Identifier  "Mereen"
Formerly  unknown

Address  40 Burnett St
          ST. KILDA
Constructed  c.1940
Amendment  C 29

Category  Residential:apartment
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
A three-storey complex of apartments in the Functionalist style. This complex is primarily of significance for its skilled composition in this style. A conventional three storey walk-up flat plan form has been transformed by the massing of the building into an series of interlocking box-like forms. These forms are supported by further box like masses including the cantilevered balconies, and the thinness of the volumes are emphasised by the cut away corner windows, voids which contrast with the solids of the balconies. The corner brick banding emphasises the volumes. The building complex has been little altered since its completion and the low street boundary fence is original and contributory to its character.

Primary Source

Other Studies

Description
Style : Functionalist
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

NOTES
T. Sawyer, `Residential Flats in Melbourne’, Melbourne University Faculty of Architecture Research Report 1982
"Berkeley Court", 48 Burnett Street, St Kilda, was erected circa 1882 for lawyer John Barker at the time of his retirement as clerk of the Parliament of Victoria. The two storey house features a recessed arcade at ground floor level. The first floor windows have pedimented hoods and there is a balustraded parapet above. The house is asymmetrically arranged, with a side entrance in Burnett Street. The iron palisade fence and the blind windows are other features.

Intactness
"Berkeley Court", a building of excellent detail and craftsmanship, is externally intact and in use as a private residence.

Significance
'Berkeley Court', although of unknown architectural origins, is an excellent and comparatively rare example of the late Victorian era Italianate style residence. The building exhibits a number of unusual architectural motifs. The recessed arcade, blind windows, and the window hoods are some of the features of note. The building is historically important as the retirement residence of John Barker, J.P., a prominent lawyer who was, for many years, the clerk to the Legislative Council and the Legislative Assembly. Barker was a recognised authority on parliamentary law usage in Victoria in the nineteenth century.

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

Other Studies

Description
'Berkeley Court’, 48 Burnett Street, St Kilda, was erected circa 1882 for lawyer John Barker at the time of his retirement as clerk of the Parliament of Victoria. The two storey house features a recessed arcade at ground floor level. The first floor windows have pedimented hoods and there is a balustraded parapet above. The house is asymmetrically arranged, with a side entrance in Burnett Street. The iron palisade fence and the blind windows are other features.
Thematic Context
unknown

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

References
City of St Kilda Rate Records
National Trust of Australia (Victoria). File No. 501. "Research into 'Berkeley Court', 48 Burnett Street, St Kilda, March 1977."

[National Estate citation reprinted with permission of the Australian Heritage Commission]
Identifier | Flats
Formerly  | unknown

Address  | 3 Byrne St
          | ST. KILDA
Constructed  | 1920's
Amendment | C 29

Comment

Significance  | (Mapped as a Significant heritage property.)
An imposing and almost entirely intact block of flats highlighted by extremely unusual use of a skin of copper cladding to the flared canopies of its two front window bays. It is the best of an important series of similarly scaled flats that stretch down the eastern side of the street. The intact front fence, brickwork and detailing contribute to its significance.

Primary Source

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
House

Formerly
Les Erdi House

Address
32 Byron Street
ELWOOD

Constructed
1962

Category
Residential:detached

Designer
Kurt Popper

Significance
(Mapped as a Significant heritage property.)

What is Significant?
The house at 32 Byron Street is a single-storey double-fronted brick villa in the typical modern style of the early 1960s. It was designed in 1962 by émigré Austrian architect Kurt Popper for hotel developer Les Erdi, who lived there for 25 years.

How is it Significant?
It is of architectural and aesthetic significance, and historic interest, to the City of Port Phillip

Why is it Significant?
Architecturally, the house is significant as a rare example in Elwood of the small-scale domestic work of Kurt Popper, a noted Austrian post-war émigré architect. Although he designed numerous houses in Brighton, St Kilda, Elsternwick and elsewhere, Popper’s work in Elwood was more frequently manifest as high-rise apartment blocks (of which he was a pioneer in Melbourne) or religious buildings. More broadly, the house also rare as is one of a relatively small number of detached post-war houses in Elwood designed in an evocative contemporary style.

Aesthetically, the house is a fine and intact example of contemporary residential architecture of the early 1960s, characterised by stark volumetric form and flat roofs, enlivened in this instance by a Castlemaine slate feature wall and ornate metal grilles and handrails.

Historically, the house is of some interest as the home of Les Erdi, Hungarian émigré and prominent Melbourne hotelier in the 1960s and ’70s. It also demonstrates an early connection between developer Erdi and architect Popper, who subsequently worked together on such projects as the Château Commodore Hotel in Lonsdale Street (1969-70)
The house at 32 Byron Street is a single-storey double-fronted brick villa, each half having a discrete skillion roof with narrow timber-panelled eaves. The wider left half, which projects forward, has a continuous bay of six timber-framed windows, while the right half has a similar bay of three. A Castlemaine slate feature wall on the side of the projecting wing extends into a recessed entry porch, screen by a mild steel grille. The highly polished black front door has a central doorknob of spun aluminium, and glazed sidelights. The porch opens onto a crazy-paved concrete terrace, with matching slate cladding and mild steel handrail. A flight of steps lead down from the terrace to the street boundary, which is marked by a low brick wall. The terrace includes two distinctive shaped concrete planters on metal tripods, which are sympathetic to the era, if not actually original. The attached flat-roofed garage, with steel roller shutter, is original.

The house is externally intact, although the face brickwork has been painted grey.

This site was formerly occupied by a Victorian brick villa, one of several built in this part of Byron Street in the 1880s, which was occupied by the Chapman family for almost fifty years from 1914. In 1962, the site was acquired by Les Erdi, a Jewish émigré from Hungary who became a prominent Melbourne hotel developer. He commissioned local architect Kurt Popper, with whom Erdi would maintain an ongoing professional association, to design a new house for the site. According to the Sands & McDougall Directory, the house was completed by 1965. Erdi remained living there until he moved to Caulfield in the late 1980s.

Kurt Popper (born 1910), also an émigré Jew, trained as an architect in Austria before arriving in Melbourne (via Adelaide) in 1940. After working briefly with the Housing Commission, he began his own practice in 1946, concentrating on residential design and, particularly, multi-storey apartment blocks. A resident of Elsternwick, Popper designed many buildings in his local area: examples in Elwood include the synagogue in Dickens Street, blocks of flats in Mitford, Tennyson and Dickens Street, and Les Erdi’s house in Byron Street. Popper’s association with Erdi culminated in a design for the Château Commodore Hotel in Lonsdale Street (1969-70).

Thematic Context

Amongst the many post-war émigrés who settled in Melbourne's southern suburbs in the 1940s and ‘50s, there were a number of talented architects (including Kurt Popper, Ernest Fooks, Anatol Kagan, and others) who went on to design many buildings in that area. While these architects designed many individual houses in suburbs such as Caulfield, East Brighton and Elsternwick, their work in Elwood was largely limited to multi-storey apartment blocks. Ernest Fooks, for example, designed several blocks of flats in Tennyson Street (No 56 in 1955; No 96 in 1956) but apparently no individual dwellings. Popper’s work in Elwood also includes several blocks of flats (eg in Dickens Street, 1959, and Southey Street, c.1960) and some buildings for the local Hebrew congregation in Dickens Street (including synagogue, school and kindergarten buildings between 1956 and 1973). The Les Erdi house in Byron Street is the only currently recorded example of Popper’s small-scale domestic work in Elwood. Stylistically, it has elements in common with some of the individual houses that Kurt Popper designed outside Elwood. Particularly pertinent comparison can be made with Popper’s own house at 61-63 Gordon Street, Elsternwick (1956), one of several that he designed in this street, just outside the present study area in the adjacent City of Glen Eira.

Recommendations

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

References


**Identifier**  "Ravensmead"

**Formerly**  unknown

**Address**  38 Byron Street
ELWOOD

**Constructed**  1885

**Category**  Residential:detached

**Designer**  unknown

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

What is Significant?
The house at 38 Byron Street, Elwood, is a single-storeyed double-fronted Victorian block-fronted hip-roofed block-fronted timber villa, erected in 1885 by F J Douglas, a Caulfield builder, as part of a speculative housing estate bounded by John, Mitford, Clarke and Tennyson Streets. The house is set well back on a slightly elevated site, enhanced by a landscaped setting with palm tree and Italian cypresses.

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

Why is it Significant?
Historically, the house at 38 Byron Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street. Erected in 1885, this house is notably early in this context, predating, by several years, subsequent Boom-period development in nearby John Street, Moore Street, Rainsford Street and elsewhere.

Architecturally, the house is significant as a representative and notably intact example of a double-fronted asymmetrical timber villa, which is a relatively rare type amongst the surviving late nineteenth-century building stock in this part of Elwood. Aesthetically, the house is significant for its fine and intact decorative detailing, its landscaped context with palm tree and conifers, and its prominent location on an elevated site, all of which contribute to its fine streetscape presence.

**Primary Source**
Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**
**Description**

The house at 38 Byron Street is a single-storeyed double-fronted Victorian timber villa on a slightly elevated site. It has a hipped roof, clad in slate, with eaves brackets and a pair of painted rendered chimneys with moulded caps. The asymmetrical street frontage is block-fronted (atypically without expression of vertical joints) with conventional weatherboarding to the sides. The elevated front verandah, reached by a short flight of timber steps, has a hipped corrugated galvanised steel roof, supported on stop-chamfered timber posts with moulded capitals and a cast iron lace frieze with matching balustrade. Windows have timber-framed double-hung sashes and moulded architraves; the window to the projecting bay on the right side has a pressed metal awning with fringed valance. The setting of the house is enhanced by a large palm tree and a pair of Italian cypress trees flanking the central pathway. The timber picket fence is sympathetic but not original.

**History**

This site formed part of an unnamed 63-lot subdivision bounded by Mitford, Southey, John and Clarke streets, gazetted in June 1885. The new estate was bisected by that part of Byron Street between Mitford and Southey streets, which first appeared in the 1886 rate book (dated 25 January 1886), listing 10 five-roomed houses owned by F J Douglas, a Caulfield builder. His clearly speculative project comprised five timber houses on the south side of Byron Streets (Lots 32 to 36) and, on the north side, three timber houses (Lots 23 to 25), one brick house (Lot 26) and a brick and timber house (Lot 27), the last listed in the rate book as ‘unfinished’. Only six of these villas were tenanted at that time; the house at No 38 (then Lot 24) was one of them, occupied by Mrs Agnes Boake, domestic duties. She was still there at the end of 1887, by which time most of Douglas’ houses in Byron Street had been acquired by the AD&M Bank.

Subsequent rate books reveal a succession of short-term tenants, including Walter McNicholl, secretary (1888-89), Norman Prentice, surveyor (1891), Richard Hore (1893-94) and George Mollison (1895). By that time, the property was designated as 32 Byron Street. Longer-term occupants followed in the early twentieth century, including Miss Violet Hancock, music teacher (c.1905-10) and then Frederick Oulton, who lived there from 1911 until his death in 1954 at the age of 95 years. During this time, the address was renumbered to 38. The house was then occupied by Miss Mary Oulton, schoolteacher, until her own death in 1990.

**Thematic Context**

Of the ten houses built in this part of Byron Street in the 1880s, the five timber villas on the south side have all been demolished, along with one brick villa (No 32) and one timber villa (No 36) on the north side. Of the three villas now remaining, two have been substantially altered: No 34 was remodelled in the inter-war period with new multi-paned windows and shutters, a reclad roof, and a new flat-roofed verandah with roughcast rendered piers, while No 40 was altered in the post-war period, with metal-deck roof, steel-framed windows, slate cladding and new verandah.

More broadly, the house can be considered as a relatively rare example in the area of a Victorian double-fronted timber villa with an asymmetrical façade. Most comparable double-fronted villas in Elwood were of masonry, and the lesser number of timber villas more commonly had symmetrical frontages (eg 24-30 John Street, 1 and 17 Clarke Street, and 12 Hotham Grove). In this regard, the house at 38 Byron Street can only be compared with the row of four asymmetrical block-fronted villas at 20-28 Moore Street, Elwood, which are smaller, generally less intact and certainly later in date. Another pair also survives at 7-9 Hotham Grove, Ripponlea, as the only remnant of half a dozen such villas built on that side of the street.

**Recommendations**

Recommended inclusions:

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

**References**

Lodged Plan No 788, dated 12 June 1885.

Sands & McDougall Melbourne Directory

City of St Kilda Rate Book, South Ward.
Former Salvation Army Church

Formerly unknown

Address 17 Camden St
ST. KILDA EAST

Constructed 1892

Category Church

Designer unknown

Significance (Mapped as a Significant heritage property.)
This building is one of a comparatively small number of nineteenth century Salvation Army churches built in Melbourne and is also of interest for its design in comparison with other churches of this period.

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

Other Studies

Description unknown

History unknown

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
Foundation stone:
"This memorial stone was laid to the glory of God by Peter Cousin Esq. November 16th, 1892. Wm. Booth General. Thos. B. Coombs Commissioner."

20 Canterbury Rd
SOUTH MELBOURNE

1895-1900

Residential:detached

unknown

No. 20 Canterbury road is of significance as an intact example of a small house of the early Edwardian period that has distinctive forms and unusual decoration, finely executed. The intact nature of the front fence, gate and path are integral to the significance of the house.


In 1880 the property owned by Harry Harmsworth, a clerk, was vacant land, valued at £6 (1). The following year, however, a building described as having six rooms and constructed of brick and wood, had been erected (2). Owned and occupied by Harmsworth for the next eight years, its initial N.A.V. was £40. By 1889 the building was recorded as having gained a room and had an N.A.V. of £65 (3). It is not known exactly when this house was demolished, however it appears to have been replaced early in the Edwardian period.

The extant house is an unusually finely detailed and externally intact example of a small house built early in the Edwardian period. It is single storeyed, has tuckpointed red brick walls and a hipped slate roof. A cylindrical tower to the front wall dominates the façade while the entrance porch is set to one side of the front façade. The tower unit forms a bay window to the front room and has six window units wrapping around the drum, each with Art Nouveau leadlight glazing to its highlight. The joinery of the tower is finely detailed above the windows and gives it height to above eaves level. The roof to the tower is conical and clad in metal tiles with a scale-like patterning.
The front porch has a bay window, similar to the tower, set under it, but the porch itself is in contrast, being pedimented and also has very detailed joinery with a dentilated cornice line more typical of Victorian than Edwardian work. The columns supporting the porch are however typical, being in turned timber. Victorian architecture is also hinted at in the bichromatic bricks to the voussoirs of the front windows and in the slate roof, although the roof does have terracotta ridge cappings and a brick and render chimney typical of later work. The front path and porch have their original encaustic tiles, the path the original terracotta garden edging tiles and a white marble step to the pavement, while the rise of steps to the porch are in basalt with red brick balustrading. Also of some rarity is the intact Edwardian fence, built in red brick and with its wrought and ripple iron gate 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 ibid., 1880/81
2 ibid., 1889/90
3 ibid.
Original Use: Residence
Date of Construction: 1886 (1)

Richard Ikin, a merchant, purchased land in Canterbury Road from G. Bowler in 1885 (2) and in the following year erected his two-storey eight-roomed brick house, named ‘Normanby’. Ikin occupied this dwelling for only four years (3) and during that time the N.A.V. was a stable £90 (4). By 1890 William Thompson, a baker, owned the property (5).

