description
Style: Mediterranean
Two 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 "Kindrogan"
Formerly unknown

Address 60 Alma Rd
ST. KILDA

Constructed 1915

Category Residential: detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
A substantial and particularly fine example of arts and crafts design in an exceptionally well preserved state.

Primary Source

Other Studies

Description

Style : Federation Free Style
Two storey residence

A two storey brick residence with a terra-cotta tiled roof. The main hipped roof form is broken by a central gable projection facing Alma Road. This bay incorporates an upstairs enclosed balcony or sleep-out. The ground floor walls are of face red brick. A deep moulding at window head level divides this lower area of the facades from the roughcast render above. The render remains unpainted. The sill and head of the sleep-out opening are articulated by further deep mouldings. The front timber fence and gateway appear to be contemporary with the house. From the gate a curving path travels diagonally across the front garden to a single storey entrance porch. The external corner of the porch is supported by a single, stocky column. A handsome front door opens into a spacious entrance hall. Leadlight windows illuminate the principal rooms.

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
Date of construction according to owner/occupier.
Residence

Formerly
Originally part of Priory Ladies’ School

Address
61 Alma Rd
ST. KILDA

Constructed
1890

Category
Residential: detached

Designer
E.G. Kilburn

Significance
(Mapped as a Significant heritage property.)
The importance of this residence lies in the unusual elements, principally the rock-faced arch, columns and chimneys.

Primary Source

Other Studies
Nigel Lewis and Associates, St. Kilda Conservation Study, 1982
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description
Two story residence.
Style: Romanesque
(Robert Peck Von Hartel Trethowan, City of St Kilda Twentieth Century Architectural Study, 1992)

History and Description: The two storey brick residence at 61 Alma Road, St Kilda appears to have been erected c.1914 and displays a number of unusual elements. The asymmetrical front facade features a large arch of cyclopean, or rock faced, rustication which encompasses a bay of windows. Above, a gable end with curved apex terminates the tiled roof. Verandah columns are also of rock face stone blocks and courses of render, which continue round the building, simulate this rough cut appearance. Chimney breasts protrude from the sides of the building and the stacks above contain six tall and engaged chimney pots with florid decoration. Such curvilinear motifs are also featured in the arch and gable of the front facade. The building, with its masonry detailing, brick walls and tiled hipped roof, gives a massive appearance.
Intactness: This residence is substantially intact, although the front balcony has been enclosed.
RESIDENCE: (Originally part of Priory Ladies School)
DATE OF CONSTRUCTION: 1890 - between April and July (1),(2).
ORIGINAL OWNER: Miss Hatchell Brown (1).
ARCHITECT: Edward George Kilburn of Ellerker and Kilburnl (1),(2).
BUILDER/ ARTISANS: Long and Mason builders (2).
LATER ADDITIONS/ ALTERATIONS: Roof clad in tiles. First floor verandah filled in and recently opened up again; wall behind painted, posts and balusters recent.
DESCRIPTION:
Construction of this two storey building is face brickwork of two colours with cement dressings. Evidently the roof was originally slate. Windows are timber and double hung. Features of the design externally are the huge arched window to the principal room downstairs, the cyclopean rustication, the verandah piers, squat window pilasters and the very unusual chimney stacks. Almost all of the detailing bears little or no similarity to contemporary architectural practice in Victoria. However, the placing of windows in chimney breasts is not uncommon in large houses built during the later 1880’s. Internally the stair mouldings and their arrangement is most unusual, as are the mantelpieces.
CONDITION: This building is in excellent condition.
ORIGINAL USE: Accommodation for boarders at a ladies' school.
PRESENT USE: Private residence.
PRESENT OWNER: Mr. and Mrs. K. Rowell.
(David Bick, St. Kilda Conservation Study, 1985)

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
References
Sands and McDougall Directories, various dates.

BIBLIOGRAPHY
1. 'Australasian Builder and Contractors' News', Melbourne, 19/July/1890, p. 34 and illustration - attached.
2. 'Building, Engineering and Mining Journal', Sydney?, 29/Mar/1890, supplement P.3, tenders accepted - Appendix.
(David Bick, St. Kilda Conservation Study, 1985)
Residence Identifier unknown
Formerly 69a Alma Rd ST. KILDA

Address 69a Alma Rd ST. KILDA
Constructed 1910's

Category Residential:detached
Designer unknown

Significance (Mapped as a Significant heritage property.)
This residence is an excellent example of the attic villa type. The main gable is a powerful composition which plays the bold geometry of the roof form and plain wall surfaces against the fine detailing of the small centrally placed bay window and delicate timber struts. With the superb intact roughcast rendering (and reasonably sympathetic paint scheme), this composition ranks as one of the finest individual pieces of design in St Kilda. The original fence is a very rare survivor of the lattice fence type.

Primary Source

Other Studies

Description
Attic villa
Style: Arts & Crafts

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
Belmont Flats were erected at the corner of Alma Road and Chapel Street, St. Kilda in 1923 and show the influence of the Californian bungalow style, which first appeared in Melbourne more than ten years before. The two storey brick building is entirely rendered and the facades feature simple, rectangular paned windows, flat roofed bay windows, and wide eaves with exposed rafter ends and large timber eave brackets. The symmetrical main facade is dominated by a flat roofed entrance porch, supported on exaggerated ionic rectangular columns, and an arched recessed balcony with shingled bay above. Shingles also appear at the apex of the sweeping central gable.

Intactness: This block of flats is substantially intact.

Belmont flats provides an intact and large scale example of the style adopted for residential design before the early modern movement. As it retains its unpainted roughcast finish, it is of particular importance.

(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source

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

Description
Two storey walk-up flats
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
T. Sawyer `Residential Flats in Melbourne' Melbourne University Faculty of Architecture Research Report 1982

References
Sands and McDougall Directories, various dates
City of St Kilda Building Permit Register, No. 5200, built for Richardson and Co.
Aldourie, at 87 Alma Road St Kilda is significant to the City of Port Phillip because:
- it is an early large house in the area, built in this case for a well known family in the Melbourne context, the Frasers, and in particular Alex Fraser who was a key figure in the history of St Kilda local and colonial government (Criterion H1);
- it was also linked with the similarly well known Hebden pastoralist family, echoing the days of large houses set in grounds for the wealthy in St Kilda's formative years (Criterion A4, H1); and
- it represents an era of large houses in the suburb built along major thoroughfares - many of which have since been demolished (Criterion A4).

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

**Description**
This is an altered hip-roof and two storey stuccoed Italianate styles villa which has been substantially masked from the public view by more recent development, with only one major view of the west side wall visible in Chapel St. The north main façade is partially visible via a light court between the two adjoining unit blocks, revealing arched entry joinery, with side and top panelled leadlights, and smooth ashlar patterning on the flanking walls. A verandah would have been presumably attached to this wall while a new verandah has been attached at the rear.

**Condition:** fair (disturbed, reasonably preserved)

**Integrity:** substantially changed/major intrusions
Context: Set among multi-storey apartments.

**History**

After a period of being described as a 3 acre site owned by auctioneer Alexander Fraser, this property was rated as a 13 room brick house for the first time in mid 1864, with an annual value of £250. Value increases occurred in 1872, 1878 and 1882, with the room count being increased to 14 in 1873 and reduced to 9 in 1874. Fraser was replaced as occupier on occasions by persons such as John McVean (squatter of Beach station 1845-56), and Mrs Harriett Hebden. Mrs and Charles Hebden (a gentleman) were the new owner-occupiers by 1882. George H Hebden was the owner occupier by 1887 but in the early 1890s it was occupied by Henry England. Elizabeth Hebden resided there for a long period early in the 20th century, as owner in 1920-1 and titled as Miss Elizabeth Hebden, owner-occupier, into he 1930s. By the early 1900s the room count had risen to 16 with 3 persons in residence and stayed that way into the mid 1930s { RB}.

George H Hebden had quite a reputation in NSW as a pastoralist, care of the much publicised Brookong station. His death in 1924 attracted an obituary and portrait in the 'Australasian Pastoralists Review'. Charles was also the subject of an article in that publication in 1907; his obituary appeared there in 1915.

The first owner of the house, Alex Fraser, was the principal of the firm Fraser & Co. Ltd. Of Fraser's Buildings in Queen St, Melbourne. 'Victoria & Its Metropolis' lists their accomplishments in the late 1880s when Fraser himself (Hon. Alexander Fraser) was already dead. Fraser was a member of the first St Kilda Council in 1857-8, chairman of the St Kilda municipality in 1859, and a member of the Legislative Council. He laid the foundation stone of the St Kilda town hall at the corner of Acland and Barkly Streets in 1859 { Cooper, V2: 39}. After St Kilda was proclaimed a Borough in 1863, Fraser was the first mayor { Cooper, V2: 321}.

Alex Fraser's partners included Edward Cohen and W Hammill who were also dead by the late 1880s with Fraser's sons carrying on the business, one being Alexander William Fraser (1834-1918). He was also known as a cricketer, being captain and founder of the St Kilda Cricket Club. In later years it was claimed that AW Fraser had also founded his father's auctioneering firm after arriving in the colony from Hobart in 1850 and mining at Bendigo (confusion with his father?). AW Fraser also played for Victoria against England {Gibney & Smith: 243}. Alex jnr. was also involved in local building societies, not always successfully, in the boom years of the 19th century {Priestley: 172}.

**Thematic Context**

Making suburbs

**Recommendations**


recommended inclusions:

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

**References**

Gibney & Smith, 1987, 'A Biographical Register 1788-1939';
Sutherland, A. 1888, 'Victoria & Its Metropolis': 563;
'Australasian Pastoralists Review' 16/9/1924, 15/7/1907, 16/9/1915;
VPRO St Kilda Municipal Rate Books (RB) VPRS 8816/P1;
Cooper, JB. 1931, 'The History of St Kilda' V1&2;
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
Flats and former Residence

Identifier
Formerly
unknown

Address
89 Alma Rd
ST. KILDA

Construct
pre 1873-1935

Amendment
C 29

Comment

Significance
(Mapped as a Significant heritage property.)
A representative example of a characteristic St Kilda development type, consisting of a block of flats constructed in front of an early Victorian residence.

Primary Source

Other Studies

Description
Style: Italianate, Mediterranean
Two storey walk-up flats and former residence

History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit No. 9093 issued 22/10/35 for conversion of existing residence to flats by Mewton and Grounds for W.C. Dudfield.
**Identifier**  "Alma Park Mansions"
**Formerly**  unknown

**Address**  91 Alma Rd
ST. KILDA
**Constructed**  1920's

**Category**  Residential:apartment
**Designer**  unknown

**Amendment**  C 29
**Comment**

**Significance**  (Mapped as a Significant heritage property.)
This building is significant as a well preserved complex of apartments in a Mediterranean style. The intact state of the exterior finishes, notably the roughcast render, contribute to its significance and aesthetic appeal. The high, solid front fence and dense screen of native planting are not in sympathy with the style and character of the complex.

**Primary Source**

**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
The two buildings at 94 Alma Road, now in use as flats were erected in 1877 as individual residences at 92 and 94 Alma Road. Owned by the Free Presbyterian Church, they were erected with funds raised by the Church when they sold the section of their original two acre reserve where the residence 'Cloyne' was subsequently built. The residence and stables at 94 Alma Road were first occupied by the Hon. Alex Fraser. The two buildings at 94 Alma Road, converted to flats in the 1930's, are two storey and reflect each other in form. Their cement render facades are Gothic in character with steep gable ends, tall chimneys, label mouldings and projecting, polygonal bays. The paired chimneys, set diagonally and decorated with quatrefoil motifs, are a dominant feature of the building.

Intactness
The two buildings are substantially intact, although the slate roofs have been replaced with iron and an addition has been made at the rear.

History
see Description
Thematic Context
unknown

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

References
Rate Book, City of St Kilda, various dates
Sands and McDougall Directories, various dates
Rowland Ward, 'A brief history of the St Kilda Free Presbyterian Church'.
Residential Buildings

Formerly ‘Sandhurst’, ‘Maudlands’

Address 101 Alma Rd
ST KILDA EAST

Constructed 1882

Amendment C 70

Category Residential: detached

Designer J. Plottel

Significance (Mapped as a Significant heritage property.)

What is significant?
The property at 101 Alma Road, St Kilda East contains a complex of nineteenth century and twentieth century residential buildings. The nineteenth century buildings comprise the Italianate mansion and associated stables constructed in 1882, which was later known as ‘Sandhurst House’. The mansion is ornately detailed two and three storey brick rendered building with a low-hipped roof that retains its original slates and cast-iron cresting above the central pavilion. The symmetrical façade is seven bays wide. The render has faintly visible ruling to imitate ashlar. The central three bays form a shallow projecting pavilion. The first two bays on the east side of the ground floor are set back from the front of the house beneath two segmentally arched openings with a rendered Corinthian column at their centre. The two and three storey brick stable block is in the south-west corner of the site and retains original openings and fenestration.

Situated in front and to the rear of the mansion are two, two-storey inter-war walk-up flats in the Bungalow style with Arts and Crafts detailing, which were constructed c.1925 and are likely to have been designed by architect, Joseph Plottel. They have hipped clay tile roofs and roughcast rendered walls and have a high degree of external integrity.

The entry gate pillars at the street corner date from the inter-war period when the apartments were added, while the wrought iron entry gates may be earlier.
The cyclone wire street boundary fence is not significant and there are no important garden plantings.

How is it significant?
The house, stables, apartments and corner gates at 101 Alma Road St Kilda East are of local historic, social and architectural significance to the City of Port Philip.

Why is it significant?
The mansion house, stables and apartment buildings at 101 Alma Road, St Kilda East are historically
significant as evidence of two important phases in the historic residential development in St Kilda during the nineteenth and twentieth centuries. The mansion house and stables provides evidence of the development boom of the nineteenth century and help to illustrate the pattern of development where fine villas of professional people lined the main roads on the higher ground with workers cottages clustered in the narrower streets on the lower-lying land to the south. The apartment buildings provide evidence of the boom in higher density development in St Kilda during the inter-war period. As a whole, the complex is representative of a distinctive St Kilda land use type, that of a nineteenth century mansion adapted and developed for higher density housing in the twentieth century. The entry gates have interpretive value as they indicate the historic entrance to the property and the gates may be early or original gates associated with the mansion (AHC criterion A.4). The mansion and stables at 101 Alma Road, St Kilda East is historically significant as a good representative example of the type of substantial residences and outbuildings erected for professional people in St Kilda and Melbourne during the development boom of the late nineteenth century (AHC criterion D.2). The significance of the mansion and stables is enhanced by its relative intactness and rarity value as a complex, both in the context of the development of Alma Road and Port Phillip generally (AHC criterion B.2).

The mansion house at 101 Alma Road, St Kilda East is architecturally and aesthetically significant as a fine and relatively intact example of a boom-era Italianate residence. It is notable for its range of decorative detail, which is typical of the style (AHC criterion F.1).

The apartment buildings at 101 Alma Road St Kilda East are architecturally significant as representative examples of inter-war walk-up apartments in the Bungalow style with Arts and Crafts detailing that are typical in design, layout and detailing (AHC criterion D.2).

The apartment buildings at 101 Alma Road St Kilda East are historically important as an example of the work of Joseph Plottel, an prolific inter-war architect who designed a number of apartment complexes in St Kilda, as well as notable civic, commercial and community buildings throughout Melbourne (AHC criterion H.1).

Levels of significance
Primary significance – The c.1882 fabric of the mansion and stables and the c.1925 fabric of the apartments.
Secondary significance – Wrought iron gates and gate posts at corner entry
No or limited significance – twentieth century alterations and additions to the mansion and stables. Cyclone wire fence. Garden plantings.

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

Other Studies

Description
Sandhurst House

The mansion formerly known as ‘Sandhurst House’ at 101 Alma Street, St Kilda East, is a (primarily) two-storey rendered brick Italianate house of the early 1880s set on a large corner block. The site is entered from the corner via wide wrought-iron (with cast-iron panels) carriage gates, or a pedestrian gate to their right. A stable block stands at the south-west corner of the block. Two two-storey blocks of flats, one in front and one at the rear, were built on the grounds in the 1920s.

The north-facing façade of the house is symmetrical and seven bays wide. The render has faintly visible ruling to imitate ashlar. The central three bays form a shallow projecting pavilion. The first two bays on the east side of the ground floor are set back from the front of the house beneath two segmentally arched openings with a rendered Corinthian column at their centre. The first bay has a segmentally arched sash window, the second is the front door. The door is four-panelled with cricket-bat mouldings, and has sidelights and a transom. The west side of the ground floor has two very long segmentally arched windows with rendered label moulds and stone sills. The central pavilion has three windows, which are probably identical to these two (but could not be seen clearly during the inspection). A rendered stringcourse links the bases of the window label moulds. A simple rendered entablature divides the ground floor from the first.

The first floor of the façade is rather more ornate. Both corners of the façade and the central pavilion have rendered quoins. The windows, all segmentally arched sash windows, have decorative rendered architraves and entablatures. The central window has a triangular pedimented entablature resting on corbels with an acroterion at the top, flanked by windows with straight entablatures beneath paterae. The paired windows on
either side of the central pavilion have a single straight entablature over them, resting on four corbels. Beneath each of these windows is a raised vermiculated panel, between which is a vermiculated patera.

Above the first floor is a cornice of paired brackets, alternating with paterae and cricketbat mouldings. The low hipped roof retains its original slates and cast-iron cresting above the central pavilion. The roof is ventilated by projecting semicircular vents with ornate cast-iron grilles (grille missing from the west side). The numerous chimneys (six are visible) of varying sizes are rendered with mouldings defining the shaft and ornate cornices with acanthus leaves. At the top are three to four semicircular withes per chimney.

The east side elevation overlooks Raglan Street. It is divided into a two-storey front half and a three-storey rear. The quoin, stringcourses and cornice of the façade continue on the front half, which has no windows but is dominated by a wide chimney breast in the middle. The rear half is divided by stringcourses between the floors but has a simpler bracketed cornice. The ground floor has a door flanked by rectangular sash windows.

The first floor has two segmentally arched windows on either side of a blind window, all with label moulds. The second floor has two segmentally arched windows. Above them is another semicircular roof vent with a cast-iron grille. At the rear of this elevation is a later brick toilet addition, which stretches the height of the building.

The west elevation of the house is two-storeys high. The front half, like that on Raglan Street, continues some of the façade elements, like quoins, stringcourses and the cornice with paired brackets. A chimney breast dominates the centre of this section. Behind it is a rectangular sash window on the ground floor. The upper sash features a leadlight with a classical swag design. On the first floor is a small casement window. The rear half of this elevation has segmentally arched windows, one (or two – visibility was poor due to trees) on the ground floor behind the central chimney breast. There are two on the first floor which appear to have been reduced in size as there is a simple label moulding above them for much larger windows.

The rear elevation is quite disparate. The east side is three-storeys tall and has the simple bracketed cornice continued round from Raglan Street, as well as another semicircular cast-iron roof vent. The south face of this section is obscured by the brick toilet block. A central section of the rear elevation (probably a stairwell, judging by the leadlights) steps down to the west side of two storeys. The windows on this elevation are rectangular sashes. A number have been converted to doors to serve a 20th-century fire escape.

The stable block is found in the south-west corner of the site. The south section is two-storeys tall with a pedimented gable-front with corbelled ends. The front (east-facing) has been painted, but the speckled manganese bricks are visible on the south elevation. The ground floor has a wide rectangular opening, though above it two segmental arches are visible, indicating the original openings. The first floor has a central double ledged door with upper windows (glass gone). Above it is a winch and on either side, sash windows (glass gone). All three openings are segmentally arched. The north part of the stable is single storey with a pedimented gable at the north end. The openings to this section have been enlarged. At the back (west side) of the stable, it is apparent that both the two- and single-storey sections once extended further. This is confirmed by the 1897 MMBW plan which shows an identical stable on the neighbouring property, which shared a party wall.

Sandhurst Court

The two, two storey apartment buildings, one constructed at the front of the Mansion, and one constructed to the rear are of a similar basic symmetrical layouts comprising two apartments on the ground floor and two above with relatively minor variations in detailing. They show the influence of the Bungalow style with Arts and Crafts detailing that was used extensively in residential architecture during the inter-war period.

The front apartment block, which is more rectangular in layout, has a projecting central section with matching wings set back on either side and faces east toward Raglan Street. It is setback close to the west side boundary allowing an almost full view of the mansion. The hipped tile roof has exposed rafters under the broad projecting eaves and extends to form a porch over the entry to the upstairs apartments. The porches are expressed as voids with square openings that balance the composition of the façade, with the expressed corner pier extending over two levels to support the roof. The walls are covered in roughcast render as are the chimneys. The windows are timber double hung sash with the upper sash divided into nine panes for the windows on the main elevations and single panes elsewhere. Windows are paired in the central projecting bay and have bracketed cornices above and window boxes below. A central raised panel between the windows has the name ‘Sandhurst Court’.
In the example to the rear, the external detailing is very similar with the main difference being the porches to the upper apartments that have separate roofs. This block has a narrower front elevation without projecting side bays and a deeper side elevation. As a consequence the upper porches are set back further and accessed by stairwells that run alongside the sidewalls of the building.

Condition and integrity

The house is largely intact. The only feature removed noted is a front verandah, shown in the 1897 MMBW map, which stretched across the entire length of the façade. As noted above, it was replaced in part in front of the main entrance in the 1920s. Additions to the original fabric include the three-storey toilet additions at the south-east corner, and the rear fire escape. There are three garages appended to the north end of the stables. The front carriage gate posts were replaced in the 1920s with rectangular rendered piers, and the original fence with a low pipe and cyclone wire fence.

The apartments are also very intact externally.

History

The mansion house situated at 101 Alma Road, East St Kilda is the surviving example of two almost identical residences that were constructed in 1882 as an investment for Annie M. Cockburne. Rate books for 1880-81 show that Cockburne was the owner of ‘180 feet of land’ in Alma Road (then referred to as Alma Street) and was also the owner and occupier of a nearby house, which had 10 rooms and a Net Annual Value of £180 (RB, 1880-1:1006, 1007). In the following year, Cockburne (now described as Mrs. L. Cockburne) is listed as the owner of two brick houses with identical descriptions and valuations of 12 rooms and £270 respectively, while still residing in her own house nearby. John Quirk occupied the house at the corner of Raglan Street (the subject property, which appears to be referred to as ‘Maudlands’), while the adjacent house to the west was leased to Charles Jacob (RB 1881-2:1032, 1033, 1034).

By 1882-83 Thomas Rowan, a surgeon is the occupier of the house on the subject property, while the adjoining house to the west is now owned by Charles Jacobs. The house on the subject property now has a slightly higher valuation of £300 (RB, 1882-3:1077, 1078). These details are confirmed by the first listing of the mansion house on the subject property in the Sands & McDougall Directory (which were sometimes a couple of years out of date) in 1884 when T. Rowan M.D. is listed as occupier. He is also listed in 1885, 1887, 1888. The address is given as ‘Alma Street East (sw cnr. Raglan St)’. In 1889 and 1890 the occupier was Agar Wynne and between 1892 and by 1895 it was Alfred Josephs who had purchased the property in 1891 (Sands & McDougall, Land Victoria). The property address by now was given as 113 Alma Road. The title also contains the first reference to the name ‘Sandhurst House’, in 1901 when it is listed as the address of the owner, Margaret Joseph.

The Sands and McDougall Directory also shows that Charles Jacobs occupied his house on the adjoining site at least until 1884. In February of that year the Argus included an advertisement for the sale of furniture belonging to Charles Jacob at his residence, ‘Urolie’, described as being in Alma Road opposite the reserve. By 1895 the listed occupier is Mrs T. Armstrong, 111 Alma Road East.

Both of these houses and their adjoining stables can be seen in the 1897 MMBW Detail Plan, when they are numbered 111 and 113. The houses are almost identical in layout. Entrance to the subject property (shown as No.113) is from a gateway at the corner of Alma Road and Raglan Street. It has a gravelled driveway and a defined garden area at the front and a circular garden feature at the side with the notation ‘F’ (possibly indicating a fountain?) at its centre. Steps are shown to the north-east corner of the verandah. Access to the stables at the rear is via a right-of-way leading off Raglan Street, which has a plantation along its south boundary.

The MMBW plan also shows development within the block bounded by Alma Road, Chapel Street, Inkerman Street and Raglan Street and vividly illustrates the hierarchy of development in St Kilda at that time. The houses at 111 and 113 are among just 6 large houses on the south side of Alma Road, which occupy much of the land in the top half of the plan. The others include a house with tennis court and extensive gardens at No.109, a large villa at No.100, and two large villas, Nos. 87 and 89, at the corner of Chapel Street. The spacious situation of the large houses along Alma Road contrasts with the densely developed narrow streets with dozens of small cottages running north-south off Inkerman Street that fill the southern half of the plan.

Title information shows that the subject property was sold in 1920 to three people; Thomas Eaton, Michel Isaacson and Joseph Plottel (Land Victoria). Plottel was an architect/developer who was active in Melbourne in the inter-war period (see below) and at least three other apartment blocks in St Kilda have been attributed
to him (see Comparative analysis). His other notable commission in St Kilda was the Synagogue in
Charnwood Grove, designed in 1926. He is likely to be responsible for the design of the two, two storey
blocks of apartments that were constructed c.1925 in the grounds of ‘Sandhurst’. The 1925 Sands &
McDougall Directory lists only a single occupant for this property, which is described as 101 Alma Road. In
1926, six occupants are listed, increasing to 10 in 1927, which indicates that the flats were almost fully
tenanted by that stage. By 1929, the name ‘Sandhurst Court’ is used for the property.

Joseph Plottel, architect
Joseph Plottel (1883-1965) trained in England and Melbourne. He was active in Melbourne between 1911
and World War II. Plottel is best remembered as the designer of the Footscray Town Hall (1936) and the
Beehive Building, Elizabeth Street (1934), but his oeuvre included a broad range of ably designed industrial,
commercial and domestic buildings in a variety of styles. Other projects include 325 Collins Street (1911),
586 Bourke Street (1911), Charnwood Estate Synagogue (1925-27), Yarra Yarra Golf Club (c.1929),
Venetian Court, Hotel Australia (c.1930) and Flinders Way (c.1929), along with a number of factories and
some houses (Lewis, 1977).

Comparative analysis
The mansion house on the subject site is typical of the substantial residences erected for professional
people in St Kilda (and Melbourne generally) during the late nineteenth century. Of the examples in Alma
Road that can be seen in the 1897 MMBW map this is the only one to survive substantially intact. Where
others have survived they have been almost completely or partially enveloped by later development such as
the houses at 40, 87 and 89 Alma Road. One surviving example that remains relatively intact is the house at
158 Alma Road (north-west corner of Hotham Street). This house also retains a stables building at the rear.

The stables buildings are rare surviving examples of this building type. Other examples identified by the
Port Phillip Heritage Review 2000 include at the rear of 33-39 Dalgety Street, St Kilda, 30 Howe Crescent,
South Melbourne, and 11 Princes Street, St Kilda.

The apartment buildings on the subject property are typical examples of the walk-up apartments during the
inter-war period in St Kilda. The relatively early date of these apartments is shown by the use of external
stairways; later apartments tended to have fully or partially enclosed stairs – Plottel’s earlier development at
26-28 Blessington Street in 1915 being a very early example of the use of fully enclosed stairs (Ward, 2000).

Apartments in St Kilda were constructed in the full range of architectural styles and among the most
common was the Bungalow style, which was used extensively for all types of inter-war residential buildings
in St Kilda. Other comparable examples identified by the Port Phillip Heritage Review 2000 include
‘Glenmore Court’ at 58-60 Carlisle Street, St Kilda, the flats at 1-3 Oak Grove, and the flats at 12 Shelley
Street, Elwood. The flats may be compared to Plottel’s other known apartment developments ‘Clovelly’,
constructed in 1937 in an ‘Old English’ style at 136 Alma Road, ‘Clarendon’, constructed in a more fully
realised Arts & Crafts style in 1915 at 26-28 Blessington Street, and ‘Waverley’, a Bungalow/Arts & Crafts
mixed retail and apartment building constructed in 1920 at 115-119 Grey Street.

The apartments on the subject property are representative rather than outstanding examples, however they
are notable for the apparent care that has been taken in their design and siting, particularly of the front block
to ensure that views to the mansion house are retained, and for the relatively high degree of external
intactness.

Thematic Context
Settlement: Growth and Change; The late nineteenth century Boom, Depression and recovery: the inter-war
years

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

References
Primary sources
Land Victoria, Certificate of titles
Municipality of Emerald Hill Rate Books, as cited
‘Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo.
Avery Fletcher, Surveyor and Valuator’ – referred to as ‘1855i’ (VPRS)
Secondary sources
Daley, Charles, The History of South Melbourne: From the foundation of settlement at Port Phillip to the year 1938, Melbourne, 1940
Clovelly is a compact two storey block of flats designed by Joseph Plottel in 1937. It is notable for its picturesque form and highly developed decorative treatment. The fanciful artificiality of its hand-crafted detailing makes an extraordinary contrast with the machine-age Functionalist styles being adopted at the time: a potent reminder of the plurality of styles of the Inter-War period. It appears to be extremely intact and well maintained, and is augmented by quaint period garages, a delightful garden and several creeping vines that add to its picturesque setting.

**Primary Source**

**Other Studies**

**Description**
Style : Old English
Two storey walk-up flats

Clovelly is a compact two storey block of flats designed by Joseph Plottel in 1937. The design is a richly orchestrated essay in architectural decoration in the picturesque Old English style. That it was undertaken as late as 1937, when others were racing to adopt futuristic Functionalist styles, is comment in itself on just how varied the concurrent architectural fashions of the Inter-War period were. The plan form of these flats is in fact not much different from those of its stylistic rivals. Plottel has modulated the plan slightly to increase his opportunities for complex and varied design motifs. Four slightly projecting bays on the western side allow for four different thematic treatments to be designed into the one facade. Other bays and projections create the opportunity for a complex roof form of gables, hips and parapets. The underlying intention was to create a building that mimicked the appearance of having grown haphazardly over several medieval centuries. The accretions of time are deliberately represented: 'additions' of different period styles and constructional
methods abutting each other; curious remnants of earlier structures; changes in levels, indicating the later addition of rooms and wings; the asymmetrical adaptation of ‘newer’ structures, such as chimneys, to ‘older’ alignments; and a plethora of ad hoc ‘repairs’ to the fabric using whichever unmatched materials supposedly came to hand. The wealth and variety of the devices Plottel managed to employ is remarkable. (They should of course be seen not as attempts to actually fool the viewer, but as thematic devices integral to the picturesque Old English style.) In Clovelly, we see sections of the building built in raw clinker brick and others finished in whitewashed render, sometimes representing wings added side by side and sometimes storeys one above the other. The half-timbered gables of the rendered sections contrast with the castellated parapets of the brick bays. Some of the rendered walls are expressed as having been constructed with heavy half-timbering; others, left plain, of self-supporting masonry. Random repair work is expressed consistently throughout the building’s fabric. Irregular sandstone blocks appear to have replaced crumbling bricks or failing portions of rendered wall. Even the diamond paned leadlight glazing of some of Clovelly’s windows has been artfully ‘repaired’: panes appear here and there crossed with leadwork seams (where cracks have been ‘mended’) or replaced with mis-sized roundels carefully leaded in.

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
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**Address**  
145 Alma Rd  
ST. KILDA

**Constructed**  
1920's

**Category**  
Residential:detached

**Designer**  
unknown

**Significance**  
(Mapped as a Significant heritage property.)  
A good example of a 1920s villa design in a well preserved condition. Notable Arts and Crafts features include the brick quoinwork to arches and window reveals, the buttressed porch columns and the tapered chimney.  
The garden design and front fence and box hedge are complementary and contemporary with the house. The building is substantially intact and well maintained, though its colour scheme is of the Federation rather than the 1920s period.

**Primary Source**  

**Other Studies**

**Description**  
Style: Arts & Crafts  
One storey residence

**History**  
see Description

**Thematic Context**  
unknown

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

unknown
"Olgmend Court"

Formerly unknown

Address 147-149 Alma Rd ST. KILDA

Constructed late 1930's

Category Residential:apartment

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
This complex is of significance as a representative example of a larger scale block of flats of the mid to late 1930s. The site planning and complex plan profile of the building is sophisticated, creating a semi-enclosed landscaped courtyard space. The fine and varied brick detailing and the front fence are characteristic of the period and contribute to the character of the building.

Primary Source

Other Studies

Description
Style : Vernacular
Three walk-up storey 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

**Address**  
127 Alma Rd  
ST. KILDA EAST

**Constructed**  
1902

**Category**  
Residential:detached

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

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

The house at no. 127 Alma Road, St. Kilda East, was built for H.C. Seymour in 1902. It has aesthetic importance (Criterion E) as a stylistically conservative villa for its period, noteworthy for its highly decorative ornamentation.

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

**Other Studies**

**Description**

A richly decorated though stylistically conservative stuccoed Italianate villa with balustraded parapet, bracketed cornice with swags and cast iron posted verandah having an unusual panelled frieze and tessellated tile floor. There are symmetrical chimneys with strapping and tapered caps recalling Queen Anne forms. The external façade corners have vermiculated quoins. Condition: Sound. Integrity: Medium, façade windows defaced on west side of entry.

**History**

At the Crown land sales the partnership of Fulton, Mackinnon and Sargood purchased numerous portions of land including portion 150A at the south east corner of Alma Road and Westbury Street. It comprised about five acres.

By 1880, Alma Road between Westbury and Hotham Streets was partly developed. The house at no.125 and the adjoining vacant block were owned by the Carters Estate. The land had a frontage of 130 feet, 60 feet of which were purchased by H.Cuthbert Seymour in 1902.

By the end of 1902, Seymour had built a brick house on the site. It had seven rooms and was leased to John
Cooke, a stationer. The NAV of the property was 60 pounds.

By 1911, Ashleigh Stoddart, a warehouseman, was owner/occupant.

**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: 1899-1906, 1910-11. VPRS 8816/P1, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.46, dated December 1896.
Identifier  House
Formerly  unknown

Address  186 Alma Rd
      ST. KILDA EAST

Constructed  1928

Category  Residential:detached

Designer  unknown

Amendment  C 46

Comment  Incorporated within the Murchison Street / Alma Road precinct.

Significance  (Mapped as a Significant heritage property.)

The Bungalow at no. 186 Alma Road was built for the medical practitioner, Edward Prendergast, in 1928. It is of interest as a highly representative building of its period and style, enhanced by its intact state and garden surrounds (Criterion D).

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies
Heritage Alliance, East St Kilda Heritage Study, 2004

Description
A picturesque Californian Bungalow with characteristic prominent shady gable roofed porch supported on heavy pillars and balanced by a window bay with sunhood in this instance formed by an extension of the terra cotta tiled roof and carried on timber brackets. Materials are shingles in the gable ends, clinker bricks to the plinth and front fence, carried up the sides of the window bay and rough cast for the walls. The porch balustrade is given visual interest with a cross braced balustrade. The windows are double hung with glazing bars in the upper sashes and there is a sympathetic garage to one side and towards the rear of the block. The front garden is terraced with the levels resolved by means of a low clinker brick fence having wrought iron panels repeating the cross braced motif of the porch. Condition: Sound. Integrity: High.

History
In 1900, there was only one property between Alexandra and Lansdowne Streets rated to Alma Road, north side. It was a large property occupied by Lady Michie.

The property had been subdivided by the mid 1920’s at which time the land comprising no.186 was owned by William Bowden of South Yarra. It had a frontage to Alma Road of 62 feet and an NAV of 34 pounds.
Edward Prendergast, a medical practitioner, acquired the land c.1927 and in 1928, built for his residence a brick house with seven rooms. The NAV was 140 pounds.

By 1936, Hannah Levy was the owner of the house. Lazarus Levy, a chemist, was listed as the occupant. At the time, the description of the house remained “brick, seven rooms”. Levy continued to live at no.186 in 1951.

**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 through the Murchison Street / Alma Road precinct.

**References**

St. Kilda Rate Books: 1925-29, 1935-36. VPRS 8816/P1, PROV.
Sands and McDougall Directories: 1900, 1951.
MMBW litho plan no.46, dated December 1896.
East St Kilda Heritage Study 2004
Concrete Residence

Formerly
unknown

Address
200 Alma Rd
ST. KILDA EAST

Constructed
1915

Category
Residential:detached

Designer
unknown

Significance
(Mapped as a Significant heritage property.)

This house is important for its concrete construction and of note for its design. During the later 1910’s and into the 1920’s, concrete was occasionally used for the walls of houses. The extensive building in St. Kilda at this time included several concrete dwellings. Of the survivors, this house is the most distinctive in design and internal planning.

There is no wall between the hall and the sitting room and the fireplace alcove in the dining (room) is another feature. The concrete wall construction resulted in the deep eaves externally, another feature. The roof has been reclad in recent times.

Davies and Coles constructed this house for Mr. D. Kershaw in the 1915. The estimated cost was 652 pounds. (David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Description
Style : Vernacular
One storey residence
Builder: Davies and Coles
Original owner: Mr D Kershaw

History
see Description

Thematic Context
Recommendations

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

References

NOTES
St Kilda C. C. Building Approval No. 2718 issued 6.9.1915

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 2718 granted 61 working drawing.
**City of Port Phillip Heritage Review**

**Identifier**  
House

**Formerly**  
unknown

**Address**  
207 Alma Rd  
ST. KILDA EAST

**Constructed**  
1926

**Category**  
Residential:detached

**Designer**  
unknown

**Amendment**  
C 46

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

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

The house at no. 207 Alma Road, St. Kilda East, was built for the timber merchant, Ernest Flagman, in 1925. It is a representative bungalow of its period.

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

**Other Studies**  
Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

A representative inter war period bungalow with front fence using clinker and red brick construction with half timbered rough cast gable ends in the manner of the period and representative of Arts and Crafts influence. Condition: Sound. Integrity: High.

**History**

At the turn of the century, the south side of Alma Road between Wilga Street and Lansdowne Road had two properties rated to it; those of Martin Burn and William Officer. Officer’s property was named “Hereford”, and the grounds surrounding it were subdivided c1920.

Lot 3 of the subdivision was owned by Earnest Flagman of Caulfield in 1925. In 1926, Flagman, a timber merchant, built for his residence a nine roomed brick house on the site. It had an NAV of 150 pounds.

**Thematic Context**

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

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

References

St. Kilda Rate Books: 1920-21, 1925-29, 1935-36. VPRS 8816/P1, PROV.
Sands and McDougall Directory: 1900.
MMBW litho plan no. 47, dated 1935.
East St Kilda Heritage Study 2004
Description
A picturesque Arts and Crafts influenced Californian Bungalow distinguished by its tapered river stone pillars, shingled window bay, prominent rough cast chimney and double hung windows with glazing bars in the upper sashes strongly suggestive of Japanese influence. There is a terra cotta tiled roof, clinker brick wall to the porch, vented gablet and flat porch roof as contributory stylistic elements. Condition: Sound. Integrity: High

History
At the turn of the century, Sir Edward Holroyd owned a large property on the south side of Alma Road between Lansdowne and Orrong Roads. It was named “Fern Leaves” and comprised a brick house with 16 rooms and 5 acres of land.

Holroyd and Dean Avenues were formed c. 1917 and the Holroyd’s estate was subdivided for sale. William Rogers of Armadale purchased lot 14, which was situated between Lansdowne Road and Holroyd Avenue. It had a frontage of 50 feet and an NAV of 13 pounds.

Significance
The Bungalow at no. 217 Alma Road, St. Kilda East, was built in 1918-19 for William Rogers. It is aesthetically important (Criterion E) as a substantially intact Californian bungalow demonstrating both Arts and Crafts and Japanese influence in a distinctive way having a formative influence on later buildings of its type. It is very similar in these respects to the house at no. 311 Orrong Road, St. Kilda East.

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies
In 1918-19, Rogers built a brick house on the site. It had six rooms and an NAV of 70 pounds. The street number at the time was 265. John Haslem, a printer, owned the property in 1919 and lived there until 1926.

In 1936, Com. Richard Collins, a gentleman, purchased the house for his residence. By that time, the street number was 217 and the NAV of the house was 85 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.47, dated 1935.
Houses

Identifier
Formerly
unknown

Address
2-4 Anderson St
SOUTH MELBOURNE

Constructed
1875-76, 1866-67

Category
Residential:attached

Designer
unknown

Amendment
C 29

Comment

Significance
Nos. 2 and 4 Anderson Street are of significance for their unusual and commanding composition, that represents a departure from the norm in terrace housing and for the distinction in the detailing of the entrance porticos.

Primary Source

Other Studies

Description

Original Use: Residences
Date of Construction: No. 2: 1875-76; No. 4: 1866-67 (1)

By 1866 William B. Fyfe, a civil servant, owned land in Crown Section 37B in Anderson Street on which he erected his house, described in Rate Books as having six rooms and being constructed in brick (2). The N.A.V. for this new house (No. 4) was £55 (3).

By 1875 the N.A.V. had risen to £72 and the dwelling was described as having eight rooms, suggesting a slightly larger house (4). At this time Fyfe had begun to erect the adjoining residence (No. 2.), also having eight rooms and with the comparable N.A.V. of £74 (5). The first occupant of No. 2 was J.W. Sutton, an accountant (6), while Fyfe occupied his residence until 1890 (7). This pair of houses has a plain rendered façade, continuous across the two, a slate-clad hip roof and moulded rendered chimneys. They are unusual in their composition, with each house being asymmetrical and by being set in mirror image, they combine to form a front façade that is a ‘U’ shape in plan, with entrance porticos nestled into each return. Their design is otherwise simple in the extreme and the rendered walls are only relieved by recessed panels beneath each window and the plain string course that divides the two floors. The whole composition is however relieved by
the restrained embellishment around each of the front doors, that appears to be original, in the form of very elegant timber constructed latticed porticos. The front doors are also embellished being panelled, flanked with sidelights and surmounted by semicircular fanlights.