The house makes a significant impact on Canterbury Road with its two storeyed terrace-like form with a tower to one side. The whole is clad in render and is embellished with Italianate detailing. The main body of the house has a two storeyed iron clad verandah to both floors and its walls behind are embellished with a string course with egg and darts and rosettes along its length that extends around the heads of the ground floor windows. The eaves line is also very highly ornamented, with foliated brackets and intact fretwork embellishment to its fascia. It is however the tower that sets this building apart from the norm. It is set on the side, south, face of the house and the door and entrance porch are housed at its base. The door is an intact
six panelled door and has very fine leadlight intact to the sidelights and fanlight. Above this is a most unusually placed small conservatory with its original timber framing, while stepping back, the tower rises above. Its typically Italianate decoration includes couple round headed windows and an ornate cornice line decorated with dentils and modillions.

The front façade is substantially intact including the encaustic tile floor to the porch and verandah and the cast iron picket fence. The ripple iron fence with its timber capping on the southern boundary is also partially intact and is a rare example of a once quite common form of fencing.

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, 1885-87
2 ibid., 1885/86
3 ibid., 1886-1890
4 ibid.
5 ibid., 1890/91
The three buildings at Nos. 86-87 Canterbury Road are of significance as a substantially intact complex of Victorian timber buildings built to accommodate two businesses and a shop owner on the same property. The awkward arrangement of the buildings stand in contrast to the more planned and orderly developments in the area and is in itself, of interest.

**Primary Source**

**Other Studies**

**Description**
Original Use: Residence and shops
Date of Construction: 1887 (1)

Auctioneer William B. Jacobs purchased Allotment 6 along Canterbury Road from A.H. Swindles in 1886 and his five roomed wooden house was erected the following year (2). Jacobs occupied the dwelling until 1891, the N.A.V. going up from £40 in 1887 to £65 in 1891 (3). The first mention in the Rate books of a shop on the property is in 1892, the owner and occupier by then being Henry Corder, a stationer (4). In 1895 two shops were listed for the first time – what was known as No. 83a was occupied by Corder and No. 83, described as an eight-roomed wooden building with a shop, by George LeCouteur, a chemist (5).

This complex of buildings comprises the single storeyed timber house with the two timber shops set hard in front of the house’s verandah, in a most crowded arrangement. The house is simple and without pretention. It is clad in weatherboards with those to the front façade representing ashlar blocks, raised at the corners in the manner of quoining, the verandah spans the full width and has cast iron decoration typical of the period and the chimneys are in polychrome brick. The shops also have timber representing ashlar blocks and are
distinctive at parapet level with dentilated decoration. Both have their timber framed windows intact and their half glazed front doors and at the side an intact multipaned double hung window. The detailing across the windows and doors of the shops varies and this may be a product of the apparent sequential development of the two. The three buildings remain substantially intact although the parapet to the shops probably had further ornamentation. In general their timbers are not in a good state of repair.

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, 1886/87
2 City of South Melbourne Rate Books, 1885-1887
3 ibid., 1886-1891
4 ibid., 1892/93
5 ibid., 1895/96
"Paragunyah"

Formerly unknown

Address
168 Canterbury Rd
SOUTH MELBOURNE

Constructed probably 1898

Category Residential:detached

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)

‘Paragunyah’ is of significance for its architectural embellishment, that departs from the norm applied to small single storeyed houses of the late nineteenth century. The leadlight windows are of particular note.

Primary Source

Other Studies

Description

Original Use: Residence
Date of Construction: probably 1898 (1)

In 1897 George W. Pask, an ‘inspector’, bought Allotment 14 in Canterbury Road from the English, Scottish and Australian Bank Limited (2). By the following year the Rate Books listed Pask as the owner and occupier of a brick building of five rooms, having an N.A.V. of £40 (3). It is believed to be that entry in the Rate books that relates to what is now the house at 168 Canterbury, however the appearance of the house is such that a date earlier than 1898 would be expected.

Named ‘Paragunyah’, the house is a single-storeyed rendered building dominated by a colonnaded front verandah and a high parapet. Its design is out of the ordinary of Melbourne architecture for small single storeyed houses, with the verandah displaying no cast iron decoration or any arcading typical of the Italianate. Instead it is supported on large, fluted ionic columns fashioned in render, that alternate between round shafts and square piers and extend down part of each of the side facades in the form of pilasters. Between the columns there is an Italianate balustrade, of the type more common on parapets or two storeyed buildings. The parapet appears to be original despite its somewhat overpowering, solid form and it is decorated with applied swags and has the name plate ‘Paragunyah’ and a coat of arms to the centre with a
sheep, sailing ship, miners’ tools and sheath of wheat.

The front wall reflects the colonnade, with the window heads alternating between round and segmental arches and spanning between these, it has a rosette-decorated string course at impost level. The front door has fine leadlight to its sidelight and fanlight and this work also extends down to the windows along the north side of the building, in a manner not usually so extensive on a small building. The door itself appears to be original although it no longer retains glazing to its upper half. The front fence is not extant, however the front path and verandah retain their slate and marble paving. The render work of the house is generally not in good repair and is failing, particularly along the verandah balustrade.

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, 1896-1900
2 ibid., 1896/97
3 ibid., 1987/98
Residence Identifier

Formerly unknown

Address
203 Canterbury Rd
ST. KILDA

Constructed c1910

Category Residential: detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A splendid, intact Queen Anne mansion of unusually bold massing and chunky and solid detailing, which gives the building a visual relationship to American Romanesque revival design. Its character is supported by a range of period features, including an open octagonal terra cotta tiled turret. Its aging roof tiles and finely executed brickwork unify and enhance the design.

Primary Source

Other Studies

Description
Style: Queen Anne
Two storey residence

History
see Description

Thematic Context
unknown

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

**Identifier**
- Pepper tree

**Formerly**
- 208 Canterbury Rd
  
**Description**
The rear garden has a large mature pepper tree (Schinus molle var. areira) which is likely to have been planted in association with the construction of the brick house. It is thought to date from the c1900-1920 period or earlier. Pepper trees were planted in the period 1860s to c1900 particularly in association with schools (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Although not a particularly large specimen, the tree is publicly visible from the street behind the house.

**Significance**

- The pepper tree (Schinus molle var. areira) at the rear of 208 Canterbury Road, St Kilda West, is significant as a remnant nineteenth century planting which reflects the former type of exotic trees planted in the early development of the locality and municipality, once widespread but no longer practiced. The tree is also significant as an integral part of a varied and distinctive cultural landscape; for the combination of its maturity and extent as compared to other early properties in the municipality; as an uncommon landscape type in the municipality and a specimen also uncommon for its maturity; and for its association with the early development of the St Kilda West locality.

**Category**
- Tree

**Address**
- 208 Canterbury Rd
  - ST KILDA WEST

**Constructed**
- Not Applicable

**Amendment**
- C 32

**Comment**
- Landscape assessment

**Heritage Precinct Overlay**
- None

**Heritage Overlay(s)**
- HO378

**Primary Source**
- Observation

**Other Studies**
- None

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### Description

The rear garden has a large mature pepper tree (Schinus molle var. areira) which is likely to have been planted in association with the construction of the brick house. It is thought to date from the c1900-1920 period or earlier. Pepper trees were planted in the period 1860s to c1900 particularly in association with schools (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Although not a particularly large specimen, the tree is publicly visible from the street behind the house.

### History

The main building is a single storey early 20th century brick house, constructed by an unknown designer. There is a large mature pepper tree at the rear of the house at the side boundary. The tree is estimated to be over 100 years old and planted c1900-1920 or earlier.
The main building has recently operated as a rooming house.

**Thematic Context**

**Recommendations**

The pepper tree is recommended for inclusion in the Heritage Overlay to the Port Phillip Planning Scheme.

**References**
Identifier  "The Canterbury"
Formerly  unknown

Address  236 Canterbury Rd
ST. KILDA

Constructed  1914

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
This is probably the earliest surviving block of flats in St. Kilda and one of the earliest in Melbourne. This block of flats is unusual in form and adds to St. Kilda's dominant character of residential flats. It stands at the edge of a most significant precinct which also contains the railway station and George Hotel.
(Nigel Lewis & Associates, St. Kilda Conservation Study, Area One, Final report, 1982)

CULTURAL SIGNIFICANCE
The Canterbury is the first block of flats built in St Kilda, one of the very earliest in suburban Melbourne and is also important for its design. Blocks of flats were first built in Melbourne's suburbs in the 1910's, almost all in the latter half of that decade. The Canterbury was built in the middle of 1914(1), though without the third floor which was added in the middle of 1919(2), reflecting the rapid development of St. Kilda at that time. In design terms this building illustrates the transition between Art Nouveau inspired architecture of the 1900's to the heavily detailed classicism of the early 1920's.

EXTENT OF SIGNIFICANCE
Entire building.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Part of a conservation area and adjacent to the St. Kilda railway station conservation area.
(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
Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Description
Four storey walk-up flats
Builder: W. Picot
Original owner: Mrs Gurney
(Robert Peck Von Hartel Trethowen, City of St. Kilda, Twentieth Century Architectural Study, 1992)

Canterbury flats were erected c.1920 at 236 Canterbury road, St. Kilda, opposite the St. Kilda Railway Station. The red brick building of four storeys is vertical in form: this being accentuated by the division of the front façade into three main vertical sections. The protruding bay of red brick is plain and merely incorporates one window at each level, the lower one being arched. The central section, is a curved tower element with octagonal roof, which incorporates windows and shield-like decorative elements in the spandrels between. This tower section curves back towards a third vertical section of alternating windows and curved lattice work bays, with an Ionic pilaster corner support.

Canterbury Road, is substantially intact, although it appears that the top floor is a later addition.

DATE OF CONSTRUCTION
1914(1), top floor 1919(2)

ORIGINAL OWNER
Mrs. Gurney(1).

ARCHITECT
H.W. and F.B. Thompkins main buildings(1).

BUILDER/ ARTISANS
1914 W. Picol builder(1), 1919 McDonald builder(2).

LATER ADDITIONS/ ALTERATIONS
Third floor added in 1919(2), lower balconies glazed. Repainted.

DESCRIPTION
The Canterbury flats is a four storey building constructed with "....cement and brick walls....concrete floors to balconies....first floor hollow block concrete....flat roof ruberoid .... concrete mullions to oriel windows."(1)  As built each of the first three floors contained one flat, containing a dining room facing the sea, a bedroom at the front and a kitchen and bathroom. The later top floor contained two flats, each of two main rooms, requiring the balcony area to be part of a room. The so called oriel window was apparently heightened and the cupola re-used.

INTACTNESS
Externally The Canterbury is largely intact. The first and second floor front balconies have been enclosed, though the third floor one was built enclosed and forms part of a room. The building has been repainted externally.

CONDITION
This building is apparently in good condition.

ORIGINAL USE
Flats.
(David Bick, St. Kilda Conservation Study, 1985)

History
Architects H.W. and F.B. Tompkins designed The Canterbury for Mrs Gurney and they were constructed by W. Picol (or Picot), builder in the middle of 1914(1). The estimated cost was £1,581 (1). The third floor was added in the middle of 1919 by the builder McDonald for the then owner Mrs M. Wright, the estimated cost being £500 (2).
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context
unknown

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

References

NOTES

BIBLIOGRAPHY
City of St. Kilda building permit records
1. No. 2287 granted 12/5/1914, contains working drawing
2. No. 3860 granted 12/4/1919, contains floor plan
House Identifier  unknown
Formerly  unknown

Address  43-45 Cardigan Place
ALBERT PARK

Constructed  1869

Amendment  C 29

Category  Residential:row

Designer  unknown

Significance  (Mapped as a Significant heritage property.)
The pair of houses at nos. 43-45 Cardigan Place, Albert Park, was built for the sea captain, later councillor and harbour master, George Doran, in 1869-70. It has historical and aesthetic importance. It is historically important (Criterion A) for its capacity to demonstrate the attraction of Cardigan Place as a prestigious residential location associated with St. Vincent Place last century. It is aesthetically important (Criterion E), as an example of the opulent mid Victorian villas characteristic of the St. Vincent Place area and which collectively help establish South Melbourne's cultural values at the State and national levels.

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

Other Studies

Description
A two storeyed stuccoed Italianate hip roofed villa pair with two storeyed cast iron posted verandah across the façade and having fern leaf motifs to the iron ornamentation. There is an encaustic tiled verandah floor with bluestone margins and an early palisade cast iron fence and gates.

Condition: Sound
Integrity: High, later additions at rear.

History
These houses were built for George Doran who was a sea captain and an early landlord of Emerald Hill. A Bank Street house of Doran's, described as a "two roomed zinc cottage", was let to future councillor and mayor John Nimmo in 1856. Doran himself was subsequently a "councillor" and "harbour master".

Cardigan Place (initially named Gardner Place) had one resident in 1868. In the following year, George Doran commenced building a pair of two storey brick houses on lot 7 which he purchased from Jessie Risby.
The houses each had six rooms and were completed for occupancy in 1870. Doran retained one house for himself and let the other to Reuben White, a manager. The NAV of each house was 70 pounds.

By 1880, William Kidgell had acquired the properties. One of the houses was vacant in 1879 and the other Kidgell let to stevedore Alexander McPetrie. At that time, the houses had the street numbers 51 and 53.

In the 1880's the houses were extended to eight rooms each. By 1890, they were owned by stationer John Dyson who lived at no.45. No.43 was let to bootmaker Joseph Davis. The NAV of each house had risen by then to 80 pounds. By the turn of the century, Dyson had converted the building to a single eighteen roomed house for his residence. He continued to live there in 1911.

**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: 1868-73, 1879-80, 1890-91, 1900-01.

Sands and McDougall directory 1911.

MMBW litho plan no.19, c.1894.

Identifier  "Vermont Terrace"
Formerly  unknown

Address  37-41 Cardigan Place
SOUTH MELBOURNE

Constructed  1885

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
This terrace is of significance for its intact nature and as an example of an architect-designed terrace. It is also of significance for its contribution to the curved layout of Cardigan Place, accentuating the form of the St Vincent Place subdivision of which it is a part.

Primary Source

Other Studies

Description
Original Use: Residences
Date of Construction: 1885(1)
Architect: probably Frederick de Garis and Son(2)

By 1884 William J. Lucas, a printer, was the owner of two blocks of vacant land in Section 44 Cardigan Place.(3) The following year he had erected these three brick terraces, that were given an N.A.V. of £270(4). In that first year No. 37 was vacant although Lucas himself occupied it in 1887; No. 39 was tenanted by Catherine Davenport and No. 41 was occupied by Henry Marks, a furniture manufacturer(5). By 1895 Lucas was titled an estate agent and his two tenants were Mary Uren and Edward Scanlan, a 'gentleman' (6). It was at this time, presumably as a direct result of the 1890s depression, that his property had an N.A.V. of a meagre £108 (£36 per terrace)(7).

It is highly probable that this terrace was designed by Frederick de Garis, a most prolific architect in the area and the architect of 'Mt Durand Terrace' (q.v.) at 152-156 Cecil Street, to which this terrace bears a close resemblance. Like the other terrace row, 'Vermont Terrace' is two storeyed with three houses, has a two
storeyed verandah decorated with a fernleaf pattern, a heavily decorated pediment spanning across the full width of the central house with the date of the building (only one year later) on an escutcheon to the tympanum, heavily decorated wing walls and the ground floor with heavily incised banded rustication that wraps around an octagonal bay window.