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 1866/67 and 1875/76 indicate that these two houses, although attached, were built at different dates
2 ibid., 1866/67
3 ibid.
4 ibid, 1875/76
5 ibid.
6 ibid.
7 Sands and McDougall Melbourne Directory, 1890
House

Formerly unknown

Address 9 Anderson St
SOUTH MELBOURNE

Constructed 1867

Amendment C 29

Category Residential:attached

Designer John Flannagan

Address
9 Anderson St
SOUTH MELBOURNE

Constructed 1867

Amendment C 29

Category Residential:attached

Designer John Flannagan

Description

Original Use: Residence
Date of Construction: 1867 (1)
Architect: Probably John Flannagan (2)

The site of this house in Crown Section 37A was recorded as 'vacant land' in 1866 (3), however by the following year, a four roomed brick building had been constructed (4). Henry Smith, a clerk (5), was the first owner and occupier of the dwelling (6) and its N.A.V. for the following nine years remained at £40 (7). In 1872, a year after its purchase by teacher David McNicholl (8), the property had gained a room and by 1875 it was described as having six rooms (9).

This house appears to have originally been one of a pair with No. 11; that house having since been severely and very unsympathetically altered. The houses have picturesque asymmetrical massing, with the entrance door set back behind a verandah on the recessed wall plane. The projection towards the street on No. 9, retains its timber-constructed octagonal bay window with fine detailing at its eave line and a concave roof. The rendered walls of the house are relieved only by ruling across them to represent ashlar blocks, shallow quoining at the corners of the building and moulded rendered architraves to the first floor windows. The...

Significance

No. 9 Anderson Street is of significance as an unusual and picturesque house with an atypically detailed and constructed timber bay window to the front wall. The overall composition combines to form an elegantly massed building.

Primary Source


Other Studies

Heritage Precinct Overlay HO3
Heritage Overlay(s)
chimneys have been altered and so too the ridge capping to the slate 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
1 City of South Melbourne Rate Books, 1866-1868
2 The Architects’ Index at the University of Melbourne lists a tender notice for a ‘brick dwelling house’
   for H.J. Smith, Anderson Street, to be built in 1866 to the designs of John Flannagan
3 City of South Melbourne Rate Books, 1866/67
4 ibid., 1866/67
5 ibid.
6 The previous street number for this property was No. 11
7 ibid., 1867-1876
8 ibid., 1872/73
9 ibid., 1875/76
Houses
Identifier
Formerly unknown

Address 10-12 Anderson St
SOUTH MELBOURNE

Constructed 1871

Amendment C 29

Category Residential:attached

Designer unknown

Significance (Mapped as a Significant heritage property.)
This pair of houses is of significance for their early use of bichromatic brickwork and the elegance of the substantially intact single storeyed verandah around the three side of the whole. The composition is one of which there are a number of examples in South Melbourne, but is generally atypical to the general form of attached houses in Melbourne.

Primary Source

Other Studies

Description
Original Use: Residences
Date of Construction: 1871 (1)

The vacant land of Allotment 9 Anderson Street was owned by Joseph Harper (2) from at least 1869. During the 1871/72 rate period two brick dwellings, both of six rooms, were constructed, having a total N.A.V. of £104 (3). Harper remained the owner of the property until the mid-1880s (4) renting the residences to several people, but originally to John Apperby, ‘gentleman’ and John Kish (5), an agent. By 1891 ownership had passed to Alfred Harper a bootmaker, who subsequently occupied No. 12 (6).

If these are indeed the houses constructed c.1872, these are relatively early examples of the use of bichromatic brickwork in Melbourne. The pair is a freestanding unit two storeys high with a single storeyed verandah that returns around each side to envelope the building on three sides. By extending down each side, the verandah gives protection to the entrance doors, each set well away from the street. The building has a slate hipped roof, bracketted eaves and cream bricks set against the hawthorn bricks on the chimneys, at the corners of the building, around the openings and in string courses across the façade. The verandah...
has plain turned timber columns with applied timber capitals and cast iron brackets and frieze.

**History**
see Description

**Thematic Context**
unknown

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

**References**
1 City of South Melbourne, Rate Books, 1870-1872
2 ibid., 1869/70. Harper was the owner of a row of three wooden houses immediately behind the Anderson Street property at what is now known as 40 Ferrars Place
3 ibid., 1871/72
4 ibid., 1881/82
5 ibid., 1871/72
6 ibid., 1890/92
**Identifier** Cottage
**Formerly** unknown

**Address** 63 Argyle St
ST. KILDA

**Constructed** early 1850's

**Category** Residential: detached

**Designer** unknown

**Amendment** C 29

**Comment** None

**Heritage Precinct Overlay** None
**Heritage Overlay(s)** HO26

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

**CULTURAL SIGNIFICANCE**
The cottage at number 63 Argyle Street is an unusually intact timber cottage of the early 1850's. It is representative of the large number of timber houses erected during the first period of major growth in Melbourne. Most have now disappeared and the survivors invariably have been substantially altered. Equally this building is illustrative of the first buildings erected in this area; modest cottages, generally housing people in the services part of society, in contrast to the large terraces and houses on the nearby St. Kilda Hill. Features of note include the timber, paired casement windows, early hardware including grained door knobs, lean-to additions and front verandah. Verandah columns of this type are now comparatively rare.

**EXTENT OF SIGNIFICANCE**
The entire house, front garden and picket fence.

**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**
1853 apparently(2)

**ORIGINAL OWNER**
James Petrie,(1) (2)

**BUILDER/ ARTISANS**
Possibly the Fitch family.

**LATER OCCUPANTS**
1857 - c.‘61 James Raeburn Petrie(1); c. 1861 - '65 George Kirkham(1); c. 1865 - '90’s at least John Hunter, cab proprietor(1).

LATER ADDITIONS/ ALTERATIONS
Two successive lean-to's have been added at the rear, the first probably soon after the erection of the house. Asbestos cement sheet now lines the two front rooms and is the gable cladding externally. The mantlepiece in the front room is presumably later, but the lean-to room mantlepiece appears original. Sundry sheds are at the rear and the stables have been demolished.

DESCRIPTION
This house is a timber building of four main rooms and central hall. The studs are clad in weatherboards, possibly not the original ones. Lining generally is beaded boards to walls and ceilings. One room on the eastern side in the main section has wallpaper on hessian to parts of the walls and nothing else. It is not clear if this is the original form of lining, which is very possible, or is a result of later changes. The gable roof is corrugated iron.

The four room main section has a central passage opening into the first lean-to main room, with a second room opening off it. There is evidence of a filled-in window between these two sections whilst the multi-pane sash window remains in the wall between these two lean-to’s. This window was probably re-used from the front section.

CONDITION
The front of the building has settled, presumably due to the stumps and so on rotting. Otherwise the house is in quite good condition, though maintenance has been neglected.

ORIGINAL USE
Private residence
PRESENT USE
Continuing use.
PRESENT OWNER
Mrs. E. Kruger

OTHER
During the early 1850's almost all building materials and fittings, such as doors and windows, were imported, as were a large number of portable buildings. No evidence could be found to indicate that this was a portable timber building. Access to the roof space was not possible, but it would appear that this house was built in the conventional manner.

INTACTNESS (February, 1984)
This house is substantially intact. Original or early hardware, such as window catches, door rim locks and keys and grained door knobs all remain. The front two rooms have been relined in asbestos cement sheet, as have the two gables externally. Otherwise changes have been minimal. The front garden retains an old bed and path layout, with edging tiles still in place.

History
Number 63 Argyle Street was apparently constructed by Francis Fitch in 1853, as a substantial mortgage of £100 was taken out from the previous owner of the land, George Coleman, eight days after he purchased the allotment.(2) Ebenezer Fitch was a builder living in Brighton Road in St. Kilda in the 1850's and presumably Francis was related to him. James Raeburn Petrie became the second owner in 1857(1),(2) followed by George Kirkham around 1861(1) and John Hunter around 1865(1). Hunter was a cab proprietor and the stables were behind the house. John Hunter still owned the property in the 1890's.

Thematic Context
unknown

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

References
BIBLIOGRAPHY

1. City of St. Kilda Rate Books
   M.M.B.W. Detail Plan no. 1364, - Appendix.
2. Registrar General's Office records - summary in Appendix.
3. Alexander Sutherland (ed.), 'Victoria and its Metropolis', McCarron Bird,

   J.E.S. Vardy, surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the
   Borough Council, Harnel and Ferguson, Melbourne, 1873, North Ward sheet no. 5- - Appendix.
The house at no. 115 Ashworth Street, Albert Park, is presumed to have been built in 1900 for a Mr. T. Mackey and was occupied in its early days by a succession of tenants including drivers, an engineer and a storeman. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a representative working man's cottage similar to others built in Ashworth Street, formerly Little Danks Street and elsewhere in its vicinity. It is aesthetically significant (Criterion E) as a representative and substantially intact single fronted cottage similar to many others built during the late nineteenth and early twentieth centuries which collectively establish the historic character of this section of Ashworth street and other streets in the locale. The significance of this house and its neighbours is enhanced by their survival on a narrow back street which contrasts with the urban character of the wider main residential roads of Albert Park.

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
A single fronted timber framed cottage with corrugated galvanised iron clad hipped roof, ashlar boards to the façade, posted verandah with concave hipped roof, entry and window with side lights. The eaves are bracketed and there is a recent sympathetic panelled front door. The front window appears to be original and the verandah posts are chamfered and probably early, the capital moulds having been removed. The verandah floor is timber.

Condition: Sound. Integrity: High, chimney removed, later additions at rear.
History
Asworth Street was known as Little Danks Street in 1896 (MMBW litho plan) and until 1903-04 when it was recorded for the first time as Ashworth Street in the rate books. Between Kerford Road and Mills Street it was occupied on its south (seaward side) mostly by the buildings of the Convent of the Good Shepherd and by six buildings on the north side, five of which were towards the Mills Street end of the street block. In 1899-1900 (rate books) there were six dwellings and brick stables on the north side of the street. At the east end of the street block the contractor, William Land, owned the brick stables and a four roomed timber cottage to the west, both of which were occupied by the carter, George Purdey (1900-01 rate book). Proceeding west from this dwelling, the Convent of the Good Shepherd owned another four roomed timber dwelling, now no.117. The site of no. 115 is presumed to have been vacant along with the adjoining land to the west having a 66 foot frontage and being owned in 1902-03 (rate book) by Thomas Swindley, a merchant. His executors had erected the extant houses at nos. 107,109,111 and 113 by 1920 (rate book).

In 1900-01 Thomas Fallon (Fallow), a driver, occupied the Convent of the Good Shepherd's house at present no. 117 and a second four roomed timber cottage had been built presumably at no. 115 and occupied by Edmund Higgins, a dresser. In 1901-02 (rate book) George Purdey, the carter, listed as a contractor in that year, occupying William Land's stables and house to the south, also occupied present no. 115 where he was described as a driver. The owner was a Mr. T. Mackey. His tenant from 1902/03 to 1904/05 was the engineer, William Gordon (rate books). His subsequent tenants included Henry Russell, another driver (1905/06), John Leonard, a storeman (1910-11) and Percy Jones, a labourer (1919-20), at which time the house continued to be described as a four roomed timber dwelling.

Thematic Context

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

References
Former City of South Melbourne rate books, 1896-97 to 1920-21.
The house at 6 Austin Avenue is a single-storey late Edwardian weatherboard villa with a terracotta tiled roof and double-fronted asymmetrical façade with return verandah. It was erected in late 1914 for accountant James Bruce Lake, whose family remained living there until 1980.

Architecturally, the house is significant as one of a relatively small number of late Edwardian houses in this part of Elwood that are both detached and of weatherboard construction, as opposed to the more ubiquitous red brick villas and (more commonly) semi-detached duplexes that otherwise proliferated in the area at that time. Aesthetically, the house is significant as a prominent element in a streetscape otherwise overwhelmed by post-war flats and red brick duplexes. It is distinguished by its high level of external integrity and its interesting detailing including circular window, bracketed eaves, return verandah with corner window,

Historically, the house is significant for its association with the intense residential boom in this part of Elwood during the 1910s. Erected in late 1914, the house was not only the first dwelling to be built in Austin Avenue (which was laid out only a few months earlier) but now, following the post-war redevelopment of much of the streetscape, remains as the most intact and most prominently sited of the few surviving original houses in the street.

Significance (Mapped as a Significant heritage property.)

Address 6 Austin Avenue
ELWOOD

Constructed 1914

Amendment C 54

Comment New Citation

Category Residential:detached

Designer unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 407

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
Description

The house at 6 Austin Avenue is a single-storeyed late Edwardian weatherboard villa with a steel gambrel roof clad in terracotta tiles, and penetrated by two red brick chimneys. The weatherboards to sill height, and those in the gambrel apex, have been notched to create the effect of shingles. The street frontage is double-fronted and asymmetrical, with a projecting bay to the left side and a return verandah alongside that extends around to another projecting bay on the east (side) elevation. The front bay has a half-timbered and roughcast-rendered gable end, bracketed eaves and a tripartite bay of timber-framed casement windows sheltered by a metal sheet skillion awning, also on timber brackets. The return verandah has plain timber posts, a curved timber skirt and a corner window with leaded casement sashes. The main entrance, which opens onto the side verandah, has a circular window alongside.

History

Austin Avenue forms part of a 38-lot subdivision that was gazetted in August 1914, extending between Tennyson and Milford streets. The house at No 6 was the first house to be built in the new street, recorded in the 1914-15 rate book (dated 21 November 1914) as a wooden house ‘being erected’, valued at £20 and owned/occupied by James Bruce Lake, an accountant. In 1915, when Austin Avenue appeared for the first time in the Sands & McDougall Directory, there were still only two listings, for ‘two houses being built’ – one obviously that of James Lake. A minor residential boom followed; the 1916 directory suddenly listing five occupied houses on the north side (with James Lake’s house now designated as No 6), a vacant house at No 10, and four other houses ‘being built’. By 1917, there were eleven completed houses on the north side and five on the south, four more houses ‘being built’, and a new Methodist church and Sunday school on the Milford Street corner.

James Lake, the earliest resident of Austin Avenue, also became its most enduring one. He lived at No 6 until his death in 1966 at the age of 88 years, while his widow, Hilda, remained there until her own death fourteen years later – thereby ending a remarkable 65-year tenancy by the house’s original occupants.

Thematic Context

While substantial portions of Elwood underwent intensive residential development in the 1910s, the bulk of the housing erected during that time were of brick construction. A number of timber houses were indeed erected, most notably in the streets west of Barkly Street (such as Lawson, Meredith and Thackeray streets) but virtually all of these, however, were designed in the Victorian Survival mode, evoking the block-fronted villas of the previous generation, rather than the Queen Anne Revival or Arts & Crafts idioms that were fashionable in the 1910s. Examples include those timber villas at 2 Lawson Street, 29 and 37 Meredith Street and, further east, at Nos 6, 8, 19 and 29 Ruskin Street.

Recommendations

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

References

Lodged Plan No 6447, dated 21 August 1914.

City of St Kilda Rate Book, 1914-15

Sands & McDougall Directory, various
Zone substation EW (United Energy)

Formerly Zone substation EW (SEC)

Address 36 Austin Avenue
ELWOOD

Constructed 1968-69

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
Zone Substation EW, at 38 Austin Avenue, Elwood, is a huge flat-roofed cream brick building of stark, volumetric form, occupying a large and prominent landscaped site with three street frontages. One of a number of zone substations established during the 1960s in what is now the City of Port Phillip, it was built by the State Electricity Commission (SEC) in 1968-69, on a site formerly occupied by the local Methodist church.

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

Why is it Significant?
Architecturally, the substation is significant as a particularly fine, intact and substantial example of the work produced by the SEC Architects’ Department during the later 1960s. One of a number of SEC zone stations built in the 1960s in what is now the City of Port Phillip, this example is by far the finest in terms of its well-considered architectural articulation, its decorative detailing, siting and landscaped setting. Aesthetically, the substation is significant for its vast scale, its stark volumetric composition, its distinctive E-shaped plan, its decorative embellishments (including mosaic tiling and concrete block screens). Prominently sited on a large block with three street frontages, in a contemporaneous landscaped setting with planted garden beds and feature trees, the substation remains as a highly distinctive element in this otherwise overwhelmingly residential area.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
The substation is a vast flat-roofed cream brick building of stark, cubic form, on an E-shaped plan with a three-storeyed portion on Austin Avenue and three projecting two-storey wings on Poet’s Grove. The former is double-fronted, with a hit-and-miss brick grille to the right side and, on the left, two rows of nine square windows with distinctive L-shaped concrete surrounds. A porch, at the junction, has a decorative breeze block screen supporting a concrete slab roof. The Mitford Street side is entirely windowless but has, at ground floor, a second entry point. Sheltered by a cantilevered concrete slab, it has an off-centre panelled door with an elongated window and mosaic tiled spandrel. The Poet’s Grove frontage, set behind an enclosed yard, has a series of perforated metal screens extending between the projecting bays, enclosing electrical equipment, while each bay has a row of three square windows at the upper level, detailed as per those on the south façade. The building is set in a pleasant landscaped setting, with open lawn and sinuous rock-edged garden beds with river pebbles and various low shrubs (eg variegated pittosporum) and feature trees typical of the 1960s.

History

This large site on the corner of Mitford Street and Poet’s Grove had begun to develop even before Austin Avenue was created. The local Methodist congregation erected a timber Sunday School hall on the site in 1910 (designed by Alec Eggleston), later adding a brick church alongside (designed by Arthur Plaisted) for which the foundation stone was laid on 25 May 1918. Austin Avenue appeared in the interim, laid out in 1914 as part of a new 38-lot residential subdivision between Tennyson and Mitford streets.

In July 1966, the State Electricity Commission (SEC) proposed to build a zone substation in the part of Elwood bounded by Tennyson, Mitford and John streets and Glenhuntly Road. It took over a year to find a suitable site, with various locations in Tennyson, Scott and Knight streets being rejected before the Methodist church site on Mitford Street was compulsorily acquired, leaving the congregation to merge with the Presbyterian church in nearby Scott Street. Plans for the new substation, worth $603,000, were completed by December 1967 and construction began early the following year. The new facility, designated as Zone Substation EW, was completed by the end of 1969. A suggestion that the foundation stones of the demolished Methodist church might be incorporated into the new building was rejected; these were subsequently relocated to the nearby Presbyterian church, where they remain today.

Thematic Context

A typological study of Melbourne’s electricity supply infrastructure has not yet been undertaken. A cursory review of SEC documentation indicates that many zone substations were erected in the metropolitan area in the mid-to-late 1960s. Within what is now the City of Port Phillip, no fewer than five zone substations (including EW at Elwood) were built 1963-69. Two examples in South Melbourne – AP (Albert Park) at 7-9 Howe Crescent (1963) and MG (Montague) on the corner of Johnson and Munro streets (1969) are virtually identical storey flat-roofed brick buildings (orange and beige brick, respectively) on rectangular plans, with utilitarian façades with bays of aluminium-framed windows. Substation BC at 49-51 Hotham Street, Balaclava (1964) is similar, but with cream brickwork and a façade enlivened by a row of six square windows with projecting decorative brick spandrel panels below. These three substations are all far less architecturally assured than EW at Elwood. Substation SK, at 6 Waterloo Crescent, St Kilda (1967) is far more comparable, being virtually identical in size, proportion, materials and E-shaped plan. However, SK lacks EW’s level of decorative detailing (i.e. mosaic tiling, block screens and window hoods), its dramatic siting (occupying, instead, a conventional single-fronted allotment) and its fine landscaped setting with rock-edged garden beds.

Recommendations

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

References

Public Building File No 4938. Health Department records, VPRS 7882/P1, Unit PRO.

‘Substations’, SEC Correspondence files and registration cards, VPRS 8892/P1, Unit 509. PRO.
War Memorial Scout Hall

Formerly unknown

Address 26 Avoca Ave
ST. KILDA

Constructed c1910-1942

Category Public

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The significance of this building lies in its association with the St Kilda Jewish community. In the building, various aspects of the assimilation of Jewish culture into Melbourne are reflected. Significant elements of the conversion of this former residence include the Functionalist entrance porch, which was added when it became a Talmud Torah, and the signage above the door (overlaying the Star of David) and the war memorial constructed in the front yard, which is related to its use as a Scout Hall. The Scout Hall is associated with the endeavours of Rabbi Danglow to encourage the assimilation of Jews into British culture. It is a reminder of St Kilda’s role as an important staging post for Jewish immigration.

Primary Source

Other Studies

Description
Style : Arts and Crafts, Functionalist
Scout hall, former school, former residence

The property at 26 Avoca Avenue was purchased in late 1942 for the purposes of establishing a Talmud Torah (Jewish Sunday School). The school was intended to supplement the education of Jewish students attending State and private schools and taught Hebrew and Jewish law. The construction of the building can be seen as a response to the influx into Australia of Jewish refugees from Europe. Its construction coincided with the beginning of a trend in the Jewish community towards stronger identification of the Jewish people as an ethnic or racial grouping, an idea which reached maturity after the Second World War. (1)
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. A. Longmire, St Kilda, the Show Goes On (Hawthorn, 1989)
"Casa Mia"

**Identifier**  "Casa Mia"

**Formerly**  unknown

**Address**  13 Baker St
ST. KILDA

**Constructed**  1920s

**Category**  Residential:detached

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

An ordinary brick bungalow highlighted by a range of extraordinary detailing and design features in its stucco work, concrete awnings and bracket supports. The quality of this decorative work is consistent throughout, and extends to its elaborate lychgate and front fence. It is the most remarkable and intact of a collection of idiosyncratic houses, flats and gardens on the east side of Baker Street.

**Primary Source**

**Other Studies**

**Description**

Style : Grab-bag
One storey residence

**History**
see Description

**Thematic Context**
unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
The factory at 39 Ballantyne Street, Southbank, is a double-storey clinker brick building of a decidedly domestic scale and character. It was erected in 1945 for K L Ballantyne Pty Ltd, produce merchants, food canners and wholesale grocers, who continue to occupy the building.

Historically, the factory is significant for its associations with K L Ballantyne Pty Ltd, an important Australian company that developed (and maintains) a prominent international profile. Founded in 1929 as produce merchants, food canners and wholesale grocers, the firm expanded into dairy distribution, and continues today as manufacturers, suppliers and exporters of butter, cheese products and chocolate. Until his death in 1966, founder Keith Ballantyne was a highly significant figure in the Australian dairy industry, representing the country at international trade shows and funding the scholarship that bears his name at the School of Dairy Technology in Werribee.

Architecturally, the factory is significant as one of the last works of distinguished Melbourne architect Cedric Ballantyne, best known for his many picture theatres and fire stations. Designed for the architect’s nephew, it demonstrates an interesting personal/professional connection between a prominent manufacturer and a prominent architect. Aesthetically, it is an unusually assured example of a wartime factory, contrasting with the more utilitarian examples of that time. It is distinguished by an atypical domestic character (viz its scale, gabled tiled roof and small timber-framed windows) harking back to the architect’s earlier work. Occupied by the same firm for 60 years, it is also notable for its high physical integrity, including metal signage. It remains a prominent element in the streetscape, both in Ballantyne Street itself and from City Road.
Description
The K L Ballantyne premises is a double-storey factory/office of face clinker brick construction, with a tripartite composition that comprises a central portion with a longitudinal gabled roof (clad in terracotta tiles) flanked by wings with smaller hipped roofs concealed by parapets. Its elongated street façade is balanced but not quite symmetrical, articulated by groups of rectangular windows with steep sloping sills, soldier brick lintels, and either multi-paned steel-framed sashes (to the ground floor) or timber-framed double-hung sashes (to the first floor). A partial half-basement level, to the west side, has a row of smaller square windows with steel-framed sashes. The central main entrance has a glazed fanlight bearing the name of the company in gilt lettering, and there are also two large vehicular entrances with steel roller shutters. The façade is otherwise enlivened by a flagpole to the east wing, and by original metal signage that spells out the full name of the company, the initials of its founder, and the words PRODUCE MERCHANTS & EXPORTERS, FOOD CANNERS & DISTRIBUTORS and WHOLESALE GROCERS.

History
This factory was designed in 1945 as the office and factory of K L Ballantyne Pty Ltd, manufacturers of dairy products and food ingredients, an important Australian firm founded in 1929 by Keith Lindsay Ballantyne (1900-66). Initially styled as produce merchants, food canners and wholesale grocers, the business expanded into dairy distribution and Ballantyne became a leading figure in Australia’s dairy industry, representing the country at international trade fairs like the Far East Trade Mission (1958) and the National Export Convention (1960). Ballantyne further promoted the local dairy industry when, in 1964, he funded a scholarship (bearing his name) at the School of Dairy Technology in Werribee. At the time of Ballantyne’s death in 1966, his firm was one of the largest of its type in Australia, distributing products nationally as well as exporting to over sixty outlets in Asia, the Middle East and the Americas.

The new factory was designed by Keith’s uncle, prominent Melbourne architect Cedric Heise Ballantyne (1876-1957), best known as a pioneer of the Arts & Crafts style in domestic design in the 1910s, and, later, as a prolific designer of fire stations and cinemas such as the Regent in Collins Street (1929). From the early 1930s, Ballantyne was in semi-retirement, working in various partnerships before closing his office in 1951 and retiring to Merimbula. He was in his late 60s when engaged by his nephew, Keith, and probably designed the new factory in an honorary capacity. Originally known as No 295-299 Grant Street, the factory’s address was changed when the part of Grant Street from Clarendon Street to City Road was re-named after this important local company in the 1990s. The building remains occupied by Ballantynes, still thriving as manufacturers and exporters, of particular note as the world’s largest producer of canned butter, Australia’s largest producer of cheese powders, and as manufacturers of chocolate.

Thematic Context
COMPARATIVE ANALYSIS
Modestly-scaled brick factories such as these proliferated in South Melbourne during the inter-war period. Those built in the 1930s typically show the influence of progressive architectural styles such as Moderne and Art Deco, while those built during the War tended to be simpler and more utilitarian in their articulation and detailing. The K L Ballantyne factory, with is interesting façade composition and window detailing, is far more architecturally assured than contemporaneous factories identified in the City of Port Phillip Heritage Review such as the Neal & Meighan factory at 79 Thistlethwaite Street, South Melbourne (1944) and the Kynoch printing works at 5-7 Balston Street, East St Kilda (1940), both of which have stark red brick facades, unadorned door and window openings with rendered lintels, and utilitarian steel-framed sashes or roller shutters.

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

References
Cedric H Ballantyne, ‘K L Ballantyne Pty Ltd, Stores and Offices’, drawings dated January 1945. Building Records Department, City of Port Phillip
**City of Port Phillip Heritage Review**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formerly</td>
<td>A Kynoch &amp; Company; Hendersons Publisher</td>
</tr>
</tbody>
</table>

**Address**

5-7 Balston St  
EAST ST KILDA

**Constructed**

1922; 1940

**Category**

Industrial

**Designer**

Ballantyne & Hare

**Amendment**

C 46

**Comment**

Also CH Hollinshed architects

**Significance**

(Mapped as a Significant heritage property.)

What is Significant?

The former Kynoch & Company printing factory at 5-7 Balston Street, East St Kilda, is a utilitarian double-storey brick building that was erected in several stages. The original building, formerly a stable, was remodelled and extended in 1922 when taken over by Kynoch, and a second storey was added, and the façade remodelled, in 1940.

How is it Significant?

The former printer’s factory at 5-7 Balston Street is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the former factory is representative of the industrial development which proliferated in the City of Port Phillip during the inter-War period; this type of development, however, while common in South Melbourne and Port Melbourne, was considerably rarer in St Kilda, and even more so in East St Kilda.

**Primary Source**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

The former factory is a hybrid structure, comprising a single storey section at the rear with a double-storey front wing built right to the property line on Balston Street. The rear portion, which is presumably the older portion, has a longitudinal pitched roof with gabled parapets to each end. The front portion is a utilitarian red brick building with a hipped roof concealed by a low parapet with a capping. The stark façade has bays of large rectangular windows with concrete lintels, containing multi-paned steel-framed sashes. At the ground floor is a vehicle doorway with a steel roller shutter, and three standard-sized doorways which have been...
altered for the recent conversion of the building.

History

The Sands & McDougall Directory indicates that this site was occupied by stables in the early twentieth century. In early 1922, this was remodelled and extended by architects Ballantyne & Hare for use as a printing workshop for Messrs Kynoch & Wilson. Their firm, Kynoch & Company, was registered on 11 February 1922 by Alexander Smith Kynoch (c.1879-1950), a lithographer who lived nearby in Charnwood Crescent. In the early 1920s, most printing firms in Melbourne were located in the city, with or in the inner suburbs of Carlton, Prahran, Fitzroy and Brunswick. Kynoch’s printing business was one of only two in St Kilda at that time - the other being Wellman & Company at 397 High Street, established c.1908.

Directories indicate that Kynoch & Company occupied the building in Balston Street until 1929; Over the next few years, it was occupied by a succession of short-term tenants including C A Hanna, rubber goods manufacturers, and Allen & Company, piano repairers. From 1932, the premises again became occupied by A Kynoch & Company, who remained there for the next three decades. Substantial changes were made to the premises in 1940, when architect C N Hollinshead was engaged to add a second storey and remodel the Balston Street frontage. From 1965, the factory was occupied by R C Henderson & Sons, greeting card manufacturers. The factory was converted into residential apartments in 1993.

Thematic Context

Comparative Analysis

Utilitarian brick factories of this kind proliferated in South Melbourne and Port Melbourne during the inter-War period; numerous examples on a similar (and typically larger) scale survive within the South Melbourne City Road Industrial Area (HO4), e.g. Ballantyne Street and Market Street. Of the individual examples that have been documented in the Port Phillip Heritage Review, the most pertinent comparison is the contemporaneous factory at 79 Thistlethwaite Street, South Melbourne (1938/44), which displays a marked similarity to the former Kynoch printing works in terms of its simple form, stark face brickwork, and utilitarian detailing. However, the example in Balston Street stands out from any others in South Melbourne and Port Melbourne for the simple reason that this pattern of inter-War industrial development was less common in the former City of St Kilda in general, and even less so in the inland areas of East St Kilda and Balaclava. Indeed, no inter-war factories in the former City of St Kilda have actually been identified in the Port Phillip Heritage Review. As such, the former Kynoch printing works in Balston Street remains as a rare example of its type in the local area.

Recommendations

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

References

Sands & McDougall Directory: various.
City of Port Phillip. Building Permit Records.
The house at 16 Balston Street, East St Kilda, is a modest single-storey weatherboard cottage with a symmetrical façade and timber-framed verandah. It was erected prior to 1863 as a two-room building, subsequently extended to four rooms in 1869.

How is it Significant?
The house is of historical significance to the City of Port Phillip.

Why is it Significant?
Historically, the cottage is significant as one of the oldest surviving dwellings in East St Kilda. Although in a somewhat neglected condition, and slightly altered by the re-cladding of the roof, it nevertheless provides rare evidence of the earliest phase of European settlement in the area. While this period is demonstrated by a number of remaining buildings and sites in the area, such as the cemetery (1855), St Mary’s Church (1859) and the Grosvenor Hotel (1860), there are relatively few actual houses that still survive.

Primary Source
Heritage Alliance, East St Kilda Heritage Study, 2004

Description
The house at 16 Balston Street is a single-storey double-fronted weatherboard villa with broad gabled roof, penetrated by a simple red brick chimney. The symmetrical façade has a central doorway, flanked by multi-paned timber-framed double-hung sash windows, and a simple skillion verandah roof supported on plain timber posts, with a frieze of cast iron lacework.
The original house (built pre-1862) is a two-roomed structure with a gabled roof; at the rear is a two roomed lean-to addition (built 1869). The roof of the earlier front portion, and the verandah, has been re-clad with sheet metal in imitation of terracotta tiles.

**History**

The house at No 16 Balston Street is recorded in the earliest available rate book of 1862-63 (dated 11 March 1863), described as a two-roomed wood house, with a net annual value of £6, owned and occupied by one John H Biggs. By 1865, the house had been acquired by James Pentlin, a dairyman who owned a single-room timber house (sometimes described as a hut) on the adjacent site. Pentlin’s one-room house disappears from the rate books from 1866; he subsequently occupied the two-room house until 1869. By March 1870, the house had increased in size from two to four rooms, with the net annual value jumping from £10 to £15. At that time, Pentlin was still identified as the owner, but the occupant was one Robert Conley, butcher. Pentlin’s next tenant was Neil Nicholson, a labourer, who lived there from 1872 until at least 1877, and was succeeded, in turn, by William Chapman, coachbuilder, from 1879 until 1884. Chapman evidently purchased the house from Pentlin around that time, and was subsequently listed as both owner and occupant for several years.

The house had been acquired by William Treverton, a carpenter, by 1888, who leased it to William Ball, gardener (and, that same year, built a house for himself on the adjacent site). Treverton’s next tenant was Michael O’Brien, cab proprietor, who lived there for several years before purchasing the house himself. By the turn of the century, the owner and occupant of the house (by then identified as No 16 Balston Street) was Bridget O’Brien, presumably Michael’s wife (or widow).

**Thematic Context**

Comparative Analysis

Simple detached cottages of this type proliferated in parts of Port Melbourne, South Melbourne and St Kilda in the 1850s and ’60s, but surviving examples are now quite rare. Those which have already been identified in previous heritage studies include the timber houses at 1-2 Alfred Square, St Kilda (1855/58), 88 Napier Street, South Melbourne (1861) 169 Stokes Street, Port Melbourne (c.1862), 353 Princess Street, Port Melbourne (1865), and the two prefabricated houses at 7 Burnett Street, St Kilda (1855) and 2 Lambeth Place, St Kilda (1850s). But while comparable in date, all of these examples are otherwise quite different to 16 Balston Street in their actual form. The most comparable houses in this regard - that is, a simple double-fronted cottage with symmetrical façade and posted verandah - are the brick house at 28 Vale Street, St Kilda (c.1865) and the weatherboard house at 63 Argyle Street, St Kilda (c.1853). The latter example represents the most pertinent comparison, being almost identical in many respects; it is slightly more intact but equally neglected.

**Recommendations**

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

**References**

St. Kilda Rate Books: 1862-1900, PROV.
**Substation**

**Formerly** 52 Balston St, EAST ST KILDA

**Description**
The substation is a small single-storey red brick building with a jerkinhead roof of corrugated galvanized steel, partly concealed by a canted parapet with decorative brick capping. The façade has an off-centre doorway with concrete lintel, containing a pair of ledged-and-braced timber doors.

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

What is Significant?
The electrical substation at 52 Balston Street, East St Kilda, is a small brick building of somewhat utilitarian form, enlivened by a jerkinhead roof behind a canted capped brick parapet.

How is it Significant?
The electrical 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 expansion of services infrastructure during the inter-War period, when there was much residential settlement in the East St Kilda area. It appears to be unusual building type in the area, and possibly in the entire municipality.

Aesthetically, the substation remains as a prominent and distinctive element in the streetscape, distinguished by its unusual jerkinhead roof and canted parapet.

**Primary Source**
Heritage Alliance, East St Kilda Heritage Study, 2004

**Other Studies**
Heritage Alliance, East St Kilda Heritage Study, 2004
History
This building first appears in the Sands & McDougall Directory in 1930, listed only as an 'electric power station' alongside No 50 Balston Street but with no numerical designation of its own.

Thematic Context
Comparative Analysis
No electric substations have been individually identified in previous heritage studies undertaken for the City of Port Phillip or its predecessors, although two examples have been cursorily mentioned in Francine Gilfedder's discussions of landscaping within heritage precincts. Both are located in public reserves and appear to date from the inter-war period. One, prominently sited at the intersection of Princes, Raglan & Nott Streets in Port Melbourne, is a stark rectilinear volume in the Art Deco style, presumably dating from the 1930s. It has a clinker brick base and smooth rendered walls above; the roof is concealed by a stepped parapet, enlivened by a row of projecting Roman bricks. The other example, located in Jacoby Reserve in Cowderoy Street, St Kilda West, is simpler in form and detailing, and appears to date from the 1920s. It is a basic red brick building with a gabled roof of corrugated galvanised steel; the walls (since painted green) are embellished with band of roughcast render along the top. Another inter-War substation exists within HO8 (Elwood: Glenhuntly and Ormond Road), located on Byron Street (near Goldsmith Street), overlooking the canal. This is a stark rendered cube with little architectural pretension beyond a slightly stepped coping to the parapet and a low pediment.

While a complete typological study of inter-War electrical substations in the City of Port Phillip has not yet been undertaken, these few documented examples suggest that there is considerable stylistic variety amongst them. The example at Balston Street, with its distinctive jerkinhead roof and canted parapet, is certainly more sophisticated in design than the utilitarian one in Jacoby Reserve, but somewhat less so than the bold Art Deco example in Princes Street. The Balston Street substation also stands out from the three examples cited above in that it is part of a residential streetscape, as opposed to an object in an open parkland setting.

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

References
**Jubilee Memorial Fountain**

**Formerly**
unknown

**Address**
Bank St
SOUTH MELBOURNE

**Constructed**
1905

**Category**
Monument

**Designer**
G.H. Henderson

**Significance**
This memorial fountain is of significance for its historical associations with the South Melbourne soldiers who fought in the Boer War and as one of the most dominant pieces of monumental design in South Melbourne. The contribution of the fountain to the planning and design of the Town Hall precinct and the manner in which it is set within its island reserve, surrounded by post and chain fencing, is integral to its significance. The removal of part of the fencing, the damage to the fountain's mechanism and the introduction of the less formal Australian native planting to the reserve all detract from the fountain's significance.

**Primary Source**

**Other Studies**

**Description**
Original Use: Memorial Fountain
Date of Construction: 1905(1)

1905, the Jubilee year of the foundation of the City of South Melbourne (then named Town of Emerald Hill), was considered to be a fitting time to unveil the memorial fountain(2) erected in honour of the South Melbourne soldiers who fought in the South African Boer War(3): the participation of Australian soldiers being remembered by the memorial erected in Albert Reserve, at the corner of Albert and St Kilda Roads (q.v.)

This memorial fountain was designed by manager G.H. Henderson, of G.Dawes's firm of monumental sculptors, Carlton, and was erected in the short time of nine and a half weeks(4). The opening ceremony was performed by the then Governor, Sir Reginald Talbot(5), while to further mark the occasion, the Mayor Cr. J. Baragwanath provided a series of bioscope exhibitions for local schools(6).
The fountain has a commanding design and is substantial; being set on a basalt podium and having a superstructure in a combination of grey and pink granite. The form is temple-like, with the fountain set within four granite columns that support a freely designed classical canopy and the fountain itself is of brass. The memorial is surrounded by a fence of wrought iron posts with chains strung between them. This fence appears to be original to the structure however it is only partially intact, the outer ring that surrounded the reserve having been removed. The fountain mechanism is also not 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. Les Hill, 'Monuments and Memorials - South Melbourne and Port Melbourne Area’, held in South Melbourne Local History Collection LH 861
2. C. Daley,’ History of South Melbourne’. p 258
3. ‘Jubilee history of South Melbourne’, p. 8
4. ibid. p. 166
5. Daley, loc. cit.
6. ibid.
This row of four terrace houses was built for Peter J. Martin in 1862 and was first described as each house having four rooms, a hall and kitchen – ‘S.B.R’ (2). The N.A.V. for the terrace row came to £192 (3) (being £48 per house) and for the next thirty years remained at this value. Among the tenants of the row were in 1869 William McKean, a prospector; in 1877 William Cross and Robert Allan, civil servants; and in 1884 John Forbes, a bootmaker (4). In the tradition of terrace housing the row continued to have one owner, John Palmer, a ‘gentleman’, through to at least the turn of the century (5). Palmer never occupied any of the
terraces (6).

The row’s fabric reflects its pre-boom construction in detailing and decoration. The houses are each two storeyed, the front façade is clad with render and the rear left with exposed brickwork. The front façade has a single storeyed verandah with simple timber columns and is decorated with timber sections to the open frieze. The window and door joinery is also distinctive, the double hung sash windows retaining their two panes of glass per sash to the front and multipaned windows at the rear, and all four of the front doors are intact with unusual panelling cropped at a 45 degree angle at each corner. The render is generally quite plain, with only raised banding dividing the houses and quoining on the end walls, except at each of the gabled ends of the row where there is very decorative and quite unexpected embellishment with a projecting render capping culminating in a scroll form at the apex.

The fence remains intact and is very distinctive with plain basalt piers between which are set cast iron picket fences, side fences and gates. The whole is substantially intact except the verandah floors and probably the bases to the verandah columns. The roof has been clad in unsympathetic terracotta tiles, while urns appear to have been removed from the gables. The moulded render chimneys, while intact, are in a bad state of repair.

The rear garden has a mature and very large Algerian Oak (Quercus canariensis) which dates from the c1870-1900 period.

**History**

see Description

The large mature oak tree at the rear of the house at the boundary is estimated to be over 100 years old, thought to have been planted c1870-1900.

**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

Include tree controls apply to the the Algerian oak tree in the Heritage Overlay Schedule

**References**

1 City of South Melbourne Rate Books, 1861-1863
2 ‘S.B.R.’, referred to in the Rate Books appears to be an abbreviation for ‘single brick room’
3 ibid., 1862/63
4 ibid., 1862-1900
5 ibid., 1890-1900
6 ibid.
Terrace Row

Formerly unknown

Address 166-168 Bank St
SOUTH MELBOURNE

Constructed 1856, 1864

Amendment C 29

Category Residential: row

Designer unknown

Significance (Mapped as a Significant heritage property.)
Nos. 166 and 168 Bank Street are of significance for being substantially intact terraces built in basalt: a material not common for houses in the South Melbourne area. They are also of significance as one of the few substantially intact buildings, begun soon after the first development of the area in the 1850s. The rear of the houses are integral to their significance.