‘Vermont Terrace’ retains intact the panelled front doors with their sidelights and semicircular fanlights, double hung sash windows, encaustic tiles to the verandah and front paths, and its cast iron picket fence.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1884-1886.
2 The Architects’ Index, University of Melbourne, lists a tender notice for three two-storey ten roomed houses, at Cardigan Place, to be built to the designs of Frederick de Garis and Son in 1884.
3 City of South Melbourne Rate Book, 1884/85.
4 ibid., 1885/86.
5 ibid.
6 ibid., 1895/96.
7 ibid.
### Identifier
Railway Bridge

### Formerly
unknown

### Address
Carlisle St
BALACLAVA

### Constructed
1858-59

### Category
Public

### Designer
unknown

### Amendment
C 29

### Comment

### Significance
The railway bridge across Carlisle Street, Balaclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically and aesthetically important. It is historically important (Criterion A) as a rare (Criterion B) surviving structure of its type built by a private railway company during the first decade of railways in Victoria. In this respect it compares closely with the nearby bridges at Nightingale and Grosvenor Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859. The shops are contributory.

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

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

### Description
A riveted metal girder bridge with axe finished bluestone abutments having tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. Within the spaces enclosed by the retaining walls there are shops, erected c. 1915 on the north side and of uncertain date on the south side but being of brick construction and distinguished by their ripple iron clad pyramidal roofs and timber cornice brackets.

Condition: Sound.

Integrity: Medium, girders replaced, balustrade removed, intermediate piers presumably removed.
History
Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on 24th November, 1857. The work was undertaken for the St. Kilda and Brighton Railway Co. by the contractor William Randle who was awarded the contract in August, 1858. The first train ran on 3rd December, 1859 and there were 11 bridges on the single line of railway included in the work. The Carlisle Street bridge was one of these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on 1st September, 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one. The company's assets were sold to the Government on 1st July, 1878. On 25th November, 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick and it was at this time that the width of the bridge was increased to accommodate a double line of track.

Thematic Context
3.7.3 Moving goods and people on land. 3.7.3.1. Building and maintaining railways.

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

References
Identifier: Garage
Formerly: unknown

Address: 126 Carlisle St
BALACLAVA

Constructed: 1927

Category: Industrial
Designer: unknown

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
A 1920s garage in an unusual and most effective simple Spanish Mission style. Its rear facade is part of a small but important precinct of inter-war industrial architecture in Duke St. The panelled central door, balance of the three arched motif at ground and gable level and the dominance in the streetscape of the expansive pantiled gable form itself all contribute to its significance. It is also a rare surviving example of an interwar motor garage and service station.

Primary Source

Other Studies

Description
Style: Spanish Mission
Garage

A 1920s garage built in an unusual, simple Spanish Mission style. The terra cotta capping along its gable parapet and its three arched openings to the street are characteristic of the style. The huge, multipanelled wooden gates of the centre opening are its most notable single feature, and the roller door bearing an Ampol logo from the 1950s or 60s is also of interest. The red brick rear portions of the garage are part of a small but important precinct of industrial architecture in Duke St.

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
St Kilda Library

Identifier: St Kilda Library
Formerly: unknown

Address: 150 Carlisle St
BALACLAVA

Description:
- Style: Brutalist
- Architect: Dr. Enrico Taglietti
- Builder: M. Notkin
- Original owner: St. Kilda City Council

The St Kilda Public Library is a public institution with an important place in the City’s history. The building itself is a characteristic example of the unique, individual style of its architect Enrico Taglietti, whose practice flourished in the 1960s and 70s. While its almost brutal forms offer no sympathy to its surrounding context, it is of considerable worth as a coherent individual work in its own right. Its landscaping, though less successful, is integral to the design (a prominent, and most unusual feature has been made of the air conditioning tower in the forecourt). The Library is a well-known local landmark with sufficient design integrity and distinction to ensure that it will become increasingly well regarded in the future.

Primary Source

Other Studies

Significance (Mapped as a Significant heritage property.)

Amendment: C 29
Comment:

City of Port Phillip Heritage Review

Heritage Precinct Overlay HO7
Heritage Overlay(s)
of Victoria on 14 May 1973. The difficult political inception of the library, which became a prominent council election issue during the late 1960s, makes the construction of the library an important milestone in the political and social development of St Kilda.(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**

NOTES


The former State Saving Bank branch at 224 Carlisle Street is of local historic, aesthetic and architectural significance. Erected in 1965 on the site of an earlier branch bank, the building provides evidence of commercial expansion along this important regional strip shopping precinct in the post-War period. Aesthetically, the bank is a fine and notably intact example of the mature modern style of the mid-1960s characterised by minimalism, planar composition and Stripped Classical influences – ably demonstrated in this case by a floating flat roof with raked fascia, supported on a distinctive return colonnade of metal pipes. The bank is also significant as an example of the work of the noted Melbourne architectural firm of Eggleston, Macdonald & Secomb, who were among the leading practitioners of this stylistic approach during the 1960s.

**Primary Source**

**Other Studies**

**Description**

The bank is a predominantly single-storey building, comprising a large double-height open-planned banking hall on the corner, with a narrow two-storey staff wing along the east side. The banking hall has fully-glazed anodized aluminium-framed window walls, set back behind a distinctive colonnade of tapered metal pipes, which support the broad eaves of the floating flat tray-deck roof. A particularly distinctive element is the screen of aluminium louvres that encloses the colonnade at its upper level. The adjacent staff wing is of brick construction (since painted) with its roof concealed by a parapet; a flagpole depicted on the original drawings has been removed. The wing has a vertical strip window to the street front, partly altered at the ground floor to accommodate an Automatic Teller Machine. A second ATM has been installed alongside, in a small addition that projects into the colonnade area.
History
The present building was erected in 1965 as a branch bank for the State Savings Bank of Victoria. The site was previously occupied by the bank’s original Balaclava branch, which was erected c.1913, probably to the design of the bank’s architects Sydney Smith & Ogg, who designed many branches throughout Melbourne (including several in the City of Port Phillip) in the 1910s. Although the State Saving Bank had its own in-house architectural department, it also maintained a tradition of engaging some of the more progressive and prominent private architectural firms to undertake commissions. The designers selected for the new Balaclava branch were Eggleston, Macdonald & Secomb, who enjoyed an ongoing association with the State Savings Bank. This association could be traced back to the pre-War practice of the firm’s founder, architect Alec Eggleston (1883-1955), and culminated in the firm’s design for the bank’s head office, on the corner of Bourke and Elizabeth streets, in the late 1970s. The firm of Eggleston, Macdonald & Secomb was formed after the Second World War when Alex Eggleston’s son, Robert (1911-2000) was joined by architects Roderick McDonald and Frank Secomb. During the 1950s, the firm was one of the leading exponents of the so-called Melbourne School, characterised by bold experimentation with geometry, structure, colour and texture. Among their more celebrated works were the Beaurepaire Centre at the University of Melbourne (1955), the Beaurepaire tyre center in Bendigo (1856) and the Bendigo Day Nursery (1958). During the 1960s, the firm moved towards a minimalist style with an almost Classical elegance, recalling the American work of architects such as Ludwig Mies van der Rohe. This approach can be seen in their design of such buildings as the Redmond Inglis & Company factory in Notting Hill (1963), and culminated in their BHP Research Laboratories in Clayton, which won the Victorian Architecture Award in 1969.

Thematic Context
Comparative Analysis: Few truly comparative examples have been identified in previous studies. The former State Savings Bank at 133-135 Acland Street, St Kilda, is broadly comparable in its typology, date, and its somewhat elegant minimalist style, although it is entirely different in its specific form and detailing. Its architect, moreover, has not yet been identified. Some comparisons can also be drawn with the Apps Funeral Parlour (1952), located nearby at 88 Carlisle Street, which is similar in terms of minimalist starkness with Stripped Classical overtones.

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

References
<table>
<thead>
<tr>
<th>Identifier</th>
<th>Shops</th>
</tr>
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<tbody>
<tr>
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</tbody>
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**Address** 290-290a Carlisle St  
BALACLAVA  
**Constructed** 1914  

**Category** Commercial  
**Designer** unknown

**Significance** (Mapped as a Significant heritage property.)  
Two tiny shops nestled beside the curved bluestone embankments of the Sandringham railway line. The exquisite small scale of the buildings, in juxtaposition to the massive railway abutments, add to the richness and sense of history of the Carlisle Street shopping precinct. Their current use as shoe repair and retail shops may date back to when they were first built in 1914. The layers of weathered signage on their gable fronts certainly speak of a long continuity of their trade, and contribute to the significance of the buildings.

**Primary Source**  

**Other Studies**  

**Description**  
**Style**: Freestyle  
One storey shops  
**Builder**: A. & E. Millar

**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 Colman's Roman Catholic Church

Formerly unknown

Address 291 Carlisle St
BALACLAVA

Constructed 1929

Amendment C 29

Category Church

Designer unknown

Significance (Mapped as a Significant heritage property.)

Please note: Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992 places all further details for this property (taken from David Bick, St. Kilda Conservation Study, 1985) in the data sheet for St. Colman's School Hall, 297 Carlisle St.

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 : Romanesque
Two storey school

see Significance

History
see Significance

Thematic Context
unknown

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

References

unknown
Shops and Billiards Hall

Identifier: unknown
Formerly: 292 Carlisle St
Address: BALACLAVA
Description:
The tall roof and crowning widows walk of this two storey building make it a local landmark and an important element in the streetscape of Carlisle Street, as well as for travellers on the Sandringham railway line. To the rear of the shops facing Carlisle Street is a billiard hall with arched metal roof trusses, largely concealed now by plywood sheet. The building was constructed for W.H. Creed, an Estate Agent. Presumably what is now the billiard hall was his auction room and office, as apparently there were two shops with other occupants on the street frontage.

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

References

BIBLIOGRAPHY

City of St. Kilda Rate Books:

1889/90 no. 3042 William H. Creed, Estate Agent, office, auction room, N. A. V. 125.


Sands and McDougalls 'Directories.'
St Colman's Church and school hall are a landmark in Carlisle Street and part of a group of buildings in varying architectural styles, almost all built in the first decades of this century. St. Colman's, as with St. Columba's in Elwood and a number of other Catholic churches built at this time, shares a near standard form but has different detailing. At St. Colman's a fusion of Byzantine and Romanesque details have been used. The upper parts of the two towers of the church, identical to that of the school hall, were demolished in recent times due evidently to structural failure.

The school hall, with its asymmetrically placed tower, is of note for its doorway and the planning, with a hall on the ground floor and classrooms above.

(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: Romanesque
Two storey school

Built: Church 1929, school hall 1938-9.
History
see Significance

Thematic Context
unknown

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

References
BIBLIOGRAPHY
City of St. Kilda building permit records; no. 7438 granted 12/3/1929, church; 10,021 granted 14/10/1938, school hall - Appendix.

St. Colman's parish records, old post card showing the church before demolition of the towers - Appendix.
## Astolat Flats

### Identifier
"Astolat Flats"

### Formerly
unknown

### Address
301 Carlisle St
BALACLAVA

### Constructed
1930's

### Category
Residential: apartment

### Designer
Leslie J. W. Reed

### Amendment
C 29

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

### Significance
Astolat Flats form part of a notable group of buildings in varied architectural styles, centering on St Colman's Roman Catholic Church (q.v.). The 20th century Elizabethan design of the flats is in strong contrast to the two church buildings next door, whilst the former funeral parlour (q.v.) opposite is similar in style. In design terms this building is distinctive and unusual for the mid 1930's.

(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: Old English
- Two storey walk-up flats
- Original owner: A.L.Hone

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

Architect Leslie J W Reed designed these flats for A L Hone and the building permit was issued in April, 1934.

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

### History
see Description
Thematic Context
unknown

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

References

BIBLIOGRAPHY
City of St Kilda building permit records, no. 8557 granted 17/4/1934.
Former Funeral Parlour (now Beth Hatalmud Communal Kollel)

Identifier: Former Funeral Parlour
Formerly: Funeral Parlour

Address: 362a Carlisle St
BALACLAVA

Constructed: 1941

Category: Commercial
Designer: Harry Winbush

Significance: Located on the corner of Balston Street, this distinctive building was built as a funeral parlour for Joseph Allison Pty. Ltd. Stylistically the building is a form of stripped Tudor and forms part of a group of surrounding buildings, largely 20th century, in a variety of styles. There is a link between this building and Astolat flats on the diagonally opposite corner, also constructed in face brickwork in an early English style and of a similar time.

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

Other Studies

Description
Features of this building are the front door to the two storey office and residence block, the staircase with its semi-circular mid-section, the chapel interior off Balston Street and the intactness of the fabric generally, fittings such as door knobs remaining and the joinery still unpainted. The viewing rooms have been knocked into one large space.

Harry Winbush was the Architect for this building, the drawings being dated November, 1940. The building permit was issued on the 19/1/1941.

History
see Description

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

References
City of St. Kilda building permit records, no. 10,719 issued 19/1/1941, includes working drawing.
The National Theatre, formerly the Victory, has been a major social, theatrical and architectural landmark in St Kilda from the time it was built in 1921. Its hey-day was probably in the late 1920s after it was extensively refurbished in 1927-28. The refurbishment was probably in response to competition from the new Palais Theatre (1927), which, with double the capacity and a more opulent scale, always managed to keep the Victory playing second fiddle to it. Nevertheless, the two theatres were more of a double act for St Kilda, with audiences thronging from all over Melbourne to attend its glamorous entertainments. Every major cinema-

### Description

**Style:** Beaux Arts
**Theatre**
**Builder:** Cecil J.H. Keeley (?)
**Original owner:** W.E. Foreman

The National Theatre, formerly the Victory, has been a major social, theatrical and architectural landmark in St Kilda from the time it was built in 1921. Its hey-day was probably in the late 1920s after it was extensively refurbished in 1927-28. The refurbishment was probably in response to competition from the new Palais Theatre (1927), which, with double the capacity and a more opulent scale, always managed to keep the Victory playing second fiddle to it. Nevertheless, the two theatres were more of a double act for St Kilda, with audiences thronging from all over Melbourne to attend its glamorous entertainments. Every major cinema-

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**Significance**

The National Theatre, formerly the Victory, was one of St Kilda's most celebrated theatrical venues. It is a relic of St Kilda's heyday as the pre-eminent main centre of Melbourne's entertainment and cultural life in the 1920s. Its continued use as an important cultural venue reinforces continuity of this history, and the largely intact Classical Revival architecture reflects its former grandeur. It is a very good example of the monumental Beaux Arts style of theatre design typical of the 1920s. The front of house section is the most prominent, intact, and architecturally important part of the building, while the main hall is largely intact though divided by a later mezzanine floor structure. The incomplete state of its external walls with the exposed brick keying for external render is of interest.

**Primary Source**


**Other Studies**

<table>
<thead>
<tr>
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<tr>
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<td>The Victory</td>
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<td>ST. KILDA</td>
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<tr>
<td><strong>Constructed</strong></td>
<td>1921-1928</td>
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<td>Cecil J.H. Keeley</td>
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The National Theatre, formerly the Victory, has been a major social, theatrical and architectural landmark in St Kilda from the time it was built in 1921. Its hey-day was probably in the late 1920s after it was extensively refurbished in 1927-28. The refurbishment was probably in response to competition from the new Palais Theatre (1927), which, with double the capacity and a more opulent scale, always managed to keep the Victory playing second fiddle to it. Nevertheless, the two theatres were more of a double act for St Kilda, with audiences thronging from all over Melbourne to attend its glamorous entertainments. Every major cinema-

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**Heritage Precinct Overlay**

None

**Heritage Overlay(s)**

HO74

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**City of Port Phillip Heritage Review**

**Citation No:** 450
Theatre of this era boasted its own orchestra, with their concert masters attaining virtual star status. The greatest name at the Victory was Henri Penn, who presided over the Victory Concert Orchestra well into the 1930s. A typical night’s program included an array of musical and cinematic entertainments before a feature length movie. Afterwards patrons could adjourn to the coffee lounges of Acland St or disperse on the all-night tram services that crossed lines at the Barkly and Carlisle Street intersection.