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

Other Studies

Description
Original Use: Residences
Date of Construction: 1856; 1864 (1)

Richard Thomas, described as a drayman and later as a builder (2), purchased allotment 5 of Section 15, at Emerald Hill's first land sale in August 1852 (3). This section was a part of Robert Hoddle’s 1852 survey of the area (4).

In 1856 Thomas had erected – presumably himself – a bluestone house of four rooms and a kitchen, the first occupant being Thomas Clarke (5). The N.A.V. at that date was £50 (6), but in 1858 it has jumped to £85, the building being described as two storeyed (7). In that year Louis Ah Mouy a leader of the Chinese community in Victoria, merchant and South Melbourne land speculator (8), tenanted the building (9). 1864 was the first year that the property was described as eight rooms, two kitchens and an ‘S.B.’ (presumably single brick) room (10). In that year the property was listed as two six-roomed stone and slate buildings, with a joint N.A.V. of £88, the two occupants being William Neilly, a ship broker and John Stewart, a clerk (11). Thomas was still the owner of the buildings at the turn of the century (12).
This pair of houses remains substantially intact and have rockfaced basalt facades defined with dressed quoining blocks, string courses and a simple projecting parapet, while the rear façade also retains its basalt construction and has rendered projection that appears to also be original. The buildings are raised about one metre above the pavement and it is possible that this was a result of the early regrading of the area. The front facades do not have verandahs and appear never to have done so; while the joinery is substantially intact with the unusual double hung sash windows with three panes per sash to the front façade, multipaned sashes to the rear and the original four panelled door to No. 166. In addition, a number of the cast iron rainwater heads also remain intact, so too the cast iron fence to the front.

To the west end of the front façade, the basalt is left unfinished, indicating that the row did, or was intended to, continue on to a third house. An Edwardian cottage now stands immediately to the west.

**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 1855-1864, indicate that the dwellings were built at two different times
2  ibid.
3  C. Daley, 'History of South Melbourne', p.34
4  ibid., p.31
5  City of South Melbourne Rate Books, 1855/56
6  ibid.
7  ibid., 1858/59
8  'Australian Dictionary of Biography', vol. 3, 1851-1890, p.19
9  City of South Melbourne Rate Books, 1858/59
10 'S.B.' Room’ has been interpreted as ‘single brick room’ from a number of entries describing such, in the Rate Books
11 ibid., 1864/65
12 ibid., 1900/01
"Hillhome"

Formerly: unknown

Address: 174 Bank St
SOUTH MELBOURNE

Constructed: 1881

Amendment: C 29

Comment: 'Hillhome' is of significance as a substantially intact example of one of the few larger houses in South Melbourne, that does not lie in the areas of more substantial building stock such as St Vincent Place, Kerferd Road or Albert Road, with an attention to detailing in both its cast iron and render decoration.

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

Original Use: Residences
Date of Construction: 1881 (1)

Thomas McCall, an engineer, was the owner of vacant land in Section 15, Bank Street East by 1880 (2). In 1882 he had erected a two storey brick house of eight rooms, with an N.A.V. of £76 (3). McCall occupied this house for eight years until 1890 and its N.A.V. against the normal trend of the boom period, remained unchanged during this time (4). Five years later and presumably as a direct result of the 1890s depression, the property only rated at £40 (5). By that time Agnes McCall, presumably a close relative, was listed as the owner and occupier of 'Hillhome' (6).

It is one of the most substantial two storeyed houses built in a terrace form in the area. Its wide front façade is clad in render and embellished with a two storeyed verandah decorated with intact cast iron. The wing walls are decorated with bold console brackets and the bracketed cornice and parapet with name plate are intact. The walls are decorated with moulded architraves to the ground floor windows with nail head mouldings around them and the front door is set within a deeply moulded surround. The first floor verandah is intact but is filled-in with later timber construction. The brick rear façade is of little distinction and is typical of
an 1880s terrace, however it appears to be substantially intact.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1880-82
2 ibid., 1880/81
3 ibid., 1881/82
4 ibid., 1881-1891
5 ibid., 1895/96
6 ibid.
Shops and Residences

Formerly unknown

Address 189-193 Bank St
SOUTH MELBOURNE

Constructed 1884, 1885, 1887

Category Commercial: residential

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)
The three shops at Nos. 189-193 Bank Street are of significance as substantially intact shops built as part of the 1880s development of the Emerald Hill Orphanage Estate. Their polychromatic facades are unusual within that development and their contribution to the Town Hall precinct both through their architecture and planning is integral to their significance. Their verandahs, although most sympathetic, are not integral to their significance.

Primary Source

Other Studies

Description
Original Use: Shop
Date of Construction: No. 189, 1884: No. 191, 1885: No. 193, 1887 (1)

This property was originally a part of the land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this group of three two-storey polychrome brick shops and dwellings (4) was built in three stages during Melbourne’s boom of the 1880s. William Norman, a local plumber, owned numbers 189 and 191, which were built respectively in 1884 and 1885 (5). Number 193 was built in 1887 and was the property of Edward Lee, a builder (6).

Other subsequent owners of the buildings have included John Danks who owned No. 191 in 1901 (7). Danks was well known in South Melbourne, being the founder of one of the areas oldest manufacturing firms (8) (Danks and son Pty Ltd) and through serving on the Town Council (9). His efforts in this sphere were recognised with his serving as Mayor for two terms from 1874-1876 (10). John Baragwanath, land agent, councillor and freemason, owned No. 193 from 1919 for at least seven years (11). In that first year
Baragwanath and Carter operated their estate agency from No. 191 (12).

The buildings continued to have a diverse range of uses and occupants and at one time or another, a tailor, baker, police constable and the Victorian Permanent Building Society have been associated with them (13). In 1973 the Victorian Housing Commission (now the Ministry of Housing) purchased the properties (14).

These three shops are all two storeyed and have residences above. They are built in polychromatic brickwork, embellished with rendered ornamentation. The contrasting bricks are used in a restrained manner around the round headed windows to the first floor and each façade is framed with rendered pilasters and a rendered parapet. The timber framed shop window to No. 193 remains intact while the verandahs were added by the Ministry of Housing in about 1983. No. 193 is also of distinction in the manner in which its façade is splayed to embrace the Town Hall precinct; of which it forms one corner.

**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, 1883-1887
4. The previous street numbers for these properties were 42, 44 and 46
5. City of South Melbourne Rate Books, 1883-1885
6. ibid., 1886/87
7. ibid., 1901/02
8. Jubilee History of South Melbourne, pp. 146-147
10. ibid.
11. City of South Melbourne Rate Books, 1919-25
12. National Trust, ‘Research into 191-193 Bank Street’
13. ibid.
14. ibid.
Post Office, South Melbourne

Formerly: unknown

Address: 199-207 Bank St

SOUTH MELBOURNE

Description: Original Use: Shop

Date of Construction: 1912 (1)

Architect: Horace J. MacKennal (2), Director of Works, Department of Interior

Significance: The South Melbourne Post Office is of significance as one of the most intact and finest examples of Edwardian public architecture in Melbourne and the addition to the south, while not of significance if taken in isolation, is of note as a very sympathetic addition. These buildings are also of significance for their contribution to the planning and architecture Town Hall precinct.

Primary Source


Other Studies

Original Use: Shop

Date of Construction: 1912 (1)

Architect: Horace J. MacKennal (2), Director of Works, Department of Interior

The first Emerald Hill Post and Telegraph Office opened on 3 October, 1857 (3) and operated from what is now numbered 319-321 Clarendon Street (q.v.), later moving to within the south-east corner of the newly completed Town Hall (4).

In 1883, the year that the municipality changed its name from Emerald Hill to South Melbourne (5), the Post Office did likewise (6) and it was during the next twenty years that there was a tremendous growth in postal and telegraph work (7). As a result, on 13 December 1911 a contract was let for the building of a new post office (8), the sum being £3,285 (9).

The building opened for service in 1913 (10) and extensions were carried out in 1918 (11). Although of a diminutive scale, the 1913 building is a bold example of Edwardian baroque architecture with its red brick...
walls played against a dominating rendered portico, the cornice line of which is broken by a loosely formed pediment and the walls to each side with deeply expressed banded rustication. The portico is supported by a series of decorated ionic columns fashioned in render and behind the colonnade (within the porch) is a large semicircular window. The slate roof is crowned by a domed render fleche, again adopting baroque vocabulary in its styling. Both the east and west facades extend the decoration of the portico and have rendered cornices over the windows and banded rustication between. The later building, built to the south of the Post Office, repeats the use of red brick, render and slate, however although only slightly later, its styling suggests the 1920s.

The Post Office is substantially intact externally, although the front façade of the 1913 building has been detracted from by the addition of an access ramp, while the east façade has been defaced by the addition of a flat roofed structure.

**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**

2 ibid.
3 D. Baker, ‘Australia Post Historical Notes’, held in South Melbourne Local History Collection, LH 241
4 C. Daley, ‘History of South Melbourne’, p.259
5 Daley, op.cit., p.143
6 D. Baker, loc.cit.
7 C. Daley, loc.cit.
8 ibid.
9 Verbal communication with Colin Duggan, Australia Post, Victorian Administration
10 C. Daley, loc.cit.
11 G. Butler, loc.cit.
Town Hall Chambers, South Melbourne

Formerly unknown

Address 200-202 Bank St
SOUTH MELBOURNE

Constructed c.1885-1896

Category Commercial

Designer Sydney W. Smith?

Significance (Mapped as a Significant heritage property.)

‘Town Hall Chambers’ are of significance as substantially intact commercial buildings constructed as part of the development of the Orphanage Estate in the 1880s. They are also of significance for their design that relates most sympathetically to the Town Hall.

Primary Source

Other Studies

Description
Original Use: Shops and Offices
Date of Construction: Commenced c.1885, completed by 1896 (1)
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and these two two-storeyed brick buildings were erected by David Boyd, a well-known local estate agent in the area and the brother of John Boyd, Mayor of South Melbourne in 1879 (5), the period during which this area was first being developed (6). Boyd was responsible for developing at least eight buildings in what was known as Bank Street East during the 1880s (7).

From the information in the South Melbourne Rate Books, the ‘Town Hall Chambers’ appear to have been built in more than one stage, although this is not immediately discernable in the fabric of the building as it remains today and its is probable that they were in fact completed in one stage. They appear to have been started during the 1880s and were complete by 1895/96 (8), during which year they were listed clearly as three addresses. Boyd was listed as occupying the offices above, John Baragwanath occupied the six-
roomed building and a Miss Kerr tenanted the four-roomed building (9). The buildings remained in the Boyd family until well after the turn of the century (10) and in 1973 they were purchased by the City of South Melbourne (11). They now form a part of the Emerald Hill Conservation Area, an area designated by the National Estate (12).

As they stand, 'Town Hall Chambers' are a commanding pair of offices with shops at ground floor level. The rendered façade is embellished in a restrained manner with corinthian pilasters across it and with a modillion-decorated cornice line and solid parapet above. Within this is a series of double hung sash windows with stilted segmental arches to their heads, connected by a moulded string course at impost level. The timber framed shop windows at the front and side of No. 200 are intact, while it is unfortunate that the spandrel and door to No. 202 have been unfaithfully restored. The entrance door, but not its furniture, to the west end of the façade is also intact and includes somewhat faded early gold lettering on the fanlight stating ‘Town Hall Chambers’.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), ‘Research into 200, 202, 202A Bank Street …’, 18 June 1976, p.2
3 ibid.
4 ibid.
5 C. Daley, ‘History of South Melbourne’, p.374
6 ibid.
7 National Trust, loc.cit.
8 ibid.
9 ibid.
10 ibid.
11 ibid.
12 ‘The Heritage of Australia’, p.3/78-79
Shops and Residences

Formerly

unknown

Address 204-206 Bank St
SOUTH MELBOURNE

Constructed circa 1888

Amendment C 29

Category Commercial: residential

Designer Sydney W. Smith?

Significance (Mapped as a Significant heritage property.)

Nos. 204-206 Bank Street are of significance as substantially intact commercial buildings constructed as part of the development of the Orphanage Estate in the 1880s. They are particularly of significance for their design that relates most sympathetically to the Town Hall and the manner in which this has been carried around the Layfield Street façade.

Primary Source


Other Studies

Description

Original Use: Shops and Residence
Date of Construction: circa 1888 (1)
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the area was redeveloped (4). Buildings were listed on this corner site in 1886, however the Rate Books suggest that they were not in the form they now take, with a floor being added to each soon after. By 1888 the property was described as two two-storey brick buildings (5), although no immediate evidence of sequential development is discernable in the fabric of the buildings as they exist today. By 1888 both buildings were owned by a Dr Charles Stewart, No. 206 having ten rooms and occupied by Stewart and No. 204 having seven rooms and tenanted by John Carter, a restauranter (6). By 1915 David Boyd owned both No. 204 and No. 206 (7). Boyd was a local real estate agent, owner of the adjacent buildings at 200-202 Bank Street (q.v.) and brother of John Boyd, Mayor of South Melbourne in 1879 (8); the period during which this area was first being developed (9). The buildings remained in the Boyd family up until the 1930s (10) and they are currently within the Emerald Hill Conservation Area, as designated by the
National Estate.

They are a pair of two storeyed shops with offices above, in a similar configuration to Nos. 200-202 next door. Their rendered facades are elegantly detailed across the first floor and are most in keeping with the design of the Town Hall onto which they face. The front façade is framed by coupled pilasters and has a bracketed cornice line that continues along the Layfield Street façade. The double hung sash windows fill the wall plane between. They are round headed and are set within a series of pilasters in the form of a loggia, while the spandrels beneath each has Italianate balustrading. The shops below have their timber framed windows at first floor level, the side façade also has a fine six panelled door with sidelights and fanlight intact and an adjacent tripartite double hung sash window.

History
see Description

Thematic Context

unknown

Recommendations

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

References

1 National Trust of Aust. (Vic.), ‘Research into 204/206 Bank Street …’, 18 June 1976
2 From 1864-1884 Smith was the Town Surveyor of Emerald Hill and was the architect in charge of the Estate development preparing the plans of the subdivision. As he is known to have had a hand in the design of various buildings and it is possible that he designed this particular building.
4 ibid.
5 National Trust of Aust. (Vic.), loc.cit.
6 ibid.
7 ibid.
8 C. Daley, ‘History of South Melbourne’, p.374
9 ibid.
10 ibid.
South Melbourne Town Hall

Formerly
Emerald Hill Town Hall

Address
208-220 Bank St
SOUTH MELBOURNE

Constructed
1879

Amendment
C 29

Category
Public

Designer
Charles Webb

Significance
(Mapped as a Significant heritage property.)

South Melbourne Town Hall is of significance as the principal building at the municipal heart of South Melbourne and as a physical reminder of the independent status of the municipality. The interaction between the building’s design and the street layout is unique to Melbourne and is integral to the significance of the Town Hall. The building is a major and successful work by Charles Webb, although it is detracted from by the removal of the mansarded towers and the refurbishment of its interior.

Primary Source

Other Studies

Description

Original Use: Emerald Hill Town Hall
Date of Construction: 1879 (1)
Architect: Charles Webb (2)

The Melbourne Protestant Orphan Asylum was granted the land of Crown Section 14 for its reservation as early as 1852 and it was in 1855 that the foundation stone of the Orphanage complex was laid (3). Charles Webb, the noted Melbourne architect, was responsible for carrying out extensive additions to the buildings throughout the 1860s and the early 1870s (4), despite their having become, even by 1856, an embarrassment to the Government (5). Several suggestions had been put forward for the removal of the Orphanage and finally in 1877, after much public outcry, an Act of Parliament was passed which enabled the Emerald Hill Council to purchase the land of Section 14 (6). The Orphanage was transferred to a site in Brighton, receiving £90,000 in compensation (7), and subsequently the buildings on the Bank Street site were demolished and all materials put up for auction (8).
Preparations were made for plans and specifications of a new Town Hall, the Municipal buildings having previously occupied the site at the corner of Coventry and Cecil Streets (q.v.), and in 1879 John Boyd, the Mayor of Emerald Hill at that time, laid the foundation stone of the new building (10). Charles Webb was again the designer of the building on the site, the contractors for the building being Gillon and Treeby (11). The building contained the Municipal Offices, a Public Hall, Mechanics' Institute, Fire Brigade, Post Office, Police Station and Court House and it was officially opened on 30 June, 1880 (12). A large turret clock was added to the clock tower in 1881 bearing the names of Councillors, the Town Clerk, the designer and the manufacturer (13). In 1883 the name of the municipality was changed to South Melbourne and the building’s status accordingly became that of Town Hall to the new City (14).

Although a number of subsequent minor alterations were made to the Town Hall (15) those that were carried out in 1940 were quite substantial (16). The interior was refurbished and additions were made to provide a more up-to-date working environment (17) to designs prepared by Oakley and Parkes, architects, under the supervision of the City Engineer A.E. Aughtie (18). It appears to have also been at that time that the mansarded towers were removed from the roof.

This building was one of Charles Webb’s largest works. Webb, one of Melbourne’s leading architects of the nineteenth century was responsible for a number of large buildings, with many such as the Windsor Hotel and Tasma Terrace using the restrained classical vocabulary of the Town Hall. As it now stands, the Town Hall is a most commanding rendered building with a wide façade that has adopted the formula of a number of Melbourne’s Town Halls with a central portico and projecting pavilions at each corner. The façade is dominated by a giant order corinthian colonnade expressed as pilasters along walls, fluted engaged columns on the pavilions and freestanding columns on the projecting portico. The portico is one of the main focal points of the façade and has a triangular pediment over it embellished with the words ‘Town of Emerald Hill’ and the town’s coat of arms. The central mansarded tower with baroque colonnettes clustered as its base is tall and appears ill-proportioned without the lower mansarded towers that flanked it and also without the very large urns that lined the parapet level.

The freestanding site on which the Town Hall stands has been used to benefit the design, the side facades having been given detailing of comparable complexity to the front façade. It is in the planning of the area and the building’s response to it, that one of the building’s greatest strengths lie. Not only does it stand in isolation, but Perrins Street has been placed to give a framed vista up to the portico and tower in a manner achieved by no other Town Hall in Melbourne. The replacement of what were very grand cast iron gas lamps with slender standards in c.1960 and the addition of planter tubs outside the front façade, detract from it.

**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**

South Melbourne Town Hall, Photographed by David Wood, c.1889

1  Architects’ Index, University of Melbourne
2  ibid.
3  C. Daley, ‘History of South Melbourne’, p.57
4  Architects’ Index
5  Daley, op.cit., p.125
6  ibid.
7  ibid.
8  Architects’ Index
9  Daley, op.cit., p.62
10 ibid., op.cit., p.127
11 Architects’ Index
12 ibid., p.128
13 ibid., p.129
14 ibid., p.143
15 ibid., p.129
16 ibid., pp.365-367
17 ibid.
18 ibid., p.367
The Emerald Hill Police Station and Watchhouse was operating from the Municipal block on the corner of Coventry and Cecil Streets by 1856 (3), however with the completion of the Town Hall in 1880 (4) the Courthouse and Police Station, including five cells, was accommodated at the north-east corner of the building (5).

With space being a problem, land was purchased for erecting new law enforcement buildings on the southern side of Bank Street on the corner with Perrins Street (6). In 1928 construction was begun on two adjoining buildings, under the Chief Architect of the Public Works Department, E. Evan Smith (7), while it was recorded that in that year Smith also advertised for tenders to model a Royal Arms in a panel over the Court House door (8).
The Court House and Police Station remain substantially intact in their form as designed in 1928. Both are thorough essays in the Spanish Mission idiom, a style, while popular during the 1920s, was rarely used for public buildings in inner Melbourne because most were erected prior to the 1920s. The Police Station is a long hip-roofed two-storeyed structure, that is dominated by an arced loggia at second floor level and a terracotta pantile roof with a wide bracketed eave. Its planar render walls are ornamented with a projecting balcony set on hammer beams, wrought iron balustrading and gates and the original bossed rainwater heads. The window and door joinery remains intact; the double hung sash windows having multipaned sashes and the front entrance retaining its multipaned bevelled glazing to both the doors and the semicircular fanlight above.

The Court House stands adjacent to the Police Station, drawing on the same Spanish Mission references, yet applying them to quite a different effect. It is a hall-like gabled structure, the planar render façade of which is surmounted by a bold semicircular parapet, flanked by scroll-like cappings. The façade is further embellished and the building’s uses alluded to, by the Royal Coat of Arms set into the render, while the entrance is framed by a simple architrave with a blind Italianate balustrading above. The Court House retains the original elegant leadlight fanlights above its entrance doors, large round-headed multipaned windows to the east façade, its terracotta pantile roof and the fleche to the ridge of the roof, decorated by twisted columns typical of the Spanish Mission. Internally it is substantially intact, with polished joinery to the entrance airlock, lobby and benches within the court room itself and a simple ceiling with strapped plasterwork typical of the period.