The theatre itself fronted directly onto the corner, on a diagonal axis, so that the theatre hall was sited at 45 degrees to both streets. The front of house section was therefore triangular in plan with its two facades identical to the two streets and its entrance situated on the corner proper. The theatre hall was large enough to seat 500 concertgoers in the balcony and about 750 in the stalls below. The building permit drawings of the original 1920 design by the architect Cecil Keeley show a cavernous rectangular hall of brick walls, reinforced concrete floor, steel framed balcony and truss roof, and reinforced concrete columns and entablature around the walls. Large volume fresh air ducts were installed under the floor and a section of roof slid open for further ventilation. The theatre’s stylised classical decor was then applied to the walls and shallow vaulted ceiling in elaborate fibrous plasterwork. The existing 1920s front of house area varies markedly from Keeley’s original plans. Whether his scheme was reworked before being built in 1921 or completely remodelled in 1927-28 is not known. Whereas the present broad marble staircase to the upstairs lounge rises from the front lobby directly on the main axis, the original scheme had two opposing staircases from the lobby to the lounge aligned on a cross axis. This original configuration produced a central lounge area aligned on axis above the lobby, whereas now the lounge reaches crossways behind the main hall’s balcony seating under its magnificent transverse coffered ceiling vault. The original scheme also featured upstairs three open air spaces; one open air lounge above the front entrance, and two roof gardens in the corners to each side. These spaces were more like porches, situated within the form of the building, under cover, and looking out through the giant colonnades. The colonnades are still a major feature of the building but immediately behind them the spaces have been enclosed with walls and windows (built, again, either in 1921 or 1927-28). Downstairs, the original scheme included six small shops; three on Barkly St and three on Carlisle; with access to the theatre only through the corner entrance doors. The shops have made way for an expanded entry and lobby space. The existence of some of the original shopfronts lends evidence to the possibility of the theatre having been built as originally designed. But the degree of variation between the original and existing layouts, and the completeness and lavishness of the revised interiors makes one reluctant to jump to that conclusion. Externally, the theatre is presented as a tall, heavily modelled Classical Revival edifice, with its two principal facades hinged about a rotunda at the corner. The giant column screens and entablature are in the Ionic order. Its symmetrical planning and monumental classical elevations and interiors are typical of the fashionable Beaux Arts - based style of architecture that re-emerged in the 1910s and 20s; a style of classicism that, by the late 1920s, owed as much to Hollywood as it did the French academy, and which characteristically incorporated distinctly modern design motifs amongst its more or less correct classical elements. In the theatre, these later motifs include the simplified, squared-off heavy banding of its planes and piers, and the flat modern versions of traditional cartouche emblems. The patterns of the window glazing are also distinctly 1920s.

The attention lavished on the principal facades is contrasted by the state of incompleteness of the walls of the main body of the hall itself. Their intended full, classical, stuccoed treatment was abandoned mid-stream, with just the raw preparatory brickwork completed. It has left a fascinating visual lesson in the elaborate methods that went into producing the classical edifices of the era. (Inappropriate tree planting currently masks these walls, initiated, apparently, on the assumption that they were ugly rather than interesting).

The recent history of the theatre has seen radical changes to the fabric of the building. In the 1974 alterations and refurbishment for the National Theatre, the hall was divided horizontally; the upper half continuing to serve as a diminished theatre, and the stalls area removed and refitted to house the National Ballet and Drama Schools. Modernisation of the backstage areas brought towering steel-clad additions to the rear of the hall. The huge VICTORY sign no longer surmounts the ridge of its roof and the replacement National Theatre signs are nowhere as spectacular. The steel cladding of the awning seems singularly inappropriate, though the original awning (whose pressed metal soffit is still in place) was not much different in form. The dull, overall beige of the main facades diminishes the exuberance of their architecture and, in consequence, the whole personality projected by the theatre. (The beige window frames and painted-over windows are particularly deadening).

Nevertheless, the National is still very much alive, playing a major, prominent role in the cultural life of the City. Its grand interiors and exterior are still largely intact, and it would take only a relatively superficial scheme of renovation to reproduce a full sense of its former splendour.

History

see Description
Thematic Context
unknown

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

References

NOTES
St K C C permit No 4159 issued 1920. Permit for major alterations, 1927, not found. Some minor alterations
(new store room in west corner etc) were carried out by Cowper, Murphy and Assocs in 1944; St K C C permit
No 11025.
**Identifier**  
Flats and Former Residence

**Formerly**  
unknown

| **Address** | 49-49a Carlisle St  
ST. KILDA |
| **Constructed** | 1926 |
| **Amendment** | C 29 |
| **Category** | Residential:apartment |
| **Designer** | unknown |
| **Comment** |

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

One of the most distinctive buildings along Carlisle Street significant primarily for its very unusual gambrel roof form. It was originally designed as a large addition to the existing building at the rear, forming one large residence. The first floor is now a separate flat. The original sleep-out at the front of the house has been glazed in.

**Primary Source**

**Other Studies**

**Description**

- Style : Arts and Crafts
- Two storey flats, former residence

**History**
see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998 recommended Conservation

**References**
unknown
"The Gables"

Identifier: unknown
Formerly: unknown

Address: 57 Carlisle St
ST. KILDA

Category: Residential: apartment
Designer: unknown

constructed: c1920

Amendment: C 29

Significance: (Mapped as a Significant heritage property.)

One of the most distinctive buildings along Carlisle Street, this building displays a number of design features which contribute to its significance, including the curvilinear framing of its two front doors, the stylish render lettering of the building name emphasising the exposed access stair, and the bold deep verandah. Underlying this, however, is a rather ordinary building that is lent interest primarily by the conjunction of its unusual triple gabled roof form and a name that calls attention to this feature. This alone gives it a place among St Kilda's more quirky and humorous buildings which, collectively, are so important to the City's character.

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
"Glenmore Court" Flats and Former Residence

Formerly unknown

Address 58-60 Carlisle St
ST. KILDA

Constructed pre 1873-1933

Category Residential: apartment

Amendment C 29

Designer A.L. Fildes (1933)

Comment

Significance (Mapped as a Significant heritage property.)
A complex of flats consisting of several oddly sited blocks built over a number of stages up to the 1930s. The building at No. 58 is one of St Kilda's oldest.

Primary Source

Other Studies

Description
Two storey multi-block flats and former residence
Original owner: Mrs F.A. Graham (1933)

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 8182 issued Nov 1932.
Apps Funeral Directors

Formerly unknown

Address 88 Carlisle St
ST. KILDA

Constructed 1953

Category Commercial

Designer Muir and Shepherd

Amendment C 29

Significance (Mapped as a Significant heritage property.)
A remarkable work of classically inspired formality achieved in a modern 1950s idiom. The landscaping and signage are fundamental to the integrity of the complex and to its significance.

Primary Source

Other Studies

Description
Style : Stripped Classical
Funeral parlour and flat
Builder: W.C. Burne & Sons
Original owner: W.G. Apps & Sons

Apps Funeral Parlour has a distinctive presence on Carlisle Street. Its phalanxes of cypresses on either side, the attenuated classicism of its giant portico and the strict symmetry of its exterior spaces, create a special zone of heightened formality. While its planning and overall presentation is entirely classical, its construction materials and detailing are uncompromisingly 1950s Modern. It is a remarkable piece of theatrical orchestration, which in itself is a rarity in the architecture of the time. That it is virtually a stage front is shown up by the rather ordinary, functional building that is encountered behind the facade. The architects responsible were Muir and Shepherd, who designed it in 1952. The glazed entrance canopy was added with good effect in 1962.

History
see Description
Recommendations

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 U1568. Permit No 57/2103 issued 13/2/62 for alterations by George Campbell & Assocs, Architects, De Pellegrin Pty Ltd, Builders.
Sandringham Railway Line Bridge Abutments

Identifier: unknown
Formerly: Carlisle St, Nightingale, Grosvenor St, ST. KILDA

Description: See also Hotham Street Road bridge.

Significance: These three sets of bluestone abutments, particularly those at Nightingale and Grosvenor Streets, are distinctive elements in the surrounding environment. Shops were built within the curves of the curving walls of the Carlisle Street abutments early this century, lessening their visibility. It is not known if these abutments are original or were built later. Bluestone seems to have been replaced by brick by around the 1880’s for such works, suggesting that they are early if not original.

The bridge structures at Nightingale and Grosvenor Streets are recent concrete ones. The origins of Carlisle Street are not known.

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

Other Studies

Heritage Precinct Overlay: None
Heritage Overlay(s): HO147

Address: Carlisle St, Nightingale, Grosvenor St, ST. KILDA
Category: Public
Design: unknown

Amendment: C 29

Comment

Historical Context
The Brighton railway line, later extended to Sandringham, was opened in 1859.

Thematic Context
unknown

Recommendations
Carlisle Abutment
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

Grovenor Abutment
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

Nightingale Abutment
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
These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore’s property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

William Thistlethwaite owned these and a number of other properties in South Melbourne for a number of years (7), and was a person of note in the area being a land and station agent and twice Mayor between 1863-64 and 1867-68 (8).

This terrace row is unusual to the area with its walls being constructed in basalt. They are plain in effect, as may be expected of their date of construction, with the only embellishment being the single storeyed verandah that spans the three houses. This verandah has no extant decoration. The moulded render chimneys are
extant, however the double hung sash windows have been altered, and the basalt has been painted.

**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, 1859-1860
2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374
Houses

Identifier unknown

Formerly 5-9 Cecil Place

Address SOUTH MELBOURNE

Description

Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore’s property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

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Significance

These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source


Other Studies
extant, however the double hung sash windows have been altered, and the basalt has been painted.

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, 1859-1860
2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374
"Port View"

Formerly: unknown

Address: 153 Cecil Place
SOUTH MELBOURNE

Constructed: 1885

Amendment: C 29

Category: Residential: detached

Designer: Frederick de Garis

Significance: (Mapped as a Significant heritage property.)

‘Port View’ is of significance as a substantially intact terrace-like house of the 1880s, that displays a fine variety of render mouldings and cast iron decoration. It is an integral element within the concentration of buildings of this period in this section of Cecil Street.

Primary Source:

Other Studies

Description

Original Use: Residence
Date of Construction: 1885 (1)
Architect:possibly Frederick de Garis (2)

This rendered house has a terrace form and is one of a group of buildings built in this section of Cecil Street by Frederick de Garis. Amongst others, de Garis was responsible for the designs of ‘Finn Barr’ next door and ‘Mt Durand Terrace’ opposite (q.q.v.) and it is highly probable that this is also to his design. The house was built in 1885 for a dentist, A.E. Ford (3). It is clad in render and reflects its date in the boom-time classicism of the mouldings to the walls and parapet. The cast iron to the verandah is particularly fine, with a fern lead motif across it, while the front fence is also in cast iron and 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**

1 National Estate Citation
2 ibid.
3 ibid.
**City of Port Phillip Heritage Review**

**Identifier**  
City South Holden (service department)

**Formerly**  
Ballarat Brewing Company premises

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**Address**  
25-29 Cecil St  
SOUTHBANK

**Constructed**  
1910-1911

**Designation**  
2315

**Category**  
Industrial

**Designer**  
unknown

**Amendment**  
C 52

**Comment**  
New citation

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

**What is Significant?**
The building at 25-29 Cecil Street, Southbank, is a modestly-scaled single-storey rendered brick Victorian-style warehouse that was erected c.1910-11 as the Melbourne premises of the Ballarat Brewery Company, which was founded in 1895 and remained in operation until it was taken over by Carlton & United Breweries in 1958.

**How is it Significant?**
The former brewery building is of historical and aesthetic significance to the City of Port Phillip.

**Why is it Significant?**
Historically, the former Ballarat Brewery Company premises is significant for its association with an important regional brewing company, founded in 1895 as a merger of three local beer makers dating back to the 1850s. The company, famous for the production of “Ballarat Bertie” beer, remained in operation until it was taken over by Carlton & United Breweries in 1958. More broadly, this building is demonstrative of pre-War industry in South Melbourne, prior to the more intensive inter-war industrial boom. It is also historically significant as of a small number of surviving buildings associated with the brewing companies that formerly proliferated in the inner suburbs in the late nineteenth and early twentieth centuries, prior to the formation of Carlton & United Breweries in 1907 and its subsequent acquisition, over the next six decades, of most of its competitors.

Aesthetically, the building is significant as a representative and largely intact example of an early twentieth century factory, in a style that harks back to the Victorian era in its modest scale, form, detailing and finishes. It remains a distinctive element in a streetscape that is otherwise dominated by industrial and commercial buildings of the inter-war period and later twentieth century.
Primary Source

Other Studies

Description
The building at 25-29 Cecil Street is a single-storey rendered brick Victorian-style factory with an unusual trapezoidal footprint, on account of being built along one edge of a triangular site. It has a pair of gambrel roofs, clad in corrugated galvanized steel, which are concealed along the two exposed facades by a parapet that rises up at the Cecil Street/Blakeney Place corner to form a pediment-like element. The corner itself is splayed, having an arched doorway with bluestone threshold, and a new metal-framed glazed door with an iron-barred half-round fanlight above. These two facades are further delineated by a plain stringcourse at the roofline, and matching parapet coping. Both facades have rectangular windows with timber-framed double-hung sashes and iron bars, and there is a wide vehicle entrance, with steel roller shutter, to Cecil Street.

History
This building was evidently erected c.1910-11, as it first appears in the Sands & McDougall Directory for 1912, occupied by the Ballarat Brewing Company. As Weston Bate has noted, breweries flourished in Ballarat in its early years, with no fewer than seven breweries in the main township by 1869, plus two each at nearby Buninyong and Warrenheip. Demand subsequently dropped, however, and only four remained by the late 1880s: the Black Horse Brewery in Ascot Street, the Barley Sheaf Brewery on Cresswick Road, Tulloch & McLaren’s Royal Standard Brewery in Armstrong Street, and Magill & Coghlan’s Phoenix Brewery in Warrenheip. The last three companies merged in 1895 to form Coghlan & Tulloch’s Ballarat Brewing Company, under the directorship of Arthur Coghlan, James Coghlan, Charles Tulloch and Alex McVitty. The brewery was located at the former Royal Standard Brewery in Armstrong Street, with head offices in Dana Street, Ballarat.

Coghlan & Tulloch’s Ballarat Brewing Company maintained three premises in Ballarat and environs: brewing activity took place at the former Royal Standard and Phoenix Breweries, while the former Barley Sheaf Brewery served as a malthouse. The relatively modest building in Cecil Street, South Melbourne, which was probably used for storage or distribution rather than brewing, was built c.1910 – the same time that the firm underwent restructure, with the names of the two original co-directors being dropped from the title to form the Ballarat Brewing Company Ltd.