History
see Description

Thematic Context
unknown

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

References
2 ibid.
3 C. Daley, 'History of South Melbourne', p.62
4 Architects’ Index, University of Melbourne
5 Daley, op.cit., p.129
6 This site was previously occupied by the record until 1909
7 Butler, loc.cit.
8 Architects’ Index
Nos. 231-233 Bank Street are of significance as very sympathetic late additions into the Orphanage Estate, that blend with the earlier buildings of the development but are representative examples of design of their own time. As terraces decorated with Art Nouveau motifs, they are the most complete example of the style in South Melbourne and one of very few in Melbourne generally. The rear facades are not integral to their significance.

**Primary Source**

**Other Studies**

**Description**

Original Use: Residences  
Date of Construction: 1901 (1)  
Architect: possibly Sydney Smith and Ogg (2)

This property was originally part of land in Crown Section 14 that was granted to the Melbourne Orphan Asylum in 1852. Following the removal of the orphanage in 1877, the site was redeveloped but it was not until 1901 that two nine-roomed brick terraces were built on Allotments 29 and 30 (3), both being vacant up until 1903 when they were occupied by William Brown, a draper (No. 231) and Joseph Butler, a steward (No. 233) (4).

The buildings were still owned by the Melbourne Orphanage in 1937, the tenants being Alfred Reynolds, a carpenter, and Amelia Wheeler (5). In 1973 the properties were sold to the Victorian Housing Commission (now Ministry of Housing). They are now within the Emerald Hill Conservation Area.  

As would be expected of their date of construction, this pair of terraces departs from the norm defined by...
Victorian terraces. The exposed red brick walls are typically Edwardian although less usual is the use of the Art Nouveau as the main stylistic source of the decoration. It has been applied to the render, the cast iron and the glazing. In render it extends across the banding and orbs to the wing walls and parapet and in the leadlight is extant in the fanlights of the doors and ground floor windows. The joinery between the tripartite windows also reflects the late date of construction, being turned and routed in the manner typical of the late nineteenth century. The terraces are substantially intact on their front facades, however have received minor alterations to the rear.

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 Book, 1901/02
2 The Architects' Index, University of Melbourne lists a tender notice for the erection of two, two-storey brick houses in Bank Street in 1901 to the designs of Sydney Smith and Ogg
3 ibid.
4 ibid.
5 ibid.
Terrace Houses

Identifier
Formerly unknown

Address 235-237 Bank St
SOUTH MELBOURNE

Constructed c.1920

Category Residential:row

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
235-237 Bank Street are of significance as a pair of substantially intact Spanish Mission style terrace houses. Built on one of the last sites on the Emerald Hill Estate to be developed, they represent successful examples of buildings that are true to their own period and at the same time to the scale and forms of the Estate as a whole. The rear of the houses are not integral to the significance of the pair.

Primary Source

Other Studies

Description

Original Use: Residences

This pair of terrace houses is a very intact example of the Spanish Mission style and is unusual in Melbourne; being a style more commonly found on individual houses rather than terrace rows. The designer of these houses is not known, however it is possible that the row was designed by the same hand that refurbished the Victorian row at 239-253 Dorcas Street to the same style. The Bank Street houses are particularly confident in the style, with each facade dominated by a semicircular arch to the first floor, beneath which is set a balcony set on two columns. The projecting beam ends, wrought iron railings, inset panels of decorative brickwork and sculpted parapet are all typical and good examples of the Spanish Mission style. The window and door joinery are also substantially intact.

History

see Description
Thematic Context
unknown

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

References
unknown
**City of Port Phillip Heritage Review**

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<th>Shops</th>
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<td>unknown</td>
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**Address**  
238-240 Bank St  
SOUTH MELBOURNE

**Constructed**  
1886

**Amendment**  
C 29

**Category**  
Commercial

**Designer**  
Robert Risley Cowl?

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

These shops are of significance as substantially intact shops built as part of the Orphanage Estate development in the 1880s and for their sympathetic design to the Town Hall and its precinct.

**Primary Source**  

**Other Studies**

**Description**

Original Use: Shops (1)  
Date of Construction: 1886 (2)  
Architect: possibly Robert Risley Cowl (3)

Edmund Tawton was the owner of Allotments 1 and 2 on the corner of Cecil and Bank Streets as early as 1884 (4). Tawton, described as a painter/decorator (5), may have been related to a Thomas Tawton who in 1853 established a paint and paper hanging business at what was once numbered 61A Coventry Street (6).

Tawton’s two shops were first listed in Rate Books in 1886 and both were described as being of seven rooms, No. 240 having an N.A.V. of £100 and No. 238 rated at £90 (7). The first two occupants were Tawton in No. 240 who operated his business from the shop and James Turner, an artist, in No. 238 (8). By 1899 the total N.A.V. for the properties had fallen to £105 probably as a result of the 1890s depression and the occupants were Tawton and William Powne, a draper (9).

These shops are rendered two storeyed buildings with residences on the first floor. They have very simple facades and the main decorative relief, apart from the ashlar ruling into the render, is the rosette-decorated string course at first floor level and the decoration around the round headed windows. There are two shop
windows and both have their timber frames intact, while the side entrance onto Cecil Street also retains its four panel door. The parapet appears to have had some decoration removed.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

- Victorian Heritage Register
- National Estate Register
- Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**References**

1. The previous street numbers for these shops were Nos. 1 and 3
2. City of South Melbourne Rate Books, 1885-1887
3. A tender notice in the Architects’ Index lists Crowl (sic) as the designer of shops on the Town Hall corner, 17 feet along Cecil Street and 100 feet along Bank Street. No architect by the name of Crowl is otherwise known of at this date and the listing probably relates to Cowl.
4. City of South Melbourne Rate Books, 1884/85
5. ibid., 1886/87
7. City of South Melbourne Rate Books, 1886/87
8. ibid.
9. ibid., 1898/99
This property was originally part of land in Crown Section 14 that was granted to the Melbourne Protestant Orphanage Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and in 1882 a two-storey brick house with wooden stables was built for Dr Thomas Lucas on allotments 33 and 34 at the corner of Bank and Cecil Streets (5). By 1883 Lucas’ residence was described in the Rate Books as having twelve rooms (6) and by 1886 it is mentioned as having stables (7).

Throughout most of its early period, up until the early 1930s, 239 Bank Street was used as a doctor’s residence. In 1887 it was occupied by Dr Charles Stewart (8), but was still owned by the Lucas family, and remained so until the turn of the century. Dr J. Kitchen tenanted the building in the 1890s (9), becoming the owner in 1907 (10) and selling to Dr Johnstone Thwaites in 1911 (11). A Dr Cuscaden was owner and Dr Fullarton occupier in 1925 (12) and by 1931 the property had passed to the Melbourne Orphanage (13). The building was purchased by the Housing commission (now the Ministry of Housing) in 1973. It is now within

the Emerald Hill Conservation Area.

This is a commanding two storeyed corner building with a rendered façade that is decorated in a restrained manner not typical of the 1880s. At the ground level of the front façade, the two double hung sash windows and the front entrance are all flanked by shallow pilasters: those to the entrance within corinthian capitals and with a dentilated pediment spanning between. The entrance dominates the façade, being hard onto the pavement line and with a semicircular fanlight over, all set within the pedimented unit. The upper windows are enframed with simple rendered mouldings and the eave is decorated with coupled Italianate brackets with rosettes between. The whole façade is defined with raised quoining to each corner that was reinstated during the recent restoration works. The side façade along Cecil Street has simple window openings with stop chamfered openings and bracketed sills. The building has been altered at the rear.

**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, 1882-83
2 The Architects Index, University of Melbourne, lists a tender notice for the erection of a two storey brick residence in Bank Street, corner Cecil Street, to the designs of R.S. Cowl
3 National Trust of Aust. (Vic.), 'Research into 239 Bank St', 13 June 1976
5 City of south Melbourne Rate Books, 1882/83
6 ibid., 1885/86
7 ibid., 1887/88
9 ibid., 1892/93
10 ibid., 1907/08
11 ibid., 1911-12
12 ibid., 1925-26
13 ibid., 1931-32

Bank Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)
This corner shop is of significance as a subtly designed and substantially intact Victorian shop that is very sympathetic in design to the buildings of the Orphanage Estate opposite.

**Primary Source**

**Description**
Original Use: Shop
Date of Construction: 1884 (1)
Architect: possibly Robert Risley Cowl (2)

By 1882 Robert Risley Cowl, architect, was the owner of sixteen and a half feet of vacant land on the corner of Cecil and Bank Streets, rated at a mere £12 (3). Cowl sold to Thomas Taylor, an estate agent, in 1884 who erected a one-roomed brick building on the site, having at first, an N.A.V. of £50 (4). The occupier at that time was William J. Turnbull, also an estate agent (5).

In the following year Turnbull and Birrell – land, estate and commission agents – were operating their Central Property Exchange (6) from offices by then rated at £62 (7). The agents were offering fire, land and accident insurances as well as negotiating bans, collecting rents and arranging auction sales (8). The Property Exchange was also the agent for Allan and Co., pianoforte importers (9).

This two storeyed shop with the residence above has a subtlety of design in its brick and render façade. The walls are all in tuckpointed hawthorn bricks except to the corner of the ground floor, which is rendered. This rendered section has the shop windows set within raised panels, a decorative rosette set above each opening.
and a line of staggered dentils to the cornice. The openings to the brick walls are surrounded by rendered
architraves and the use of render is repeated in the bracketed eave line. The joinery to the facades is also
substantially intact, including the shop windows with panels below each, the panelled corner door, the side
door with its sidelights and fanlight and the double hung sash windows elsewhere. The roof has been
replaced by an unsympathetic modern roof.

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, 1882-1885
2 It is possible that Cowl was the designer of this building of this building as he had been the owner
   of the vacant land
3 City of South Melbourne Rate Books, 1882-1883
4 ibid., 1884-1885
5 ibid.
6 Sands and McDougall, Melbourne Directory, 1885 (Advertisements)
7 City of South Melbourne Rate Books, 1885-1886
8 Sands and McDougall, loc.cit.
9 ibid.
Telephone Exchange

Formerly 255 Bank St

Address 255 Bank St
SOUTH MELBOURNE

Constructed 1923-25, 1928

Amendment C 52

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The telephone exchange at 255 Bank Street is a double-storey red brick building in a stark Stripped Classical style, with plain pilasters, rendered stringcourses, projecting cornices and large rectangular windows. Erected in 1923-25, it was one of a number of automatic telephone exchanges erected in the metropolitan area at that time. Designed by Commonwealth architect J S Murdoch, it was originally a single storey building, with a second floor being added in 1928.

How is it Significant?
The building is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the telephone exchange is significant for associations with an important phase in the expansion of Melbourne’s telephone network. It was one of a small group of such facilities (built 1922-27) that represented the city’s first purpose-built automatic telephone exchanges, prior to the erection of a new automatic central exchange (1928-30). While not actually the earliest, the South Melbourne building is the largest amongst the (now even fewer) surviving examples.

Aesthetically, the telephone exchange is significant as a representative example of the inter-war Stripped Classical style. Often used for Commonwealth buildings during that time, the style is characterised by symmetry and regularity, with a stylised or minimal use of Classical motifs to evoke a conservative but progressive character. Architecturally, the building is significant as an example of the work of Commonwealth architect, John Smith Murdoch, a leading exponent of the Stripped Classical style and best known for Canberra’s Provisional Parliament House (1927).

Primary Source
Other Studies

Description
The telephone exchange comprises two discrete but attached buildings. The earlier portion, to the east side, is a double-storeyed red brick building with a broad gabled roof concealed by a capped parapet. The exposed facades, composed and detailed in the Classical Revival idiom, are delineated into regular bays by plain brick pilasters and rendered brick stringcourses, which partly project to form moulded cornices. The bays to the north (Bank Street) frontage contain blind windows, with rendered surrounds only to the ground floor level, while those to the east side contain multi-paned timber-framed double-hung sash windows. Although this portion of the building was actually erected in two stages (an original single-storey building with a second storey added in 1928), they were designed in a complimentary fashion, and, today, are still clearly read as a single cohesive entity.

The western half of the exchange, which appears to date from the 1980s, is similar and sympathetic in scale and materials, but considerably different in detailing. Its street frontage also has exposed red brick to the ground floor, delineated with plain brick piers, but with metal deck cladding and vertical strip windows to the first floor.

History
Melbourne’s telephone network dates back to 1879, when a manufacturer installed a line between his office in Flinders Street and his works in South Melbourne. The first telephone exchange opened in Collins Street a year later, relocating to Wills Street in 1884. The service, originally a private enterprise, was taken over by the State Government in 1887 and, after Federation, became part of the Postmaster General’s department under the new Commonwealth. At that time, there were twelve branch exchanges around Melbourne (many located in or adjacent to post offices), plus the central exchange in Wills Street. With the burgeoning demand for telephone services, the latter was replaced in 1910 by a new facility in Lonsdale Street.

Two years later, an automatic exchange opened in Geelong – the first in the Southern Hemisphere. This only further intensified the demand for telephone services, and, over the next few years, several existing manual exchanges in Melbourne would be converted into automatic ones, including those at Brighton (1914), Sandringham (1918) and Malvern (1919). In 1921, the Commonwealth proposed to relieve the ever-increasing congestion at Melbourne’s central exchange by building a series of automatic exchanges in the inner suburbs. The first of these, in Wellington Street, Collingwood, opened in September 1922. As part of an intensive four-year programme to increase Melbourne’s telephone capacity from 43,000 lines to 7,000 lines by the end of 1928, it was planned to erect new exchanges at North Melbourne and Ascot Vale (to open by December 1924), at Canterbury and South Melbourne (by December 1925), and at Elsternwick and Northcote (by December 1926). Finally, a new automatic central exchange would commence construction in 1928.

The establishment of a new automatic exchange at South Melbourne was seen as a priority, in order to prevent the need for additional cables to be laid out from the overworked central exchange. A site in Bank Street had already been acquired by the Commonwealth in 1912 but a full decade passed before, in October 1922, Parliament accepted the recommendations of the Public Works Committee to build a new exchange there. Designed by the Chief Commonwealth Architect, J S Murdoch, this was described in the committee’s report as a single-storey brick building with a flat concrete roof, to contain a switch room (20m by 16m), a battery room (10m by 6.8m), an air-conditioning plant room (6.8m by 5.5m) and staff amenities. At an estimated cost of almost £110,000, the new exchange would have an immediate capacity of 3,000 lines which would expand to 7,000 lines – providing adequate telephone service for the next fifteen years.

In 1927, only a few years after it opened, the South Melbourne exchange was slated for a major upgrade. At that time, it was planned to replace the existing central exchange in Lonsdale Street – still in manual operation – with an automatic facility, housed in a new seven-storey building at the rear, fronting Little Bourke Street. As this would effectively provide the metropolitan area with a fully automatic network, it was considered necessary that the South Melbourne exchange be extended to function as a temporary adjunct to the central exchange, rather than a separate entity. The building, which had originally been designed to accommodate a second storey, was thus extended during 1928, at a cost of £35,243.

Thematic Context
COMPARATIVE ANALYSIS
The telephone exchange at South Melbourne must be seen in the wider context of the intensive expansion of Melbourne’s telephone network during the 1920s. As already mentioned in the historical section, the
building was one of several new automatic exchanges that were erected between 1922 and 1926, which anticipated the construction of the new central city automatic exchange Little Bourke Street in 1928-30. As the demand for telephone services increased exponentially over the ensuing decades, more and more automatic telephone exchanges would be built throughout Victoria. The pre-1928 exchanges, however, are of especial historic significance for their ability to demonstrate the initial emergence of what very quickly became a ubiquitous aspect of life in Victoria.

Although of notably early date, the South Melbourne exchange is not actually the oldest surviving purpose-built automatic telephone exchange in Melbourne. The first example still survives (and remains in operation) at 54-62 Wellington Street, Collingwood. Of simpler design than its later counterparts, this is a single-storey red brick building with a stark symmetrical façade to Wellington Street, with a gabled parapet and three round-arched windows. Those at Canterbury (143 Maling Road) and Elsternwick (21 Selwyn Street) also survive, although only the latter remains in operation. They are virtually identical in design: single-storey red brick buildings with gabled roofs behind parapets and external walls articulated into bays by plain pilasters and rendered stringcourses with projecting cornices. This detailing is identical to that at South Melbourne, and it would appear that the latter building was of identical appearance before its second storey was added in 1928. Two other early automatic telephone exchanges in the inner suburbs are known to have been demolished – the double-storey example at Carlton (72 Barry Street, North Melbourne) and the single-storey one at Ascot Vale (313-315 Ascot Vale Road, Moonee Ponds). The latter was replaced in the 1970s by a new double-storey concrete-block exchange in the Brutalist-style.

While the South Melbourne exchange is of regional significance as one of a small number of early automatic telephone exchanges that still survive, there are also comparative examples at the local level. As the demand for telephone services grew, more automatic exchanges would be built in the post-war period, and these are represented in the City of Port Phillip. A particularly prominent example at 62 Inkerman Street, St Kilda, dating from c.1949, is a four-storey cream brick building in a striking Modern style. This has been previously identified in the City of Port Phillip Heritage Study for its aesthetic qualities, and as one of the largest examples of its type. Another exchange in Tennyson Street, Elwood is of similar date, but is smaller and less distinguished – a single-storey cream brick building with little architectural pretension.

**Recommendations**

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

**References**

Argus, 4 Jan 1921, p 6; 18 Jun 1921, p 22; 15 Aug 1922, p 8; 4 Oct 1922, p 8; 21 Feb 1924, p 9;


Former Lauder's Riding School ("Emerald Hall")

Identifier
Formerly unknown

Address
295 Bank St
SOUTH MELBOURNE

Constructed 1873

Category School

Designer George Browne, Grainger, Kennedy and Little

Amendment C 29

Comment None

Significance (Mapped as a Significant heritage property.)
Emerald Hall is of significance as one of the very few purpose built indoor riding schools built in Australia, for its associations with Sir William and Lady Clarke, and for the clear architectural expression of the building's unusual use. It greatly enriches the building stock of South Melbourne both through its history and physical form.

Primary Source

Other Studies

Description
Original Use: Lauder's Riding School
Date of Construction: 1873(1)
Architect: George Browne(2) and Grainger Kennedy and Little(3)

It seems quite probable that the inspiration for the erection of a riding school in Bank Street West was Sir William Clarke's interest in horse management. Clarke, who arrived in Victoria from Tasmania in 1860, inherited a substantial fortune from his father's estate which included various land parcels in Emerald Hill(4). As well as being distinguished for his land holdings and stud-breeding activities, Sir William and his wife Janet were well known philanthropists, donating widely to charities and institutions.(5)

This property was listed as being 66 feet by 165 feet of vacant land owned by W.J.T. Clarke in 1872(6). In the following year the foundation of a riding school is recorded in the Rate Book(7) and by 1874, Emerald Hall boasted a brick complex of seven rooms, commodious stables, riding school and gymnasium valued at £200(8). George Lauder conducted classes in ‘...the useful art of proper and elegant equestration’(9), and
gymnasium classes were conducted by a Mr English. From 1897 the building was also used as a bicycle riding school.

In early 1907 the school was closed. Lady Janet Clarke, who by then owned the property, sold to the St. Peter and Paul's Roman Catholic Church who required a building for a recreation hall. After undergoing major internal alterations to the designs of the prominent architectural firm Grainger, Kennedy and Little the new parochial hall opened the following year.

'Albert Hall', as it was then known was the result of the transformation of the rear brick stable of the former Riding School. By the 1930s the building was renamed 'Emerald Hall'.

Apart from its use, Emerald Hall is distinctive with its unusual facade set hard onto the line of the pavement. The front facade is rendered and is stepped up to two storeys in height at the centre. It is framed by applied pilasters across the facade and between the floors there is a dentilled cornice and above the first floor a modillion-decorated cornice line. Within the frame, the front door dominates, being set within an arched opening with a pattern indented into the render of its spandrels, while above, the parapet is embellished with a rounded pediment with 'A.D.1873'. The facade is substantially intact except for the westernmost bay that has a mechanical door set into it, and the parapets at both levels that appear to have had urns removed.

The hall behind is an unembellished brick hall with a gabled roof. It is somewhat incongruous in its placement being offset from the axis of the front facade. Internally it has been altered but it retains at least the ceiling with its varnished timber lining boards.

**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, 1873/74
2. Architects Index, University of Melbourne
3. The Advocate", 15 June 1907, p. 19
4. ADB, Vol. 3 pp. 422-4245
5. ibid.
6. National Trust Australia (Vic.)
7. ibid.
8. City of South Melbourne Rate books, loc.cit.
9. The Record, 6 February 1926
10. ibid. 28 May 1874
11. HBC File No. 83/2689 as at July 1986
12. The Advocate, loc. cit.
13. ibid.
14. National Trust Australia (Vic.)
Former "Shannon and Shamrock" Hotel

**Address**  
327 Bank St  
SOUTH MELBOURNE

**Constructed**  
1888

**Amendment**  
C 29

**Category**  
Commercial

**Designer**  
unknown

**Comment**

The Shamrock is of significance as a South Melbourne landmark, being a substantially intact late nineteenth century hotel built with vibrant colouring, distinctive decoration and with its distinctive tall narrow form. The side and rear facades are integral to the significance of the building.