Both Coghlan and Tulloch died during the early years of the twentieth century and the business was continued by their sons. The company was converted into a proprietary company during the immediate pre-war years, and a public company in 1936 with the release of a prospectus which described the company’s assets and brewing complex in detail.

The firm, most famous for beer with the “Ballarat Bertie” logo, was restructured again in 1936, as a public company. In 1953, it acquired the Volum Brewery in Geelong and, five years later, was itself taken over by Carlton & United Breweries, although public pressure at that time ensured that the “Ballarat Bertie” logo was retained on the new beer bottles produced by CUB. After the takeover, the company’s former building in Cecil Street was used by CUB for storage until at least the mid-1970s. During the late-1980s CUB closed the Ballarat brewery. It is now forms part of the adjacent South City Holden premises.

Thematic Context
COMPARATIVE ANALYSIS
Brewing companies, large and small, proliferated in Melbourne’s inner suburbs until the early twentieth century, when many were taken over by newly-formed Carlton & United Breweries and their premises then demolished or left virtually abandoned. Little evidence now remains of even the larger brewing companies that once flourished in areas like South Melbourne, Carlton, Collingwood and Richmond. The Victoria Brewery in Victoria Parade, retains brew towers, chimney, brewing hall and perimeter walls, although the site has recently undergone residential redevelopment. Only a malt store and some bluestone façades survive at the CUB site in Bouverie Street, while other vast complexes, such as McCracken’s Brewery in Collins Street (the last remaining brewery in the CBD) have entirely disappeared. The most intact survivors among early brewery infrastructure are the Yorkshire Brewery in Collingwood (brew tower and stables, 1876) and, in the City of Port Phillip, the Castlemaine Brewery at 115 Queensbridge Street (brew tower and cellar buildings, 1888). Although probably not used for actual brewing, the former Ballarat Brewing Company premises in City Road is still comparable as a rare survivor of this once-ubiquitous brewing industry in South Melbourne.
(and, more broadly, in Melbourne’s inner suburbs).

**Recommendations**

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

**References**

Weston Bate. Lucky City: The First Generation at Ballarat, 1851-1901. p 129.
Southern Cross hotel

Identifier: Unknown
Formerly: Unknown

78 Cecil St
SOUTH MELBOURNE

870

Commercial

unknown

Amendment: C 29

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

Other Studies

Description
A prominent two storeyed Italianate hotel with corner splay and distinguishing stuccoed ornamentation and later two storeyed addition at the rear facing Market Street. The raised cement stringcourse has a guilloche pattern and there are aedicules to the upper level windows with a surmounting bracketed cornice and plain parapet. There is later tilework at footpath level and the original street level openings appear to be substantially intact. Inside, the bar area has been renovated but elements of the original arrangement of rooms is in situ. Condition: Sound. Integrity: High.

History
The 1852 survey of Emerald Hill included section 3 which was bounded by Market, York, Cecil and Ferrars Streets. The western half of the area was set aside as a reserve, part of which was subsequently resumed for the railway line to Brighton. The eastern half was subdivided and sold on 18 August 1852, several lots including lot 11 of section 3 on the south west corner of Cecil and Market Streets going to the horse dealer, J.P.Bear. It had a frontage of 125 feet to Cecil Street and in 1866 was undeveloped. By 1869, it had been

Significance
(Mapped as a Significant heritage property.)
The Southern Cross hotel was built for E. Broderick in 1870 at no.78 Cecil Street, corner Market Street, South Melbourne. It is historically and aesthetically important. It is historically important (Criterion A) along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve. It is aesthetically important (Criterion E) as a prominent and richly decorated hotel characteristic of the mid Victorian period and comparing with the former Albion hotel (1889) at 209 Clarendon Street.

Heritage Overlay(s)
None
HO289

Heritage Precinct Overlay
None
subdivided further and the corner block (lot 1), which measured 33 by 90 feet was owned by Edward (Edmund?) Broderick.

In 1870, Broderick built there a “brick bar” with eleven rooms. It was named the “Southern Cross” hotel with Broderick the licensee until 1874 when Davis Stroud took over. Broderick continued as landlord, resuming publican duties from 1876 to 1887 and from 1898 to 1908. By 1880, Broderick also owned and let an adjoining pair of brick houses which were on the site of the present day no.80. By the turn of the century, another pair of houses had been built along side and were also let, a pattern of development not uncommon among South Melbourne’s hoteliers.

**Thematic Context**

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

**Recommendations**

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

**References**

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
Hotels, vol. 1. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
Identifier  Hotel/Shop
Formerly Victoria hotel, later shop

Address  113 Cecil St
          SOUTH MELBOURNE

Constructed  1873

Amendment  C 29

Category  Commercial
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
The former "Victoria" hotel at the corner of York and Cecil Streets, South Melbourne, was built in 1873 and is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), comparing with former hotels elsewhere in South Melbourne and including nos. 328 and 330 (?) Dorcas Street.

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

Other Studies

Description
A representative mid Victorian hotel characteristically located on a street corner with a corner splay but of utilitarian appearance, the plain stuccoed walls being relieved solely by a string course and bracketed eaves. The upper level windows have architraves and the lower level windows chamfered reveals.
Condition: Sound.
Integrity: High, some alterations to street level openings.

History
At the Crown land sales, lot 1 of Section 2 was purchased by W.J.London. It had frontages to Cecil and York Streets.
The corner portion of lot 1 remained undeveloped until 1873 when Henry Foreman built a brick “bar” with ten rooms. He leased it to Mary Ann Aird, a licensed victualler who continued to operate the business in 1876. At the time the property was rated to York Street and had an NAV of 108 pounds.
In the 1880’s, Henry Foreman, described as a wheelwright, or Mrs Catherine Foreman, were listed as “owner”. During that time, the turn over of tenants was high and included William Stabb, James Gill, Maria Whitford, William Leihy and Johanna Hill.

By 1881, the hotel was described as “brick, 11 rooms, NAV 120 pounds”. In 1890, Catherine Foreman leased the property to William Scullion and in 1900, to Lena Tomlinson. In 1900, the hotel was described as having 14 rooms. It continued to operate until 31 December 1920, when it closed. The building was subsequently used as a shop.

**Thematic Context**

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

**Recommendations**

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

**References**

South Melbourne Rate Books: 1868-77, 1880-87, 1890-91, 1900-01, VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2.  PMHS.
Cox, “Hobson Bay and River Yarra”, 1866.  SLV, Map Section.
“Hotels” vol. 2.  Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
Albert Buildings

Formerly: unknown

**Address:** 142-144 Cecil St
SOUTH MELBOURNE

**Constructed:** c. 1881

**Category:** Commercial

**Designer:** unknown

**Significance:** (Mapped as a Significant heritage property.)
The ‘Albert Buildings’ are of significance as a substantially intact row of Victorian shops that command a prominent corner at the northern extent of the extant residential and commercial areas of the Emerald Hill area. In design they are particularly coherent with the terraces along Cecil Street to the south. The intact nature of the door and window joinery is integral to the significance of the row.

**Primary Source**

**Other Studies**

**Description**

Original Use: Shops
Date of Construction: circa 1881 (1)

The 1852 plan of the township of Emerald Hill (2) shows the Police Reserve at the corner of Coventry and Cecil Streets in Crown Section 10 while in April 1856 the local Council was advised of a Government grant of land between the railway and the area adjacent to Coventry, Cecil and Dorcas Streets for the purpose of municipal buildings (3). Later that year, the Public Works Department, under commissioner Charles Pasley, advertised tenders for the construction of a Court House at Emerald Hill (4), replacing the Sandridge Courthouse that was transferred to the Cecil Street site in 1855 (5). However with the rapid growth in the municipality and the commensurate importance of the local Council, it was felt that more suitable accommodation be acquired and a new Town Hall (q.v.) was subsequently erected (6).

The extant buildings at the corner Coventry and Cecil Streets appear to have been built in one stage, although parts of the earlier building may remain extant within its fabric. They are a row of simple two-storied shops with a plain rendered façade into which are set double hung sash windows embellished with simple render
mouldings and above is a parapet decorated with an Italianate balustrade. Of the six shops onto Coventry Street, four (Nos. 303, 305, 307 and 309) retain intact their original timber-framed shop windows, while the large window and four panel door onto Cecil Street are also intact. These are of distinction with bold render quoins wrapping back into the opening of the reveal of each opening. As a whole the row is substantially intact, although appears to have originally had a verandah.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1880-1882
2 J. Kearney, ‘Plan of South Melbourne’, 1855, State Library of Victoria
3 C. Daley, ‘History of South Melbourne’, p.62
4 Architects’ Index, University of Melbourne
5 Daley, op.cit., p.59
6 ibid., pp.123-128
**City of Port Phillip Heritage Review**

**Identifier**  "Mt Durand Terrace"

**Formerly**  unknown

**Address**  152-156 Cecil St
SOUTH MELBOURNE

**Constructed**  1884

**Amendment**  C 29

**Category**  Residential:row

**Designer**  Frederick de Garis

**Comment**

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

'Mt Durand Terrace' is of significance as a substantially intact and very finely detailed terrace row of the 1880s and a major work by the prominent architect Frederick de Garis, who was not only prolific in South Melbourne but also occupied one of the houses in the row for a number of years from the time of their completion. It is also of significance for being part of a short streetscape that has at least five intact residences and the former Mechanics’ Institute façade designed by that architect.

**Primary Source**


**Other Studies**

**Description**

- Original Use: Residences
- Date of Construction: 1884 (1)
- Architect: Frederick de Garis (2)

Allotments 17, 18 and 19 in Crown Section 10 along Cecil Street were owned by architect Frederick de Garis in 1883 (3). By the following rateable period three eight-roomed brick terrace houses had been erected on the site and they initially attracted a total N.A.V. of £174 (4). De Garis occupied what is now No. 156 for several years (5), but the other two residences were not immediately let. Other subsequent tenants of the buildings included Christian Andersen, a carpenter, Eliza Elliot, Robert Ward (also a carpenter), and one Ann Gregory (6).

In 1890 the N.A.V. for the property had increased to £195 (7) and by 1899 Julia de Garis (presumably a close relative) was the owner of 'Mt Durand Terrace' (8).
This terrace is very close in design to ‘Vermont Terrace’ in Cardigan Place (q.v.) that also appears to have been designed by de Garis. ‘Mt Durand’ is if anything, more embellished, because it shares the form of three houses with a two storeyed verandah decorated with the same fern leaf cast iron, a full width and ornately decorated pediment to the central house, an escutcheon in the tympanum with the date of the terraces (only one year earlier than ‘Vermont Terrace’) and deeply incised banded rustication to the ground floor that wraps around octagonal bay units to each house.

This row has very rich decoration to the wing walls, with twisted colonettes, swagged urns and masks. While the eave line to the verandah is embellished with two small pediments over each of the outer terraces, the verandah fascias retain a substantial number of their turned timber drops to the ground floor and dentils to the first floor, and the parapet is also finely decorated to each side of the central pediment. The whole row is substantially intact including the encaustic tile paths and verandah floors and the cast iron fence manufactured by the Cochrane and Scott Phoenix Foundry.

While displaying a degree of ornamentation to be expected in the 1880s, this row does not extend to the plethora of detailing on No. 155 Cecil Street opposite, ‘Finn Barr’ (q.v.), also designed by de Garis, but does compare with his No. 153 Cecil Street, ‘Port View’ (q.v.). It is of note that de Garis was also responsible for the façade of the former Mechanics’ Institute at No. 170-172.

**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.
4 ibid., 1884/85
5 ibid.
6 ibid., 1887-91
7 ibid., 1890/91
8 ibid., 1899/1900
“Finn Barr”

Identifier
Formerly

155 Cecil St
SOUTH MELBOURNE

Address

1889-90

Constructed

Frederick de Garis

Designer

Residential:detached

Category

C 29

Amendment

Significance

(Mapped as a Significant heritage property.)

‘Finn Barr’ is of significance as one of the most finely designed late-Victorian houses in Melbourne and as an intact example of Frederick de Garis’s residential work, built to accommodate a leading medical practitioner. It is the predominate building in a section of street that includes some of the most distinctive Victorian buildings in South Melbourne; a number of which were the work of de Garis, including the façade of the former Mechanics’ Institute. The side and rear facades are integral to the significance of the whole.

Primary Source

Other Studies

Description

Original Use: Residence
Date of Construction: 1889-90 (1)
Architect: Frederick de Garis (2)

This imposing residence was built for an Emerald Hill doctor, W.H. Ford (3) during the economic boom of the 1880s. The contractors Seccull and Abbott (4) built to the design of the noted Melbourne architect Frederick de Garis, a most prolific architect in the area responsible for the design of ‘Mt Durand Terrace’ opposite, ‘Port View’ next door and the Mechanics Institute façade (q.q.v.).

The house remains substantially intact as built and is one of the most prominent late-Victorian houses in South Melbourne. It has an asymmetrical façade dominated by an intricately lead-roofed mansarded tower that extends above the colonnaded entrance porch. The whole is clad in render and is very highly ornamented; a feature of de Garis’ work. The trabeated system across the façade is set in ascending order and each has a deep, appropriately decorated cornice and within this framework are round headed double..
hung sash windows that also have decoration in the render surrounding them. The result is the absence of any wall plane as such. At the side, the wall is in plain render, however the mouldings along it are unusually decorative for a side façade. The window openings are stop chamfered and the eaves line has timber brackets that are continued down into the rendered string course set immediately below.

The detailing of the render is enhanced by the intact cast iron fence and the particularly fine joinery and leadlighting to the front door. While the building remains almost completely intact, it is of concern that the render is decaying across a number of the mouldings.

**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 National Trust of Aust. (Vic.), ‘Building citation: ‘Finn Barr’, 155 Cecil Street’, held in File No. 2982
4 ibid.
Terrace Houses including "Ingleside"

Identifier: unknown
Formerly: 157-163 and 173-179 Cecil St

Address: SOUTH MELBOURNE

Date of Construction: 1891

Architect: possibly Sydney Smith and Ogg

The terrace houses that stand at Nos. 157-163 and 173-179 Cecil Street bear such a close resemblance to each other that they are discussed here together. These properties were originally part of land in Crown Section 14 granted to the Melbourne Protestant Orphan Asylum in 1852. Following the removal of the Orphanage in 1877 the sites were redeveloped and by 1891 four two-storeyed seven room brick terrace houses at what is now Nos. 157-163 had been erected, having an initial total N.A.V. of £256 (or £64 per terrace). The tenants at that time were Henry Radford, a cooper, John Tucker, a secretary, Alexander Steedman, a stoker and one Caroline McGregor.

The properties at Nos. 173-179 were being developed concurrently and in 1891 these four terraces, also two-storied, of brick and each with seven rooms, were erected, their first N.A.V. being £232 (or £58 per terrace). The tenants at that time were Ephraim Myers, a cigar maker, John Hosking, a 'compositor' and

Significance: This pair of terraces at Nos. 157-163 and 173-179 Cecil Street are of significance for the transitional nature of their materials and detailing, displaying a very interesting and advanced design of the early 1890s. Their contribution to a major streetscape developed within the Orphanage Estate and their intact nature and coherency of design are integral to the significance, as is the north end façade of the row.

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

Other Studies:

Original Use: Residences
Date of Construction: 1891
Architect: possibly Sydney Smith and Ogg
Frederick Webb, a stationer, with one house remaining vacant (10).

Both terraces were owned by the Melbourne Orphan Asylum (11) until being transferred to the ownership of the Victorian Housing Commission (now the Ministry of Housing) in 1973.