**Primary Source**


**Other Studies**

**Description**

Original Use: Hotel  
Date of Construction: 1888(1)

Originally trading as the 'Shannon and Shamrock Hotel', this was one of the more than eighty hotels that once operated in the Emerald Hill area(2) . It was first licenced in 1866 and run by a T. Mornane(3) . In 1887 the Rate Books listed a four roomed timber building(4) on the site, but by the following year, the extant building had been erected. The new building was described as having twelve rooms and being of brick, its owner being one Patrick Mornane(5) . The Shamrock was closed to trade in 1926 as a result of the activities of the Licences Reduction Board(6) , which was responsible for substantially reducing the number of hotels in the area.

The three storeyed Shamrock is one of the taller nineteenth century buildings in the municipality and in its freestanding, narrow form is most distinctive in a streetscape that otherwise has quite low buildings. It is built in red brick, embellished with render mouldings and has brilliant blue tiles to the dado at ground floor. The colouring in itself adding to the dominating effect that the building has on the area.
The window arrangement up the facade is dominated by the coupled central windows, and at each level their form is different, changing from round headed to arched to segmentally arched. The gable above has a large impact on the facade and has a most distinctive Dutch form and a nameplate in render stating 'The Shamrock' and with a shamrock motif. The azure blue and black tiles to the ground floor dado appear to be original to the facade and their vibrancy of colouring adds greatly to the colour of the brickwork. The door and window joinery and the keg shaft are all intact, while the unornamented side and rear facades and the brick and render chimneys also appear to be substantially intact. The portico to the east end of the front facade has been added, and the tiles applied to it, while not identical, are in keeping with the original dado.

Overall, the styling and form of the Shamrock is most atypical of hotel design in Melbourne of the 1880s and the use of the red brick and the render mouldings across its facade is reminiscent of Edwardian architecture.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1. City of South Melbourne Rate books, 1888/89
2. Personal communication with Andrew Lemon, Historian
3. A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection
4. City of South Melbourne Rate books, 1887/88
5. ibid. 1888/89
The Presbyterian Church, Barkly Street, was erected in 1885 by Thomas Corley and designed by Ralph Wilson and Charles Beswicke. The first church on the site, designed by Alfred Smith, was a brick and stone dressed building erected in 1860, which was demolished for the erection of this larger church. The present church is of bluestone with freestone dressings to highlight the spire, pinnacles, tracery and mouldings. The Gothic style adopted incorporates steep roofs, pointed arches, buttresses and pinnacles and a main five light tracery window appears in the front gable. The large church has a commanding position in St Kilda and the spire has been a landmark in the area since the church was erected.

Intactness
This Presbyterian church is substantially intact.

History
see Description

Thematic Context
Recommendations

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

References

'The Australasian Sketcher', 1 June 1885, p.86.
'The Argus' 29 May 1886.
Perry, I. 'St Kilda Presbyterian Church', History of Architecture Essay, Department of Architecture
University of Melbourne.
Presbyterian Manse—‘The Manse’ originally ‘Stanthorpe’

Address 42 Barkly St
ST. KILDA

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)

‘The Manse’, in the ownership of the Presbyterian Church since 1919 and owned by the Sutherland family until 1889, is of historical interest as the rented premises of long surviving politician Jonas F.A. Levien from 1886-89. The house is of comparative architectural importance as an outstanding example of the classic revival town house once common to the St Kilda area in the nineteenth century.

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

Other Studies

Description
‘The Manse’ at 42 Barkly Street, St Kilda, adjacent to the Presbyterian Church, was erected c.1875 as a private residence called ‘Stanthorpe’ for merchant Alexander Sutherland, replacing an earlier timber house of c.1858. The two storey rendered brick residence, of unknown authorship, is in the style of the mid-Victorian Conservative Classicism and is dominated by a central pedimented portico and delicate cast iron balcony verandah.

Intactness
‘The Manse’ stands unoccupied in a neglected and entirely reduced garden and, except for part replacement of the upper balcony balustrade, is largely intact.

History
see Description

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

References
City of St Kilda Rate Books
National Trust of Australia (Victoria) File No. 597.
Perry, Ian ‘St Kilda Presbyterian Church’ History Research Essay, Department of Architecture, University of Melbourne, 1965.

[National Estate citation reprinted with permission of the Australian Heritage Commission]
"Pyrmont" at 52 Barkly Street, St. Kilda was built in 1867 for Michaelis Hallenstein, a principal of the highly successful tanning and leather grindery undertaking of Michaelis Hallenstein and Co. Pty. Ltd., established on Tannery Hill, Footscray, in 1879. It is historically important. This importance (Criterion A), arises from the house’ connection with one of nineteenth century Melbourne’s most successful merchants as well as its capacity to demonstrate a lifestyle characteristic of many on St. Kilda hill and which continue to impart cultural significance to the locale. The building’s links with St. Kilda’s prominent Jewish community last century is also important. The elements that are most expressive of the cultural values of the place include the main house, the front gate and the generous front garden but not the later additions.

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Description
A substantial two storeyed Italianate villa with rusticated façade having a central arched entry and flanking window bays. The verandah floor has bluestone margins and tesselated tilework whilst the two storeyed verandah and staircave are not original elements. There are substantial rear additions presumably built following the conversion of the house into apartments. Condition: Sound. Integrity: Medium, includes original original frontage setback and cast iron front gates and pillars in bluestone and cement with the name “Pyrmont”, suggesting that the house was given this name from the beginning.

History
At Crown land sales in the Parish of Prahran, J.Gill bought allotment 69A which consisted of about four and a half acres on the south side of Alma Road between Barkly Street and Brighton Road. By the time James Kearney had completed his survey of Melbourne and its Suburbs in 1855, the northern portion of this
allotment had been subdivided and partly developed. The southern portion was vacant land and continued to be so in 1866 when Commander Cox carried out his survey of the area. By the following year however it was subdivided and deep lots facing Barkly Street were created. One of these lots was bought by the merchant Michael (sic) Hallenstein who immediately commenced building a house there for his residence, completed by the end of 1867. It was described as “brick, eight rooms”. A right-of-way ran along the north boundary of the property giving access to a stable at the rear. Michaelis Hallenstein, together with his brother Isaac and uncle Moritz Michaelis, established the highly successful Footscray based business of Michaelis Hallenstein and Co. Pty. Ltd., tanners, leather and grindery merchants. Michaelis Hallenstein was a prominent member of St. Kilda’s Jewish community and participated in the establishment of the synagogue in Charnwood Grove erected in 1872. Moritz Michaelis lived in Acland Street, St. Kilda.

By 1880, John Tanner had bought the property and had leased it to Flora Timms, who continued there in 1886. Subsequent owners included the “gentleman” George McGillvray who lived there in 1890 and James Pearson of Toorak who leased the house to the music salesman George Clark Allan in 1900. By then the house had nine rooms and was known as “Pyrmont”.

**Thematic Context**


**Recommendations**

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

**References**

References:
St.Kilda Rate Books: 1865-70, 1874, 1880, 1886, 1890, 1899-1900. VPRS 3235, PROV.
MMBW litho plan no.45, undated.
Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje.
James Kearney, Melbourne and its Suburbs. SLV, Map Section, 821.09 A 1855.
Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section, 821.09 AJ 1866.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, Sheet 5 North.
"Hampden"

Formerly: unknown

Address: 74 Barkly St
ST. KILDA

Constructed: 1919-1920

Category: Residential: apartment

Designer: Arthur W. Plaisted

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)

This building is of importance for a multiplicity of reasons. It is one of the largest and most elaborate examples of the Old English style of flat building in St Kilda. It is also one of the most prominent examples of the important architect Arthur W. Plaisted, who also designed the Hartpury Court flat complex in Milton Street (q.v.). In contrast to Hartpury Court, it is a looser interpretation of the Old English idiom, partly in response, perhaps, to the need to adapt the design to the pre-existing residence around which it was built. This adaptation is noticeable in the lower pitched roofs; the "looseness" of style in the almost abstract design of the half timbering, the unorthodox prow windows facing the central courtyard. These windows, bisected by buttresses, are reminiscent of some of Desbrowe Annear's designs. The pre-1873 house is buried deep within the additions while the rear wings remain virtually unchanged, adding to the historical and visual complexity of the development. All elements of the property, including the distinctive gate posts, appear to be intact. The building's prominent location on the crest of Barkly Street is accentuated by a fine pair of palm trees.

Primary Source

Other Studies

Description

Style: Old English
Two storey walk-up flats, former residence
Original owner: Miss H. Boldt

Building Permit records held by the City of St Kilda indicate that drawings were submitted in 1919 for additions to a two storey Victorian residence called 'Hampden'. These additions essentially converted the house into series of 4 two bedroom and 6 one bedroom apartments and included extensive two storey additions to both sides of the house, some minor additions to the rear and a new main facade incorporating an open stair to
the first floor. Both the existing house and the additions were clad in an extensive new roof of terra-cotta tiles.

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.3858 issued 1919. Geoffrey Woodfall, ‘Harold Desbrowe Annear: 1866-1933’
Residence

Formerly
unknown

Address
71 Barkly St
ST. KILDA

Constructed
1900's

Category
Residential:detached

Designer
H. Desbrowe Annear

Significance
(Mapped as a Significant heritage property.)

This two storey residence is significant for its extraordinary design and that its architect was H. Desbrowe Annear. Of greatest note is the symmetrical prow shaped facade form, which is repeated on the side elevation. The slatted treatment of the enclosed balconies are characteristic of Annear's work of the Eaglemont period, and these contrast with the punched openings of the roughcast rendered walls, containing Annear's unique sash windows. The balance between localised symmetries and an overall picturesqueness shows a rare adeptness in the handling of architectural form, indicative of a first rate architect. Accurate dating and a full analysis of the planning of the building may reveal a greater significance, particularly in relation to Annear's seminal Eaglemont buildings of the early 1900s. The building appears to be intact, and though its intactness is compromised by the painting of the rendered surfaces, the resultant colour scheme sympathetically expresses contrasts between the timber and rendered surfaces.

Primary Source

Other Studies

Description
Style : Arts & Crafts
Two storey residence

History
see Description

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

References

NOTES
Identifer       "Colton Court"
Formerly       unknown

Address         92 Barkly St
                ST. KILDA
Constructed     c1930
Amendment       C 29

Category        Residential:apartment
Designer        unknown

Significance     (Mapped as a Significant heritage property.)
This building is a prime example of St Kilda's 1920s Mediterranean style flats, the more so for its prominent location on the Barkly Street hill. Its chief feature is its pair of projecting bays of stacked balconies, delineated by bold quoinwork and capped by deep eaves. The impact of the composition is accentuated by the diminutive recessed bay of oriel windows which is squeezed between them. The deep balconies are embellished by the strongly modelled flowerboxes. The fine multipane entrance doors and fanlight signage add a touch of finesse to the building. The building appears to be substantially intact apart from the glazing in of some of the balconies and the particularly inappropriate ground floor streetfront windows.

Primary Source

Other Studies

Description
Style : Mediterranean
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

unknown
**Significance** (Mapped as a Significant heritage property.)
This building is notable primarily for the composition of its street facade. An essentially simple and symmetrical facade is enlivened by patterns of contrasting building materials and window and balcony elements. The arched entrance and flanking window create an asymmetrical motif which enlivens the overall composition. The chimneys and the front fence are bold elements which add to the character of the design. The building appears to be intact except that the balconies at ground and first floor level have been glazed in and the shingle surfaces and rendered fence have been painted.

**Primary Source**

**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
The Atlantic

Identifier        "The Atlantic"
Formerly         unknown

Address           101 Barkly St
                  ST. KILDA
Constructed       1933

Category          Residential: apartment
Designer          I.G. Anderson

Amendment        C 29

Comment
Significance      (Mapped as a Significant heritage property.)
This building is typologically of interest as an example of a gallery access flat block with a centrally located stair. This format has resulted in a strongly articulated massing with a central stair tower and strongly projecting flanking pavilions. The stair tower features random brick quoinwork and the pavilions unusual stepped hood mouldings. However the primary significance of this building is its scale and proximity to the street, which is important in making this part of Barkly Street one of St Kilda's most characteristic precincts of high density 1920s flat development.

Primary Source

Other Studies

Description
Style : Vernacular
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

unknown
Identifier: "Pacific"
Formerly: unknown

Address: 103 Barkly St
ST. KILDA

Constructed: 1933

Category: Residential: apartment

Designer: I.G. Anderson

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.)
Forming a pair with the neighbouring apartment block 'The Atlantic' (also by I G Anderson) and designed in a similar mode, 'Pacific' is significant because of its size and the manner in which it addresses its wedge shaped site on the Barkly and Grey street intersection. The central porch acts as a hinge to its two wings and adds a note of formality to the intersection, a role once played by the Town Hall which previously stood on this site. The brick detailing of the stair towers is notable, and the building is substantially intact.

Primary Source:

Other Studies:

Description:
Style: Vernacular
Three storey walk-up flats

History:
see Description

Thematic Context:
unknown

Recommendations:
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
Flats, Shops & Former Schoolhouse

Formerly

Former Schoolhouse

Identifier

Former Schoolhouse

Address

188-188E Barkly St

ST. KILDA

Description

Style : Functionalist

Three storey flats, shops, & former schoolhouse

Significance

This property is significant primarily for James Bowick's 1860s school house but also for the three storey brick structure erected in front of it on Barkly Street in the late 1930s. This building comprises ground floor shops with residential accommodation on the upper floors. Its exterior is well preserved, with its crisp cream brickwork mixing minimalized classical references with modern Functionalist styling being the highlight. The shopfronts with their coloured bands of ceramic tiles framing the display fronts are also unusual.

Primary Source


Other Studies

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

Description

Style : Functionalist

Three storey flats, shops, & former schoolhouse

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998 recommended inclusions:
NOTES
Nomination of school and adjacent residence has previously been rejected for the Register of the National Estate (Ref No 14204).
Village Belle Hotel

Identifier unknown

Formerly

Address 202 Barkly St
ST. KILDA

Constructed 1891

Category Commercial

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The Village Belle Hotel has operated on this site since 1855 and has been a landmark associated with the settlement of the surrounding area since that time. J. B. Cooper in his History of St. Kilda of 1931 noted of the Village Belle that ".... a place name for a municipal district is in the course of evolution, or that the place name is already evolved" (vol. 1, p. 266). The name is strongly associated with the surrounding area today.

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

Other Studies

Description
The present brick hotel of 1891 (date on the parapet) was preceded by a timber building and is a restrained, conservative design for that time. It has been modernised internally and most of the parapet removed. The building is a landmark in Barkly Street and terminates the south east end of the Acland Street shopping centre.

History
see Description

Thematic Context
unknown

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

References

BIBLIOGRAPHY
Identifier: Shops and Dwellings
Formerly: unknown

Address: 229-231 Barkly St
ST. KILDA

Constructed: 1919-1934

Category: Commercial: residential

Designer: Gillespie (1919), Hughes & Orme (1933-34)

Amendment: C 29

Comment:
Significance: (Mapped as a Significant heritage property.)
The core of this building dates from the nineteenth century. The building was substantially renovated in 1919 to provide a series of ground floor shops with offices on the first floor. These renovations involved extensive alterations to the first floor facades and parapets, producing an unusual stripped classical composition. Incisions in the main cornice (corresponding in position to the windows) and the decorative sculpted panels on the extended facades are notable features. Other notable elements include the shopfronts and windows and their ceramic tile surrounds. The building, as renovated, is in an intact condition.

Primary Source

Other Studies

Description:
Two storey shops and dwellings
Original owner: Levy A

Three single storey shops on Barkly St were designed by H V Gillespie in 1919. Hughes and Orme added the top floor and rear portions in 1933. A year later they added a fourth shop on Barkly St with accommodation above in the new style.

History:
see Description

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

References

NOTES
Also includes Blessington street frontage, Nos 25-33. St K C C permit Nos 3861 (1919), 8368 (1933), 8689 (1934).
The Duplex

Formerly unknown

Address: 245-245a Barkly St
ST. KILDA

Constructed: 1914

Amendment: C 29

Category: Residential: attached

Designer: Richardson and Wood

Significance: (Mapped as a Significant heritage property.)

This duplex is significant as an innovative late Federation interpretation of a building form dictated by 19th century allotment sizes and planning conventions. Its simple, bold composition is unusual and masterly. It is one of only five or six surviving works by Richardson and Wood in St Kilda. This small collection is a highlight of the City’s architectural stock. All the external elements and finishes, most notably the roughcast rendering, survive intact. That this building is both so unusual in its design, and so intact, makes it doubly significant.

Primary Source

Other Studies

Description

Style: Arts and Crafts
Two storey duplex
Builder: H. Bellion
Original owner: Mrs Ames

City of St Kilda records show that 245-245A Barkly St was built by H Bellion for Mrs Ames, to the design of Richardson and Wood, architects. It is an unusual two storey duplex; an uncommon building form which the architects tackled with clever planning and novel design. Each unit consists of three main rooms on the ground floor: the sitting room, dining room and kitchen; and two bedrooms on the first floor. Between the sitting and dining rooms, leading off from the skewed side entry porch, is a small entry hall with an open well staircase. Upstairs the landing opens onto the bedrooms on either side and a small bathroom neatly perched above the porch, with its skewed window visible from the street. At the front a ground floor verandah is accessible through the sitting room's bay window. At the rear a woodshed, W C and laundry block attaches to the back of the kitchen. Richardson and Wood's tightly organised planning neatly resolves many of the
problems inherent in an essentially 19th century narrow allotment size and building form. Externally, conventional Arts and Crafts elements have been used with striking simplicity and boldness. The ground floor is entirely of face red brick; the first floor is roughcast and the gable is weatherboard above the eaves line. The verandah, window awnings and eaves are timber, tiled in terra cotta. A central, massive, plain red brick chimney back dominates the upper levels of the facade, to produce one of St Kilda's most distinctive pieces of architecture.

Fortunately the building has retained all its exterior features and finishes intact, with the years of weathering only enhancing their character. The fences and gates may also be original; the interiors have not been surveyed.

Richardson and Wood designed the Parish Hall in Acland St around the same time as 245-245A Barkly St. Only a few of their buildings are known to exist in St Kilda: each an architectural gem of its style and period. Others include 86 Alma Rd, 96 Grey St and 14 Tiuna Grove.

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. 2235 issued 28/3/14.
Jerry's Milk Bar

Formerly Grocery shop

Address 345 Barkly Street
ELWOOD

Constructed 1915

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
Jerry's Milk Bar at 345 Barkly Street, Elwood, is a late Edwardian red brick corner shop with residence above, enlivened by vintage advertising such as plastic signage and painted slogans. Erected c.1915, it was occupied by a succession of grocers until 1964, when it was taken over by Greek immigrant Gerasimos “Jerry” Panetelios, who operated it for the next thirty years.

How is it Significant?
Jerry's Milk Bar is of historical, aesthetic and social significance to the City of Port Phillip.

Why is it Significant?
Historically, the milk bar is significant for associations with the development boom in this part of Elwood after the completion of swamp reclamation in the early twentieth century. It was one of the first buildings built along this portion of Barkly Street, and one of only a small number of shops in the area. In its own right, it is fine and remarkably intact example of an early-to-mid twentieth century corner store, retaining vintage signage with considerable interpretative value. Aesthetically, the milk bar is significant as a very distinctive element in this residential streetscape. Occupying a prominent corner site, the shop stands out for its scale (double storey, in a predominantly single-storey area), its type (as the only substantial shop in the area) and, most notably, its remarkable and eye-catching collection of vintage signage. Socially, the milk bar has been a significant focus for the community, and particularly its children, for decades. While no longer operated by the eponymous Jerry, the shop has retained the same name for over 40 years and remains as a local icon and a popular meeting place.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
Description
Jerry’s Milk Bar is a double-storey red brick building on a corner site, comprising a ground floor shop with residence above. The symmetrical Barkly Street facade is articulated by piers at each edge; at the ground floor, these are mosaic-tiled, flanking a shopfront with a central doorway and splayed metal-framed windows. Above, the piers are face brick, flanking a painted signboard (with the word JERRY’S) apparently concealing a balcony. At roof level, the piers are rendered, flanking a curved parapet concealing a hipped roof, clad in corrugated steel. Side and rear walls, of unpainted brick, have rectangular windows with flat arched heads, rendered sills and timber-framed double-hung sashes. The north frontage has an elongated window with a wide tiled sill (former servery?), and a separate residential entry, with timber doorcase and leadlight windows.

The building exterior is enlivened by vintage advertising, including two original (albeit damaged) plastic ice cream cones, a plastic lightbox sign (stating JERRY’S MILK BAR) and remnant painted signage including slogans like ‘Insist of Swallow & Aerial Biscuits’ and ‘The Age – Fresh Daily’, and reference to now-defunct products such as Robur Tea, and The Sun newspaper. The front parapet has the words ‘depot’ and ‘vitamin enriched’ (referring to a milk supplier), while the words ‘cold drinks’ are spelt out, vertically, down the rear chimney.

History
This shop/residence was evidently built in 1915, as it appears for the first time in the Sands & McDougall Directory for 1916. Its original occupant was grocer George Bearpark, who remained listed there until 1925. For the next four decades, the grocery business was continued by a succession of relatively short-term occupants, each remaining for only a few years or less.