Each row has the same architectural scheme and they clearly display the late-Victorian date of construction. They have walls in tuckpointed red brick with two storeysed verandahs decorated in a manner typical of their date, with cast iron in a planar, two dimensional pattern, reminiscent of timber fretwork. The cast iron to the balustrade is particularly fine, bowing-out in an opera box form. The brick and render parapet also displays its date both in its materials and forms, which include the sunray motif so popular with the Arts and Crafts movement at that time. While the joinery to the ground floor windows heralds a departure in the turned and routed framing members to the tripartite groupings and so too the leadlight in highlights above the windows and to the doors with its coloured diffusing glass so popular in the Edwardian period.

The north façade of the row, at No. 157, is of particular note, having been given detailing consistent with the front façade of the row. This façade has fine detailing around the entrance door set into it, that gives onto the side pavement. This is surrounded by a cornice fashioned in render and surmounted by the name plate, ‘Ingleside’.

**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, 1890-1892
2 The Architects’ Index, University of Melbourne, lists a tender notice for two terraces, each with four two storey apartments in Cecil Street, to be built in 1890 to the designs of Sydney Smith and Ogg
3 C. Daley, ‘History of South Melbourne’, p.372
5 City of South Melbourne Rate Books, 1890-1892
6 ibid.
7 ibid.
8 ibid., 1891/92
9 ibid.
10 ibid.
11 ibid.
Charles Steet (sic.) purchased twenty feet of vacant land at what is now 168 Cecil Street from James Pye, an engineer, in 1886 (3). Steet was a grocer and in the following year he was trading from his two-roomed brick building, given an initial N.A.V. of £66 (4). It is probable that this was the extant shop. By 1890 the property, then described as a brick shop and cellars had passed to the Directors of the Bank of Victoria (5). The building was vacant at that date and its N.A.V. had increased to £100 (6).

The shop remains in a substantially intact state. It is two storeyed, its walls are clad in render and they display restrained render ornament to the side pilasters and the aedicular windows on the first floor. The main feature of the façade is however the intact timber shop window that returns back to the entrance door.
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, 1886-1888
2 The Architects’ Index, University of Melbourne, lists a tender notice for stores and a residence to 
   be built in Cecil Street for Charles Steet in 1885 to the designs of Frederick Williams
3 ibid., 1885-1887
4 ibid., 1886/87
5 ibid., 1890/91
6 ibid
At a South Melbourne public meeting on 30 June 1856 the decision was made to build a Mechanics' Institute for the area. The inspiration for the idea came from James Service, Chairman of the Municipal Council (and later Premier of Victoria) who announced that the Government had committed funds for construction. The contract for the building was let to the prestigious architects Knight and Kerr, the designers of Victoria's Parliament house. The facade was completed thirty years later by an architect most prolific in South Melbourne, Frederick de Garis.

Mechanics' Institutes were prominent institutions in the cultural and social life of many nineteenth century towns throughout Australia. One of their main functions was to provide a library accessible to the general citizens, particularly the working classes, and while most of the institutes also provided facilities for public meetings and lectures, the rooms of the South Melbourne Mechanics' Institute were used by the Emerald Hill...
Council, the local Dramatic Club and the Emerald Hill School of Art. However it was the Free Library, more than any other organisation, that offered the greatest exchange of ideas and inspiration to the residents of the area.

Upon the completion of the extant Town Hall in 1879, the Mechanics’ Institute was transferred to that building (8); the trustees of the Cecil Street building signing over the title to the Council(9). It was after the transferral of the Institute that the Cecil Street facade and some living quarters (10) were added and in 1887, the Council opened a free reading room in the old building (11). By 1892 the building was in private ownership and in the following year its user was the newly founded South Melbourne Literary and Debating Society. (12) The building has had a variety of subsequent owners, and from 1928 until 1980 was owned by the Italian Club Cavour (13).

As it now stands, the building clearly displays its two stages of construction. Of the earlier building, the basalt and brick hall remains and is clearly visible both from Dorcas Street and the laneway to the north.

This earlier building comprised an entrance hall, an assembly room a library and two classrooms(14), although it has not been established exactly what of these remain apart from the assembly hall. As may be expected of its early date of construction, the hall is a box-like gable-roofed structure with rather simple articulation to the window openings in the form of brick cornices, although the west facade also appears to have originally received embellishment. The walls are otherwise in exposed rock-faced basalt. The two storeyed front addition stands in contrast to the earlier hall, and typically of its date of construction, it has an Italianate rendered facade.

The ground floor, in the manner of a basement, has incisions into the render to represent ashlar blocks, while the first floor is treated as a piano nobile. The round-headed windows across this floor are flanked by iron colonettes and decorated with nail head mouldings and male masks onto the keystones. The Italianate is extended across the cornice with closely set render brackets alternating with rosettes and the parapet above with vermiculated pedestals within guilloche-like balustrading. The detailing of this facade stands in restrained contrast to the residences designed in the same decade by Frederick de Garis in the same section of Cecil Street: ‘Mt Durand Terrace’ at Nos. 152-156, ‘Port View’ at No. 153 and ‘Finn Barr’ at No.155(q.q.v.)

The facade is substantially intact including the very fine door at its northern end that has raised panels decorated with rosettes to each corner. The interior to both halves and the openings of the rear of the building are however, presently undergoing alterations that appear to be altering and replacing the original fabric.

History
see Description

Thematic Context
unknown

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

References
1 HBPC, File S/14/70, July 1980, ‘Classifications Sub-Committee Meeting No. 289’.
2 ibid.
3 Architects’ Index, University of Melbourne.
4 HBPC, loc. cit.
5 ibid.
6 ibid.
7 ibid.
9 ibid
10 HBC File No.83/2732.
11 Report prepared for the City of South Melbourne for the HBC, 1979, p.2.
12 ibid
13 ibid., p.4.
14 HBC Classifications Sub-Committee, 1982, Section 4.0.
Identifier | Shop
Formerly | unknown

Address | 174 Cecil St, SOUTH MELBOURNE
Constructed | 1881
Amendment | C 29

Comment
Significance (Mapped as a Significant heritage property.)
No. 174 Cecil Street is of significance as a shop of the early 1880s, with an elegance of design that remains almost totally intact across its exterior. The finely detailed and intact timber-framed shop windows are of particular note and are enhanced by the intact nature of the remainder of the joinery. This shop is an integral component of the historic streetscape to the north and is in keeping with the Orphanage Estate to the southeast. The significance is enhanced by the shop being on the corner, allowing it to have a greater impact on the street than would otherwise be the case.

Primary Source

Other Studies

Description
Original Use: Shop
Date of Construction: 1881 (1)

Peter Hauge arrived in Emerald Hill in 1863 and started a business as a plumber and gasfitter, soon expanding his operations to extensive contracts for the government (2). In 1881 Hauge purchased vacant land of Allotment 9, Crown Section 10 from a Mr Spence (3) and in that same year a five-roomed brick building was erected on the site, its initial N.A.V. being £40 (4). Hauge occupied the building (5), presumably operating his business on the ground floor. In 1884 the building was described as having seven rooms with a shop, the N.A.V. increasing by £5 (6) with the addition of two rooms. At this stage William J. Warner, also a plumber, tenant the building (7). By 1890, presumably because of inflated prices and not additions to the building, the brick shop with cellar had almost doubled its N.A.V. to £84, the owner still being Hauge and the occupant Warner (8). A photograph of the building, reproduced in the Jubilee History (1905) shows the name, ‘Hauge and Sons’ along the building’s parapet and ‘Plumber and Gas Fitter’ on the corner wall (9).
The shop remains in a substantially intact state. It is two storeyed, set on the corner of Cecil and Dorcas Streets. The walls are clad in render and are ruled to represent ashlar blocks, while the cornice at each level is moulded and decorated with dentils. It is however the openings into the walls that are of particular distinction to this shop: all are finely detailed and intact, including the panelled doors and the timber framed shop windows that flank the corner entrance door. These windows are particularly elegant, each divided into two arched sections with colonnettes between. The double hung sash windows at first floor level are surrounded by simple render architraves and decorated with female masks to the keystones. The simple parapet probably originally had urns along it, however has its corner pediment intact, embellished with a rococo-inspired shell.

Overall the design of the shop is intact and it displays none of the glut of decoration commonly applied to buildings later in the 1880s.

**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**

Jubilee History (1905)

1 City of South Melbourne Rate Books, 1880-1882
2 Jubilee History of South Melbourne, p.169
3 ibid.
4 ibid., 1881/82
5 ibid.
6 ibid., 1884/85
7 ibid.
8 ibid., 1890/91
9 Jubilee History of South Melbourne, p.132
MacKiliop Family Services (headquarters)

St Vincent de Paul's Boys' Orphanage

Formerly

231-241 Cecil St
SOUTH MELBOURNE

Significance

What is Significant?
The former St Vincent de Paul's Boys' Orphanage at 231-241 Cecil Street, South Melbourne, comprises a large double-storey rendered brick building on a two-acre site. The original portion (built 1855-58) has a central tower and arcade loggia, flanked by wings (built 1870 and 1875) also with loggias. There is an attached double-storey rendered brick wing to Napier Street (1902), some red brick outbuildings along Raglan Street (1925), and, within the grounds, an early timber hall (1866), a handball court (1925) and a grotto (1935). Founded by the St Vincent de Paul Society in 1854, the orphanage was operated by the Sisters of Mercy from 1861 and then by the Christian Brothers from 1874 until its closure in the late 1990s.

How is it Significant?
The former orphanage is of historic and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the former orphanage is significant as the oldest Roman Catholic Orphanage in Victoria. It is also one of the oldest surviving charitable institutions of its type in the state, comparable in date only to the former (and somewhat more intact) Geelong Orphan Asylum at Herne Hill, also dating from 1855. Its physical fabric provides valuable evidence of many aspects of denominational welfare over many decades, retaining dormitories, school rooms, staff quarters, a chapel, a grotto and even a 1920s handball court. At the local level, the former orphanage also provides evidence of the substantial institutional presence maintained by the Roman Catholic Church in South Melbourne from the mid-nineteenth century.

Aesthetically, the former orphanage is significant as a rare, if substantially altered, example of an institutional building in the Italianate style that was fashionable in Victoria in the 1850s. Despite several subsequent phases of extension and remodelling, the nineteenth century form of the building still remains strongly evident, as is some of the original Italianate detailing such as the central tower, arcade loggias, Serlian windows and triangular pediments. Later additions to the main frontage, executed in stages between 1870

- Address: 231-241 Cecil St
- Category: Public
- Designer: George & Schneider
- Constructed: 1855-58 (original)
- Comment: New citation
- Amendment: C 52
and 1936, have remained sympathetic to the original Italianate style.

A number of other components of the site are of aesthetic significance in their own right, including the chapel (added 1905), with windows by noted stained glass designer William Montgomery, the Picturesque Gothic schoolroom in the south-east corner (1866), with its pointed arch vent and scalloped bargeboards, and the grotto (1935), a rare surviving example of its type.

The entire complex, still occupying its original two acre site bounded by Cecil, Napier, Church and Raglan streets, retains a prominent presence in this part of South Melbourne, and its principal frontage to Cecil Street, with its elongated rough-cast façade, arcaded loggias and distinctive tower, remains as an important element in the historic streetscape.

**Primary Source**

**Other Studies**

**Description**

The orphanage site, bounded by Cecil, Napier, Church and Raglan streets, comprises several structures built between 1855 and 1936. The principal block, on Cecil Street, is a substantial double-storeyed hip-roofed rendered masonry building, itself made up of components from several phases of addition. Its elongated and symmetrical Cecil Street façade comprises a central projecting bay, surmounted by a squat tower and flanked by pavilion-like wings. Each bay has an arcaded loggia at ground floor (one since infilled), with rectangular windows above. The windows to the central bay have timber-framed double-hung sashes, variously with blind arches, pediments or moulded spandrels, while the windows to the flanking wings have larger multipaned steel-framed sashes. The entire façade has a roughcast rendered finish, enlivened by plain rendered stringcourses, parapet copings and window surrounds. Despite the extent of alteration, several elements of the original 1858 building still remain evident, most notably the pairs of windows flanking the central loggia (with triangular pediment to first floor and a Serlian motif below, both evident on the earliest illustrations of the building) and the tower itself (which still retains an immature loggia of round arched windows, although its original pyramidal roof has been removed or rebuilt behind a stepped and capped parapet.

There are two double-storeyed rendered buildings along Napier Street. That closest to Cecil Street (built 1870) has a hipped roof of corrugated galvanised steel with moulded chimneys, while the other (built 1902) has a slate-clad gambrel roof, with ridge vents. Both have bays of segmental-arched windows with projecting sills and multi-paned double-hung sashes. The corresponding block on Raglan Street (built 1875) is similar in scale, form and detailing. The Raglan Street frontage is otherwise taken up by some red brick buildings (built 1926) with rendered banding, hipped slate roofs and rectangular windows. A tall tapered chimney marks the former laundry block. On the Church Street side is a weatherboard hall with a gabled roof of corrugated galvanised steel, scalloped timber bargeboards and a Gothic-arched louvred vent. This building, relocated from the northern boundary in 1902, may date back to 1866. One of the brick handball courts (built 1925) survives alongside, fronting the courtyard. This area is otherwise distinguished by a row of mature deciduous trees, and by the grotto (built 1935), attached to the rear of the main building. This is built of volcanic rock and contains a statue of the Virgin Mary amidst rampant ground cover planting.

**History**

The former Roman Catholic Orphanage in South Melbourne, the first of its kind in Victoria, traces its origins back to a modest enterprise that was begun in 1854 by Father Gerald Ward, founder of the first local branch of the St Vincent de Paul Society. His orphanage was initially based in a small cottage in Prahran, which soon became overcrowded. In early 1855, the government granted a two acre site on the corner of Cecil and Raglan Streets, and the foundation stone for the new purpose-built co-educational orphanage was laid on 8 October. The new building, designed by architects George & Schneider in the then-fashionable Italianate style, was to have a H-shaped plan, comprising a central single-storeyed arcaded block with a squat tower, flanked by double-storey wings containing dormitories for each sex. Construction, however, was delayed, and when the first children took occupancy in 1857, the building was still unrendered and lacked bathroom and kitchen facilities. Father Ward died early the following year, and a Committee of Management was subsequently created to operate the orphanage. Its first priority was the completion of the building, for which architect Patrick Scanlan called tenders in April 1858. Its second priority was to segregate the genders, and a site for a separate girls’ orphanage, on the other side of Church Street, was granted in 1859. Construction, however, did not actually commence until 1863, two years after the Sisters of Mercy (then based in Fitzroy) had assumed control of the orphanage, at the specific request of the Archbishop.
In this way, the original building became the boys’ orphanage but, even despite the removal of the female orphans, overcrowding remained a problem. In November 1866, architect J B Denny called tenders for ‘additions to Catholic Orphanage, Emerald Hall’, which included a new schoolroom and dormitory. Four years later, architect Leonard Terry called tenders for considerable alterations and additions’ to the orphanage. This included the complete gutting of the original 1858 building, which was then refitted internally to create new refectory, reception rooms, and dormitories with nurses’ rooms. A new wing was also added on the north side, with kitchen, laundry and washrooms to the ground floor, and another dormitory above. A second wing, with an infant’s school and yet another dormitory, was added to the south side of the main building in 1875, following the transfer of the boys’ orphanage from the Sisters of Mercy to the Christian Brothers, who had arrived in Victoria only a few years earlier.