Around 1964, the shop was taken over by Gerasimos ‘Jerry’ Pantelios. Born in Cefalonia, Greece, in 1919, Pantelios arrived in Australia (Newcastle) in 1939, but had settled in Melbourne by the early 1950s, when he opened a confectioner’s shop at 7 Acland Street. He initially retained this when he opened his second business in Barkly Street, which was variously listed in directories as a grocer’s shop or a milk bar. Pantelios later abandoned the confectionary business to concentrate on the milk bar, remaining as its proprietor for over thirty years, until his death in 1997. One local resident, who was a child in the 1980s, remembers Jerry as ‘a scary and mysterious man – rumour has it that he died a multi-millionaire who made his money from an oyster company he ran on the side’. The shop, still known as Jerry’s Milk Bar, has since been revitalised, combining the services of a traditional milk bar with a modern café and an outdoor dining courtyard at the rear.

Thematic Context
Milk bars that remain in operation by the same proprietors over decades, consequently retaining vintage elements outside (signage, billboards, etc) and within (shop fittings, equipment, etc) are becoming increasingly rare in the metropolitan area. A number of surviving examples around Melbourne were recorded by photographer Warren Kirk in the late 1990s, including the Two Heads Milk Bar in Berry Street, Seddon; the Creamota Milk Bar in Comas Grove, Thornbury; Myk’s Milk Bar in Graham Street, Port Melbourne; the Continental Milk Bar and Grocery in Glenlyon Road, Brunswick, and an unnamed example on the corner of Cremorne and Kelso Streets, Richmond. Some of these, however, have since closed down, changed owners or been altered or redeveloped, which not only underscores the fragility of the typology, but also the significance of the rare survivors such as Jerry’s Milk Bar. As an notably intact example of mid-century retail culture, Jerry’s can be compared, at the local level, to nearby Gruner’s Butcher shop at 227a Barkly Street, established in 1958 by European migrants, which also retains some vintage advertising such as plastic lightbox sign and painted depictions of farm animals.

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

References
Sands & McDougall Directory.

Various Dept of Immigration file on Gerasimos Pantelios, Australian Archives, Melbourne.
"Sur La Mer" was built in 1921 to the design of the architect William Lawrence Coltman for Mrs. Sarah Carte at no. 382 Barkly Street, Elwood. It is aesthetically important. This importance (Criterion E) is derived from its survival as a substantially intact and readily identifiable house type in the Arts and Crafts influenced bungalow manner and from its capacity to contribute to the Inter-war character of the locale especially including those places facing the Robinson Reserve including "Bluff Mansions" at no. 394 Barkly Street, "Ormond Court" at 1 Glenhuntly Road, "Avalon" at 48 Shelley Street and "Rochelle" at 67 Shelley Street. Together, these places demonstrate the attraction of the reserve and the sea front after the Great War, establishing a discrete sub area within the Elwood: Glenhuntly and Ormond Roads Heritage Overlay Area characterised by the diversity and aesthetic quality of its Inter-war period architecture.

Primary Source
Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description
An early Inter-war period red brick Arts and Crafts influenced bungalow with prominent gable end accommodating an attic storey. There is a dominant shingled oriel window bay at the gable apex which has a jerkin head roof form giving visual emphasis to this element. The lower level façade windows have a common horizontal bracketed window hood, the left hand end with bay window having been sympathetically altered. There is a terra cotta tiled roof and tall brick chimneys with a later porch on the south side.

Condition: Sound. Integrity: Medium, high front fence.
History
Road access to this part of the former Elwood swamp came with the construction of a wooden bridge over the creek in Barkly Street at the slaughter yards in 1859. Despite this, the area was unsuitable for development until 134 acres of the swamp were filled in 1888, the slaughter yards closed in 1899 and effective drainage works completed with the formation of the canal in 1905.

Sales of Elwood Crown land were commenced in 1908 however in the year 1910, the area from the canal to Glen Huntly Road on the east side of Barkly Street was listed in the Sands and McDougall directory as being the St.Kilda Borough pound with Edington W.S. as pound keeper. By 1916 the pound land had been subdivided and sold, the portion between Shelley Street and Glen Huntly Road being lots 8 to 15 of section 6, each with a frontage of about 64 feet. Lot 9 which is now no.382, was owned by R.E.Williams of Beaconsfield Parade, St.Kilda in 1916. Williams moved to Broadway in 1918, selling his Barkly Street block two years later to D. Spring. During 1921 Spring sold to Mrs. Sarah Carter, who in the same year built there a house (brick, six rooms) for her residence. The Carter family continued in residence in 1930 when William J. Carter was listed as occupant. Subsequent occupants include George F. Leaney (1951) and Miss K. Mackay (1973).

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

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

References
MMBW litho plan no.48, undated.
Com. H.L. Cox, R.N. Hobson Bay and River Yarra, 1866. SLY 821.09AJ 1866 Cox.
<table>
<thead>
<tr>
<th>Identifier</th>
<th>House</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formerly</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address** 269 Barkly St  
**ST. KILDA**  
**Constructed** 1907-08  
**Category** Residential: detached  
**Designer** unknown  
**Amendment** C 29  
**Comment**  

**Significance** (Mapped as a Significant heritage property.)  
The house at no. 269 Barkly Street, St. Kilda was built for Frank Turner in 1907-08. It is noteworthy aesthetically as a highly individual example of its type, the symmetry and emphasis given to the verticality of its façade being distinctive (Criterion E).  

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

**Other Studies**

**Description**  
An exceptionally picturesque symmetrical Federation period timber villa having a richly decorated arched porch sheltering the central entry flanked by rectangular window bays with sun hoods and overhanging half timbered gables. The terra cotta tiled roof is pyramidal with a small finial at the apex. The weatherboards are rusticated and the narrow casement windows with upper level sashes emphasise the vertical in harmony with the half timbering and ladder framing to the porch. Condition: Sound. Integrity: High.  

**History**  
Barkly Street between Blessington and Dickens Streets was undeveloped due to the low lying, swampy nature of the land in 1866. By 1879, Barkly Street extended across the swamps to meet the track that went south to Glen Huntly Road.  

In 1905, Mrs J.E.Foreman of Charlton owned land on the west side of Barkly Street between Blessington and Wordsworth Streets. In 1906, it was described as having a frontage of “30 feet, NAV 6 pounds”.  

The following year, Frank Turner, a clerk, purchased the land and began building this wood house for his residence. The house, which had six rooms, was finished in 1908. It had an NAV of 25 pounds.
In 1910, Frank Findlay was owner/occupant of the house however, within twelve months, Alfred Collins had acquired it. By that time, the NAV had risen to 45 pounds.

Euphemia Toomer subsequently owned the property. She lived there with her family in 1915 and continued to do so in 1920. At that time, the house was described as before, “wood, six rooms”. The NAV was 60 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1905-11, 1915-16, 1920-21. VPRS 8816/P1, PROV.

MMBW litho plan no.48, undated.

H.L.Cox, “Hobson Bay and River Yarra”, 1866. SLV Map Section.
"Barkly Lodge" at no. 289 Barkly Street, St. Kilda, was built in 1955. Although by no means stylistically innovative, it remains as a well resolved apartment block of the period, exploiting the principles of the European Modernists pioneered here some two decades previously (Criterion E). It is of historical interest as a fine example of the St. Kilda tradition of apartment living, carried into the 1950's prior to the decline in design standards characteristic of the 1960's (Criterion A).

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

"Barkly Lodge" at no. 289 Barkly Street, St. Kilda, was built in 1955. Although by no means stylistically innovative, it remains as a well resolved apartment block of the period, exploiting the principles of the European Modernists pioneered here some two decades previously (Criterion E). It is of historical interest as a fine example of the St. Kilda tradition of apartment living, carried into the 1950's prior to the decline in design standards characteristic of the 1960's (Criterion A).

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Description**

A three storeyed rectanguloid cream brick apartment block in the Modernist manner of the 1950's having steel framed windows and emphasis given to the stairwell by means of vertical glazing and a small concrete porch over the entry. There are corner balconies with plain wrought iron balustrades, exploiting a motif characteristic of the European Modernists from as early as the 1930's. Condition: Sound. Integrity: High.

**History**

Chas Vincent Ciralese lived on the west side of Barkly Street between Wordsworth and Dickens Streets at no.287 in 1945. Adjoining his property was a vacant lot of land which he also owned. In 1950, the land measured 42 by 162 feet, and had an NAV of 45 pounds.

On the site in 1955, there were “flats being built”. By the end of 1955, a triple storeyed brick building of 19 flats was completed and occupied. Each flat had four rooms and an NAV of 140 pounds. The property was owned by Barkly Lodge P/L, c/o Feiglin and Francome.
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: 1945-46, 1950-51, 1955-56. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
Identifier  Residence
Formerly  unknown

Address  329 Barkly St
ELWOOD

Category  Residential:detached

Constructed  1916

Designer  unknown

Amendment C54

Comment  Incorporated within the Addison Street/ Milton Street Precinct

Significance  (Mapped as a Significant heritage property.)

A stately attic villa whose complex plan has been well resolved under a bold roof form. The rich character of its raw rough cast walls, shingled gables and finely detailed windows is enhanced by its deep russet colour scheme but some what diminished by its out of character brick fence. With no. 327 it forms an important pair of larger houses at the entrance to Thackeray Street.

Primary Source

Other Studies

Description
Style: Arts and Crafts Two storey residence Builder: Mr Pike (see reference notes) Original owner: G A(W?) Frampton (see reference notes)

History
see Description
Thematic Context
unknown

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

References

NOTES The building permit does not distinguish the builder or owner as being Pike or Frampton. Pike was probably the well-known local builder. St K C C permit No 2929.
"Bluff Mansions"

**Identifier**
unknown

**Formerly**
unknown

**Address**
394 Barkly St
ST. KILDA

**Constructed**
1919

**Amendment**
C 29

**Category**
Residential:apartment

**Designer**
H R Lawson?

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

**Significance**
A two storey Arts and Crafts style block of flats of unusually massive proportions. The design and interrelationship of its various exterior components, especially its windows, and shingle, brick and render surfaces, is of particular merit. It is also notable for its intactness and is an important part of the group of larger scale residential buildings in the area.

**Primary Source**

**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
NOTES
Attributable to H R Lawson on stylistic grounds. Lawson was very active in the St Kilda area as a developer/architect around 1919.
"Ormond Court"

Formerly unknown

Address 398 Barkly St
ST. KILDA

Constructed c 1920s

Amendment C 29

Category Residential: apartment

Designer B.S.W. Gilbertson

Significance (Mapped as a Significant heritage property.)
A good example of the Mediterranean style of flat design common in St Kilda in the 1920s. It is one of the largest flat complexes in the city and consists of two separate blocks of complementary design. Its prominent location at the corner of Glenhuntly Road increases its significance. Its architect, B.S.W. Gilbertson, served as Building Surveyor of the City of St Kilda.

Primary Source

Other Studies

Description
Style: Mediterranean
Two & three storey walk-up flats
Original owner: C. Swinburne

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998 recommended Conservation
References

NOTES
St K C C permit No 6512.
## Identifier

Horse Trough  
Formerly unknown

| Address          | S.E. Cnr Bay St, Raglan St  
|------------------|-----------------------------|
| Constructed      | probably 1940s              
| Category         | Street Furniture            
| Designer         | Fred Cook City of Port Melbourne Chief Engineer  

### Amendment

C 29

### Comment

This horse trough is of local significance. Along with the similar example at the corner of Evans and Bridge Streets, 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


### Other Studies

### Significance

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 can be compared with the more precise and engineered character of the nineteenth and early twentieth century cast iron and dressed bluestone horse troughs installed in the City of Melbourne and other suburbs, and the later shaped iron sheet type.

History
This trough was constructed sometime after 1942 by the City of Port Melbourne, to a 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 horse drawn 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: Pier Hotel
Formerly: Pier Hotel

Address: 1 Bay Street, corner of Beach Street, PORT MELBOURNE

Category: Commercial
Constructed: 1860s/c. 1937
Designer: Unknown

Heritage Precinct Overlay: N/a
Heritage Overlay: HO462
Graded as: Significant
Amendment: C103
Comment: Updated citation

**History**

The first Pier Hotel on the subject site was established in September 1840 by Wilbraham Liardet, an early and prominent settler of Port Melbourne. Liardet had arrived at Port Melbourne in 1839. He soon established a mail service from arriving ships to the township of Melbourne, and opened his timber hotel (the second at Sandridge), in September 1840, at a cost of £1300. The hotel was originally known as the Brighton Pier Hotel, apparently reflecting Liardet’s view that Sandridge be known as Brighton.

By that summer, the Pier Hotel was described as a ‘magnificent house’, serving refreshments to those who arrived from Melbourne to visit the beach. Liardet’s fortunes soon fell, however, and he was declared bankrupt in January 1845. He was unable to purchase the land on which his hotel stood at the first land sales of Sandridge in September 1850, and the allotment was instead purchased by DS Campbell and A Lyell. By 1857, the Pier Hotel comprised two sitting rooms, four bedrooms, a bar and four other rooms, and was rated with a net annual value of £350, and was owned by WJT Clarke and operated by James Garton. Clarke was a large landowner and prominent member of Victorian Colonial society, and a member of the Legislative Council between 1856 and 1870.
Clarke also owned the nearby Chusan Hotel, which also had been managed by the Liardets.\textsuperscript{ix} The Pier Hotel was extended to 15 rooms between 1857 and 1859 and its net annual value increased to £500.\textsuperscript{x} The building was described by 1861 as being constructed of brick, wood and shingles.\textsuperscript{xii}

In 1868, a fire broke out in a number of buildings on Beach Street. The Pier Hotel was gutted and five adjoining timber houses were destroyed.\textsuperscript{xii} The damage was extensive and only the brick walls of the hotel remained, though the contents of the cellar were also said to have survived. By the following week, tenders were being called for ‘reinstating the Pier Hotel’, by architect James E. Austin and the Pier Hotel continued to trade.\textsuperscript{xiii}

By the mid-1870s, there were 48 licensed hotels in Port Melbourne, providing refreshment and accommodation to the passengers and crew on board ships arriving in Hobson’s Bay.\textsuperscript{xiv} It was in this period that the temperance movement began to grow, organising petitions to reduce the number of hotel licences in Port Melbourne.\textsuperscript{xv} Concerns were heightened in the port township, with conflict between the local residents, sailors frequenting the hotels and the publicans who were said at the time to have ‘forfeited all sympathy’.\textsuperscript{xvi} Yet, despite all the temperance movement’s efforts, seven hotels remained in Bay Street between Beach and Rouse streets in 1895.\textsuperscript{xvii}
The Pier Hotel continued to operate through the twentieth century, and underwent renovations in the interwar period, likely in 1937, which modernised its appearance through the application of a new Moderne façade treatment.xviii

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation.

Thematic Context

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

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: James Garton (Licensee)
CURRENT OWNER: Unknown
LOCAL/PRECINCT CHARACTER: Individual Character (individual, different from adjacent)
AUTHENTICITY -40% (to Victorian period), 80% (to interwar remodelling)
BUILDING TYPE: Hotel
CONSTRUCTION: Unknown, possibly 1850s-late 1860s, remodelling c.1937
ARCHITECTURAL STYLE: Interwar Moderne
PRINCIPAL MATERIAL: Rendered Brick

Physical/Stylistic Description

The former Pier Hotel is a two-storey rendered brick building. The facades, as altered in the mid-1930s, are in a Moderne style with opposed horizontals to the first floor windows and string courses and vertical focal points to each of the main elevations. The nineteenth century origins of the building are indicated by the small segmental arched first floor windows to the Beach Street elevation. The walls are plain rendered with a ground floor plinth, first floor string courses and recessed string courses to the corners above the first floor windows. The windows to the ground floor and to the corner at first floor level are relatively large. They are round-headed to the ground floor and rectangular to the upper level with projecting horizontal hoods. Several of the ground floor windows have been cut down and altered to form doorways giving access to an outdoor seating area on the Beach Street footpath. Retractable awnings partly conceal the ground floor window heads. The main signage in attached lettering above the lounge window hood is of recent origins.

The building was not inspected internally (and no internal controls are proposed), however Andrew Ward in his 1998 review noted that the existing large corner room retains the timber shingles to its hipped roof beneath the present corrugated iron linings.

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation. Utilising extensive areas of glazing and black mosaic tiling and fins of corten steel, the additions effectively bookend the hotel building, their dark finishes contrasting with the cream-painted render finish of the earlier hotel building.

Comparative Analysis

Many nineteenth century hotels were refaced in the 1930s in the contemporary Moderne or Jazz style. The style emphasised the idea of modernity and speed through streamlined forms and horizontal lines, cantilevered canopies and vertical fins. A particularly sophisticated and successful example of a 1930s Jazz style hotel (built from the ground up rather than as a remodelling) is the former United Kingdom Hotel, Queen's Parade, Clifton Hill (JH Wardrop, 1938), recently converted to a McDonald’s restaurant. Across the metropolitan area, however, there are numerous more modest examples of the style as overlaid on existing Victorian buildings in an effort to update and modernise them.

The Pier Hotel upper lounge, with its extensive glazing, parallels the first floor corner lounge refurbishment of the former Duke of Albany Hotel with origins in 1853 and subsequent additions in the later nineteenth century, at 323-325 Victoria Street Abbotsford. As there, the upstairs lounge windows were with masonry spandrels. These spandrels were given a differing colour and finish so they would read as recessed in the façade, and part of a continuous strip window. This upper level was treated as a wintergarden or enclosed verandah, and this, combined with the simplified arcading in rendered and over-painted surfacing, recalls prominent regional resort hotels, such as the similarly-sized Grand Hotel frontage, to the corner of Seventh and Deakin Avenues Mildura, a c. 1935 refurbishment of an 1891 coffee palace with Federation-era additions. The Mildura Grand parallels extend to the breakfront lounge entry facing Bay Street.

On the Beach Street elevation of the Pier, this corner lounge area is linked to the balance of the façade with a stairwell bay with flagpole and a recessed fluting panel above and below a stair window, counterbalanced by horizontal scoring with recessed course lines to either side, and with moulded cornices and projecting window sills treated as continuous bands. Use of a parapetted stair well with vertical accentuation was a common relieving element in 1930s façade design, and was useful in linking parapets of differing height. The ‘weave’ or raised and recessed course lines on the breakfront facing Bay Street was common in Australian Art Deco design, especially in Melbourne and Perth, and is seen in the apartment and commercial buildings of Oakley and Parkes, Louis Levy, J H Esmond Dorney, Harry Norris and I G Anderson in Melbourne and Harold Boas in Perth. The accentuated horizontals put the Pier Hotel’s external refurbishment into the Moderne (streamlined) part of the Deco spectrum, though the vertical proportions of most of the windows and the retention of arches evoke the modernised resort hotel in the 1930s.

Assessment Against HERCON Criteria

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

The Pier Hotel is of historical significance at a local level for its associations with early Port Melbourne. A hotel has existed on this site since 1840, when Wilbraham Liardet, an early settler, publican and artist, opened his Brighton Pier Hotel. The present building is thought to date substantially from the late 1860s (probably incorporating fabric from the 1850s), albeit its appearance reflects extensive reworking and refacing, notably in the interwar period when a Moderne treatment was applied.

The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and as related to the importance of the shipping trade in this period. Today it is one of relatively small number which still operate as hotels. In this context, it is also historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

**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.

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building, remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, as the Licences Reduction Board targeted hotels with substandard facilities. The Moderne or Jazz style was a popular choice. Features of note include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

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.

The site of the Pier Hotel is of interest for its association with Wilbraham Liardet, prominent early settler, publican and artist, who established his Brighton Pier Hotel here in 1840.

Significance

What is significant?
The Pier Hotel is a two-storey overpainted brick and render hotel building, located at the north-west corner of Bay and Beach Streets. The hotel is thought to have been initially constructed in the late 1850s/early 1860s, although its appearance today, presenting as a Moderne-styled hotel belies this early date of construction. The hotel has in various iterations, operated virtually continuously since the late 1840s. The recent two-storey additions flanking the hotel are of no significance.

How is it significant?
The Pier Hotel is of historical and architectural significance to the City of Port Phillip.

Why is it significant?
The building has important associations with early Port Melbourne, with a hotel having operated from this site since 1840, when WFE Liardet, an early settler, publican and artist, opened his timber Brighton Pier Hotel. The present building is of rendered brick and is thought to date substantially from the late 1860s (possibly incorporating fabric from the 1850s), though its appearance reflects an interwar remodeling in a contemporary Moderne style. The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and
as related to the importance of the shipping trade in this period. Today the Pier is one of relatively small number which still operate as hotels. In this context, it is historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building as remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, and the Moderne or Jazz style was a popular choice. Notable features include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

**Primary Source**


**Recommendations**

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

The recent two-storey additions flanking the main building are of no significance and could be excluded from the extent of the Heritage Overlay.

Paint controls are recommended.

**References**

**General**


**Specific**


vii  City of Melbourne valuation records, Macarthur Ward, 1857.