The MMBW map of South Melbourne, prepared around the turn of the century, shows that the complex then comprised the main block fronting Cecil Street, and towards the rear, a contiguous row of brick and timber outbuildings. Fronting Napier Street was a stretch of vacant land, then used as a vegetable garden, and a timber schoolroom, presumably the same one added in 1866 by architect J B Denny. In 1902, a new wing was built on this frontage, and the old timber schoolroom was relocated to the south-eastern corner of the complex (where it still remains). Designed by prolific Catholic architects Kempson & Conolly, the new double-storey block cost £2,500 and had a schoolroom on the ground floor with yet another dormitory above. Three years later, the same architects were retained to design a new 250-seat chapel, to cost £1,200. Described by the Advocate as ‘a beautiful and devotional structure’, it included an embossed zinc ceiling supplied by W H Rocke & Co, and windows by Melbourne’s leading stained glass artist, William Montgomery.

By the 1920s, the premises was once again in need of upgrading, described in the Advocate as being ‘out of date and lacking many conveniences necessary for carrying on the orphanage work’. A proposal was made to relocate to an entirely new site, with a prominent Catholic estate agent donating 110 acres in Preston for the purpose. This, however, was later sold for £5,000 and the money used to fund extensive building works at South Melbourne. Completed during 1926, these works included repair and renewal of the main block, redecoration of the chapel, a new laundry and lay staff quarters fronting Raglan Street, and an upgraded playground with swings, bars, maypole and four handball courts. As reported in the Advocate, ‘every portion of the orphanage has been improved and the whole scheme was carried out regardless of cost and with attention to thoroughness and completeness’.

Subsequent additions included a grotto, which was built at the rear of the main building in late 1935. Modelled on the famous Shrine of Our Lady of Lourdes, it was a gift from Monsignor Collins, from the nearby Church of SS Peter & Paul. The following year saw the orphanage’s last substantial phase of renovations. Described in the Advocate as ‘handsome and striking… in keeping with the design of this fine home’, this work included the extensive remodelling of the Cecil Street frontage and the provision of sleep-out balconies, a club room for senior boys and a new dining room.

Thematic Context

COMPARATIVE ANALYSIS
The former St Vincent de Paul Boys’ Orphanage in South Melbourne was one of a large number of denominational charitable institutions that were established in Victoria from the mid-nineteenth century. As such, comparisons can be drawn on numerous levels.

At the local level, the orphanage is most comparable to its Protestant counterpart, the Melbourne Orphan Asylum, located nearby on a ten-acre site bounded by Dorcas, Cecil, Clarendon and Park streets. Not only was it comparable in scale, intent and location, but also in date – its foundation stone was laid in September 1855, only a month prior to St Vincent de Paul’s. The vast complex, however, no longer exists, as the orphanage was relocated to Brighton in 1877 and its South Melbourne property was sold to the council as the site for the present Town Hall.

Locally, St Vincent de Paul’s Boys’ Orphanage can also be seen in the context of the substantial institutional presence that the Roman Catholic church maintained in South Melbourne in the second half of the nineteenth century, which included the adjacent St Vincent’s de Paul’s Girls’ Orphanage (1863-67), the Carmelite Priory on Beaconsfield Parade (1886), the Loretto Convent at Albert Park (1889) and the Convent of the Good Shepherd and the Magdalen Asylum for Penitent Women, also on Beaconsfield Parade (1892). The boys’ orphanage, however, stands out the earliest of these.

More broadly, St Vincent de Paul Boys’ Orphanage is notably early when compared to other charitable institutions across Victoria. It was the first Roman Catholic orphanage, predating regional examples such as
St Augustine’s Boys’ Orphanage in Newtown (1857), Our Lady’s Girls’ Orphanage, Newtown (1864), as well as the much later suburban institutions such the Girl’s Reformatory at Oakleigh (1883), St Vincent’s Home for Men in Fitzroy (1887), St Joseph’s Home for Destitute Children in Surrey Hills (1890), St Joseph’s Foundling Hospital in Broadmeadows (1901) and St Aidan’s Orphanage in Bendigo (1903). Compared to its Protestant counterparts, St Vincent de Paul’s Boys’ Orphanage predates the example at Ballarat (1865; demolished) and Brighton (1877) but is otherwise contemporaneous with the former Geelong Orphan Asylum at McCurdy Road, Herne Hill (also built 1855). The latter, a fine bluestone building in the Tudor Revival style, is also considerably more intact that its counterpart at South Melbourne.

**Recommendations**

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

**References**

Miles Lewis (ed) Australian Architecture Index.


Bay View Hotel

Formerly unknown

Address 273 Cecil St
SOUTH MELBOURNE

Constructed c.1920

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The Bay View Hotel is of significance as a substantial, well-designed and externally intact example of a hotel of the 1920s that adopts a classical vocabulary in its design. It has a most commanding facade onto Cecil Street that displays an unusually high calibre and degree of intactness of detailing, particularly to the glazing and ceramic tiles.

Primary Source

Other Studies

Description
Original Use: Hotel

There has been at least one hotel built prior to the present building that has been named the 'Bay View Hotel'. It was at or near the site of the extant hotel, the first mention of it being in 1865 under the licensee J. McCann(1). The building that now stands is either a complete rebuilding or a very thorough alteration and it appears to have been constructed in the early 1920s.

Of the extant hotels in South Melbourne built/altered in the 1920s in the classical reveal idiom, the 'Bay View' stands apart as the largest most comprehensive design that also has considerable merit to its internal and external styling. The building is also outstandingly intact to the exterior. Despite being on a corner the design takes little advantage of this, the main facade being the long Cecil Street facade, although some embellishment does continue around to the southern face.

The Cecil Street facade is essentially symmetrical about a stripped pediment unit and this focus is reinforced
by the recessed balcony at first floor level. The classical reference is made in the pediment with the wreathed reeded insets and below in the Doric columns that flank and line the balcony while there is also reference in the most extensive and typically 1920s leadlight work that fills all the ground floor window sashes. In addition, the decorative effect of the facade is enhanced by the ceramic tile dado across the ground floor that consists of bands of black, mottled beige and terracotta tiles. The interior has had a panelled and tiled interior in a manner typical of the 1920s, and it is very regrettable that this is currently undergoing major changes.

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
Community Centre Shops

Identifier

Formerly 9 to 23 Centre Avenue

Address PORT MELBOURNE

Significance

What is Significant?
The brick building at 9-23 Centre Avenue comprises six single-storey sawtooth-roofed shops, flanked by a pair of double-storeyed hip-roofed corner shops with dwellings above. Individual shops retain splayed entries, glazed doors, metal-framed windows and tiled spandrels. Erected by the Housing Commission of Victoria (HCV) in 1941-42 to the design of J F D Scarborough (a member of The Architects’ Panel), these shops were the first (and only) of two identical blocks proposed to be built at the entrance to the new Fisherman's Bend estate.

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

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This shopping centre was one of only four examples erected by the HCV during the 1940s, of which at least two others are known to have been demolished, leaving this as the only survivor in the Melbourne metropolitan area.

Aesthetically, the shops are significant as a typical example of austere government architecture of the Second World War period, yet still with a Moderne character. With its distinctive triple-fronted façade and double-storeyed end pavilions, the shops were intended to be, and still remains, a prominent element in the Centre Avenue streetscape, and (along with the community hall on the opposite side) a significant marker at the entrance to the Fisherman’s Bend estate. Architecturally, the shops are of significance as an example of the work of J F D Scarborough, one of four distinguished Melbourne architects who comprised The Architects’ Panel of the HCV.

Address 9 to 23 Centre Avenue

Category Public

Comment New citation

Heritage Precinct Overlay HO2

Heritage Overlay(s)

City of Port Phillip Heritage Review

Citation No: 2352

Amendment C 70

Designer Scarborough, Robertson & Love
The retail complex at 9-23 Centre Road, which occupies an island site bounded by Centre Avenue, Howe Parade, Dunstan Parade and a laneway, comprises an attached row of six single-storey shops, with a double-storey shop/dwelling at each end. Originally of face brick construction (now painted), the building has a sawtooth roof over the central six shops, clad in metal tray deck with bullnosed ends above the clerestory windows. This roof is only evident at the rear, being concealed from the front by a capped brick parapet (which is original) and a timber-framed lattice screen with half-round pediment (which is not). The double-storeyed shop/dwellings at each end have hipped roofs, clad in dark Marseilles-pattern terracotta tiles, with plain brick chimneys.

The principal frontage, to Central Avenue, is stepped: the double-storey shops at Nos 9 and 23 project and recede respectively, thus creating a triple-fronted effect. The shops between, arranged in three mirror-reversed pairs, are linked by a projecting concrete hood above shopfront level, surmounted by a frieze of clinker Roman bricks, a steel-framed cantilevered verandah roof, and thence by the capped parapet. Each of these shops has a splayed entry with timber-framed glazed door, and a large fixed sash window. All but one retains its original slender metal window frames; the exception (No 15) having a chunkier aluminium equivalent. Below the windows, sills and spandrels are clad with the original pale green square ceramic tiles. The window bay at No 21, adjacent to the recessed corner shop, returns down the exposed wall. At the rear, the six central shops have enclosed yards and small projecting brick wings with flat concrete slab roofs.

The two corner shops (Nos 9 and 23) originally had projecting window bays, without sills or spandrels, but only the former still retains this while the latter has been replaced with a modern shop window. No 9 is entered from the side, and No 23 from the front. The side and rear walls of these corner shops have elongated timber-framed windows to the ground floor, and conventional double-hung sash windows to the dwellings above, with clinker brick sills.

The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a ‘model settlement of 376 dwellings’, to be laid out at Fisherman’s Bend on ‘55 acres of sandy wasteland with a beach frontage’. The masterplan was prepared under the direction of a specially-formed “Architect’s Panel” comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

The original masterplan also proposed a range of community facilities, the inclusion of which had been strongly urged by the HCV’s social reformer members. The central avenue was to have two blocks of shops flanking its northern end (the estate’s main entrance off Williamstown Road) with a community centre forming a focal point in a large park at the southern end. The provision of shops became the first priority, as it was recorded in the annual report that the nearest existing shops were a mile away and there was still no regular transport service at that time. It was further noted that the proposed shopping centre flanking Centre Avenue ‘is situated in what might be termed a Settlement Square. . . within easy walking distance from all dwellings’.

While work proceeded swiftly on the new housing, it was not until July 1941 that tenders were called for the first block of eight shops, on the western side of the ‘Settlement Square’. Another six months passed before a tender, valued at £8,704 15s 6d, was accepted. The annual report for 1942-43 noted that the shops were ‘well established’ by that time, and had already ‘filled one of the most urgent needs of the tenants’, being occupied by a butcher, grocer, chemist, fruiterer, delicatessen and mixed business. When the centre first appeared in the Sands & McDougall Directory in 1943, three shops (at Nos 13, 15 and 19) were still listed as vacant, while another (No 17) had become a local administrative office of the HCV. The vacant shops were later occupied by a confectioner (No 19), post office (No 15) and a branch of Crofts Stores, a popular grocery chain of the day (No 13). From the beginning, the HCV had announced its intention to retain ownership of the shops and, after the Second World War, it further stated that preference would be given to prospective tenants who were ‘ex-servicemen with records of substantial active service’. Although individual tenants have changed over the years, the types of businesses represented in the strip remained more or
Thematic Context

COMPARATIVE ANALYSIS

Completed in 1942, the row of shops at Fisherman’s Bend represented the first retail development to be carried out by the new HCV. It was initially proposed to establish similar facilities on the Commission’s other large estates, and many preliminary site plans (as published in annual reports of the early 1940s) show proposed shopping centres on the estates at Coburg, Geelong East, Wangaratta, Traralgon, Moe, Horsham, Shepparton and elsewhere. Only a few of these, however, would be realised promptly. Renate Howe, author of the official history of the HCV, has observed that there was a lag of up to four years in the provision of shops on these early estates. This, as she further notes, was partly due to opposition by successive conservative state governments, who considered that commercial development should be left to private enterprise. Furthermore, the implementation of the Commonwealth-State Housing Agreement (CSHA) in 1945 effectively prohibited the use of Commonwealth funds on anything other than actual housing. From that time, the HCV were only permitted to erected shops (or any other community facilities) if they paid for it themselves.

After Fisherman’s Bend, the next HCV estate to be provided with a shopping centre was the Newlands Estate in Coburg East, where a block of nine shops was erected at 113-127 Elizabeth Street (corner Murray Road) in 1945-46. This was soon followed by a block of six shops at the East Geelong Estate, at what is now 136-146 Ormond Road, Thomson. A few more years passed before work began on a third block, comprising 16 shops, on the Sandringham Estate (497-527 Bluff Road, Hampton), which was completed during 1949. Although different in size, these three new centres were otherwise identical in form – but a form representing a departure from the ostensible prototype at Fisherman’s Bend. Each was made up of a series of U-shaped modules, comprising a semi-detached pair of single-storey shops, flanking an enclosed garden courtyard with a double-storey residence at the rear. It was reported in the HCV annual report for 1949-50 that this new type of shopping centre was ‘planned along modern lines, with adequate parking space, gardens and lawns. They are an attractive feature of the district’.

While the HCV could not afford to fund the construction of shopping centres on every estate, there was nothing to prevent them reserving sites for retail development, and selling these sites to private individuals for that purpose. In this way, retail development continued during the late 1940s at the Commission’s estates at Ashburton, Broadmeadows, Dandenong, North Jordanville and elsewhere. During 1949-50, small blocks of lock-up shops were being erected on the Commission’s estates at Traralgon and Morwell, although not actually on the sites that had been proposed on the original site plans. Three ‘temporary’ shops were also erected at Moe during 1951, which were ‘intended to bridge the gap between occupation of the estate by tenants and the erection of normal shopping facilities on the sites reserved for the purpose’.

It was not until 1955 that Commonwealth funding was again made available for non-residential development on HCV estates. The first examples to be completed were a block of six shops at 40-48 Haines Street, North Melbourne and another block of twelve at 150-178 Churchill Avenue, Maidstone. During 1956, a block of six shops/dwellings was erected at Moresby Court, West Heidelberg – part of the Olympic Village estate, where the Commission subsequently established their largest and most celebrated commercial development: a ‘modern attractive’ drive-in shopping centre on a 9-acre site, with 28 shops arranged around a pedestrian mall.

The block of eight shops that remains at Fisherman’s Bend is thus rare as one of only four purpose-built permanent shopping centres that were established by the HCV during the 1940s. This intrinsic rarity, however, is considerably increased by the knowledge that the only two other examples in suburban Melbourne – at Bluff Road, Hampton and Elizabeth Street, Coburg North – are now no longer extant. Both of these blocks were demolished in the 1980s by the Department of Housing & Construction (which took over the Housing Commission) for the erection of new and larger shopping centres. The current status of the block of shops at Ormond Road, Thomson, is not known – there are still shops on the site, but it is not known if these are the original HCV shops of c.1945. Numerous other post-1950 examples still survive, such as those blocks at North Melbourne, Maidstone, and West Heidelberg – the latter including the large mall development of 1956, which still remains albeit in a somewhat altered state. Of the four original pre-1950 centres, however, the prototype at Fisherman’s Bend is certainly the only surviving example in the Melbourne metropolitan area, and possibly the only surviving example in the state.

Recommendations

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
Recommended conservation works:
Retain original shopfront detailing where this still exists (eg window frames, glazed doors, ceramic tiled spandrels, etc).
Remove non-original timber lattice screen from parapet to Centre Avenue frontage.

Recommendations for Future Development
No additions, infills or enclosures should be made to the Centre Avenue frontage where they would compromise the original triple-fronted composition.
No second-storey additions should be permitted to the six single-storey shops at Nos 11-21.
Any additions made to the rear should not be visible from Centre Avenue.

References
Sands & McDougall Directory of Victoria, 1943 onwards.
**City of Port Phillip Heritage Review**

<table>
<thead>
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<th>Identifier</th>
<th>Fisherman’s Bend Community Centre</th>
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**Address** 10 Centre Avenue
PORT MELBOURNE

**Constructed** 1942-43

**Category** Public

**Designer** Scarborough, Robertson & Love

**Amendment** C 70

**Comment** New citation

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

What is Significant?
The community centre at 10 Centre Avenue, Port Melbourne, is a single-storeyed sawtooth-roofed brick hall with weatherboard facade and entry porch. It was built by the Housing Commission of Victoria (HCV) in 1942-43 as a temporary facility on its prototype Fisherman’s Bend estate, after plans for a grander centre were postponed due to the War. Its form and combination of materials reflect an unrealised design intent whereby the building could later be converted into shops, identical to those on the other side of the street.

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

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This ‘temporary’ community centre was not only the first and only example to be built before 1945, but also the only one designed and built by the Commission themselves, as opposed to those that were subsequently erected on HCV estates by local councils and progress associations in the late 1940s and 1950s.

Architecturally, the building is significant for its ability to demonstrate a unique and interesting design intent, whereby it could be converted into a second shopping centre at a future time. This remains clearly expressed in its odd built form, with three brick perimeter walls and ‘temporary’ weatherboard infill. Aesthetically, the building complements the contemporaneous shops on the other side of the street (echoing some of the latter’s Moderne detailing to its front elevation) and remains a distinctive element in the streetscape, and in the broader context of the housing estate.
Description
The community centre, which occupies an island site bounded by Howe Parade, Centre Avenue, Dunstan Parade and a laneway, is a single-storey building on a squat rectangular plan. Its original design intent – a temporary fitout to a building shell that was to be converted into shops at a later stage – still remains strongly evident. Like the shops on the opposite side of the street, the community centre was built with a sawtooth roof, with clerestory windows and metal tray-deck cladding, concealed on two sides by a parapet. The central portion of the sawtooth roof was altered in 1968 by the addition of a shallow gabled roof, which effectively raised the internal ceiling height. Along the west frontage, the triangular gaps between the sawteeth were infilled with corrugated fibreglass cladding. This new roofline remains largely concealed by the existing parapet, and is barely noticeable from the street frontages.

The building has face red brick walls to the north, east and south sides (articulated by rendered banding), which would have enclosed the row of six single-storey shops had the building been converted as per its original intent. The Centre Avenue frontage, which would have comprised the shopfronts, has weatherboard cladding to door head height, which was intended as a temporary infill. Above this, there is masonry walling that is identical to the shops opposite: a projecting rendered hood, a Roman clinker brick frieze, and a plain brick parapet with capping tiles. This façade treatment partly returns around the Howe Parade frontage, marking the setback of the recessed double-storey corner shop that would have been erected as part of the proposed conversion. At each end of the building, the position of the connecting wall to the corner shops is marked by a red brick pier with cream brick pointing (presumably marking those bricks that could be removed for the new brickwork to be toothed in).

There are two doorways to the Centre Avenue façade (with bunker lights above) and a timberframed window to Howe Parade with a screw-fixed wire mesh grille. On the south side, fronting Dunstan Parade, the main entrance to the centre is marked by an enclosed foyer with gabled roof and weatherboard cladding – a temporary structure that would have been demolished if the proposed conversion had taken place. It has a pair of metal-framed glazed doors and a flatroofed verandah on metal posts. Along the east side of the building, a flat-roofed brick addition has been erected, containing toilet facilities.

History
The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a ‘model settlement of 376 dwellings’, to be laid out at Fisherman’s Bend on ‘55 acres of sandy wasteland with a beach frontage’. The masterplan was prepared under the direction of a specially-formed “Architect’s Panel” comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

With several social reformers amongst the original HCV members, the provision of community facilities on the estate was considered essential. An official booklet published in 1942, entitled Housing the Australian Nation, reiterated that ‘good housing in the modern community cannot, in itself, achieve its full function without the provision of adequate community facilities’. The Fisherman’s Bend scheme proposed two rows of shops flanking the north end of Centre Avenue (the estate’s main entry off Williamstown Road) and a community centre – ‘a building providing facilities for a fuller social life’ – forming a focal point at the southern end. The shops were the first priority, and one block, on the eastern side of Centre Avenue, was built in 1941-42. The community centre, nominally shown on the original site plan with a U-shaped plan, was later resolved in greater detail, and a perspective sketch of the revised design published in Housing the Australian Nation. This drawing, which bears the initials of noted émigré architect and town planner Dr Ernest Fooks (then employed by the HCV), depicted a ‘simple but imposing’ building on a T-shaped plan, designed in a slick Modern style with flat roof, glazed walls and clock tower.

This ambitious proposal, however, was soon shelved, with the 1942-43 annual report noting that ‘construction of the permanent centre has been postponed indefinitely because of wartime building restrictions.’ A community centre nevertheless remained a high priority. Another HCV report noted that ‘the urgent need to rehouse large families had resulted in the congregation of an abnormally large number of..."
children’, which had caused ‘some anti-social activity’ and prompted
‘the acute need for redirecting those tendencies’. Several community services - including infant welfare
centre, kindergarten and clubs for parents and children - had already been established in July 1941, but
were operating from two houses on the estate pending the construction of a new centre. With Ernest Fooks’
proposal postponed indefinitely, it was agreed to erect a temporary centre elsewhere, and plans were
prepared in September 1942 for a building in Centre Avenue, opposite the existing shops. With sawtooth
roof, brick walls to three sides and weatherboard infill across the front, this was specifically designed to be
converted into an identical block of shops when the permanent community centre was finally realised. As
later described in the annual report, ‘the temporary omission of shop partitions has, with the construction of a
stage, dressing
rooms and entry, provided a well-lighted hall sufficiently flexible for a variety of social uses’.

Completed in early 1943, this ‘temporary’ centre initially accommodated virtually all community services on
the estate: infant welfare centre, kindergarten, boys’ and girls’ clubs, children’s library, hobby and dancing
classes, and meetings of Cub and Brownie groups, parents’ associations and church denominations. The
HCV emphatically stated that the hall had been provided ‘to enable charitable and social welfare activities to
be conducted’ and, therefore, that it would not be available for ‘public entertainments for private gain’. The
appropriate use of the premises was carefully monitored by a committee and by a supervisor (originally Mrs
A E McKenzie), appointed and paid by the National Fitness Council. As an annual report stated in
mid-1943: ‘already the Community Centre, with its allied services, has had a marked effect on the
community life of the estate, particularly on the children, whose energies are being diverted to more useful
channels. To date it has fully justified the Commission’s experiment. Established only three months ago, it is
developing along sound lines, which augur well for success’.

The community hall remained in the ownership and management of the HCV until December 1967, when
the freehold, ‘subject to certain conditions’, was transferred to the City of Port Melbourne. It was
subsequently intended for use the building as a youth centre, and a number of alterations were made
including the partial raising of the roof to facilitate the playing of indoor ball games. Further alterations were
made during 1980, when the dressing room space to the east of the stage was gutted to create a sports
equipment store. More recently, new toilet facilities have been provided in a small flat-roofed brick addition
along the eastern side of the building.

Thematic Context
Comparative Analysis
The provision of community halls and similar facilities on HCV estates was an ambitious but ultimately ill-
fated aspect of the Commission’s earliest developments. When first formed in 1938, the HCV saw social
reform as one of its principal intention, and one of its original members, Miss Frances Pennington, was a
particularly strong advocate of providing community facilities such as kindergartens, public halls, infant
welfare centres and the like. Preliminary site plans for the early estates, published in annual reports of the
early 1940s, give some idea of the ambitious extent of this program. Virtually all of the larger estates were
to have playgrounds, sports reserves and shopping centres, while a number of them (eg Coburg, East
Geelong, Ashburton and Moe) were earmarked for community centres – typically in the form of substantial
multi-purpose buildings. Several estates were also to have kindergartens (eg Ashburton, Wangaratta) or
primary schools (eg Moe, Horsham, Shepparton), while at least one – at Wangaratta – was to be even more
lavishly equipped with library, medical clinic, indoor swimming pool and ‘community hotel’.

As already mentioned, the erection of a permanent community centre at Fisherman’s Bend was postponed
by wartime restrictions, prompting the construction of its temporary counterpart. However, any plans to
realise a permanent centre on this – or indeed on any other – estate was thwarted in 1945 with the signing of
the Commonwealth-State Housing Agreement (CSHA), which prohibited the use of Commonwealth funds for
anything other than actual housing on HCV

estates. From that point, the Commission could only provide community facilities if they paid for them
themselves or, alternately, if they made the reserved sites available for others to develop. The obvious
disadvantage of the latter was that The Architects’ Panel could no longer maintain control over what was
built on the estates, and the overall architectural cohesion would be compromised. While the Commission
could afford to erect a few shopping centres in the late 1940s, proposed sites for retail development on
many other estates were sold off to private enterprise. The responsibility for providing community centres
and similar facilities, meanwhile, passed to local councils and action groups. Typically, several years went
by before such facilities were realised, and when they finally appeared, they were often in a rudimentary
form that was far removed from the grand vision of the HCV and its Architects’ Panel.

One of the first estates to be thus developed was the Newlands Estate at Coburg, where the local council
erected a community hall in c.1948. This was located on the southwestern corner of Elizabeth Street and Murray Road, where the HCV had originally proposed to erect some shops and a community centre, as per their preliminary site plan of November 1943. The council's version of the building, however, otherwise bore no resemblance to its HCV counterpart, being a simple steel-framed gable-roofed ex-army hut, clad in cement sheeting.

At the HCV estate at East Geelong (Thomson), a community centre was not erected until 1954, this being funded by the Thomson Progress Association rather than the HCV. As was the case at Coburg, the East Geelong centre was built on the same site that had been proposed by the HCV on its original masterplan – in a large reserve, fronting the intersection of what is now Godfrey and Ensby streets. Typically, the HCV had proposed a substantial building on a cruciform plan, which contrasted markedly with what was actually built in 1954: a simple gable-roofed hall, clad in flat cement sheeting. This, nevertheless, had slightly more architectural pretension than its makeshift counterpart at Coburg, being designed by local architects Schefferle & Davies.

The HCV estate at Ashburton had to wait even longer for its community centre, which was not opened until June 1978. This building was erected at 5 Alamein Avenue, on part of a large corner site that had been originally reserved by the HCV for a row of residential shops. These shops were never built, although a smaller row of lock-up shops were later erected by private developers along the contiguous side street (Victory Parade).

**Recommendations**

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

**Recommended conservation actions:**
The original unpainted finish to brickwork, where this still remains, should be retained.
The building, including its history and proposed conversion into shops, should be interpreted.

**Recommendations for future use and adaptation:**
New openings: any new door or window openings to be formed through the building's perimeter walls should be restricted to the following locations:
• The eastern elevation, which cannot be seen from the street and, from an aesthetic viewpoint, is the least distinguished side of the building;
• The western elevation – albeit further restricted to the ‘temporary’ weatherboard portion, which, if required, could be readily reinstated in the future. No new windows should be formed in the brick frieze that extends across this façade, above the weatherboarding.

Roofline: The partial raising of the roof in 1968 has made the interior space more suitable for modern uses such as indoor sports. It is conceded that further alteration or extension of the roofline could further improve the long-term useability of the centre. In undertaking any such alteration to the roofline, the following principles should apply:
• The new roofline must not overwhelm the existing structure, either in terms of its scale (height), its bulk or its architectural expression. The original portion of the community centre should remain interpreted as a simple single storey hall. The parapet must not be increased.
• The form of the original sawtooth roof (which remains evident on the east side) should not be entirely obliterated, as this demonstrates the historical connection between this building and the shops on the other side of the street, and provides evidence of its proposed conversion.

Additions: To date, additions to the building’s footprint have been restricted to a small extension on the east side, containing toilet facilities. Further additions would not be inappropriate from a heritage viewpoint, but there would be certain conditions depending on their scale:
• Small additions (such as new storerooms, kitchenette, toilets and so on) should be restricted to the eastern side of the hall, following the model of the existing toilet block addition. In order to emphasise their diversion from the historic footprint, such additions should be of modest scale and light construction (e.g. not brick). Additions should not obscure the outline of the original sawtooth roof, with a total height that does not exceed the rendered banding.
• Larger additions could be built at the north and south end of the hall, but only if they followed the footprint of the unrealised shops. This would also provide an opportunity for interpretation of the proposed conversion. Such additions, however, must not simply be an exact replica of the corner shops as seen on the other side of the street. Rather, they should pay some homage in terms of form and materials – they might, for example, mimic the original form (e.g. double-storey height and hipped roof) but with entirely
different materials (eg cement sheeting and metal deck roofing). The inclusion of actual shops on the ground floor, if viable, would represent a significant realisation of the original intent for the site.

The preference would be for such an addition to be made only (or initially) to the north side of the building, so that the original porch at the southern side could be retained for its interpretative value as part of the temporary fitout.

References

Public Building files, Department of Health archive, VPRS 7882/P1, Public Record Office.
Former St. Kilda Artillery Orderly Room
Formerly unknown
Address Chapel St
ST. KILDA
Constructed unknown
Amendment C 29
Category Public
Designer Reed and Barnes

Significance (Mapped as a Significant heritage property.)
The St Kilda Drill Hall is an early example of a building erected by a suburban Volunteer Artillery Corp and the building itself is an intact large timber structure.

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

Other Studies

Description
In 1865, tenders were called for the erection of an orderly room for the St Kilda Volunteer Royal Artillery Company, designed by Reed and Barnes. The building was to contain a drill room, gun sheds either side and rooms at the rear. The Government granted the site in Chapel Street and supplied the materials from the old Spencer Street barracks for the timber building. The resulting gable roofed building is rectangular in form and displays a suggestion of the Gothic style with pointed arch windows. It appears that in the 1880s a caretaker's residence was erected and various additions have been made to the original building. In 1936 the building became known as the No. 7 Drill Room 2nd and 4th Field Brigade.

Intactness
It appears that several additions have been made since the original building was erected but the resulting complex is of interest.

History
see Description

Thematic Context
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

Argus, 5 June 1865.
Sands and McDougall Directories, various dates.
The Free Presbyterian Church was erected in St Kilda by B. Williams, to designs by architect Lloyd Taylor. It was built for a reactionary group of Presbyterians after a misunderstanding in Synod of the Free Church. Only half of the original design was carried out and the small church erected is of bluestone with white freestone dressings. The front facade is simple with a central entrance porch and Gothic window above, and side tower, originally designed for the later addition of a spire.

Intactness
The church is substantially intact. A later brick hall adjoins at the rear, the pews have been replaced and the roof reslated and roof vents removed.

History
see Description

Thematic Context


Recommendations

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

References

Cooper, J.P. 'The History of St Kilda', vol. 1 pp 343-7, Melbourne, 1931.
Corrigan, P. 'The History of St Kilda’, Research Essay, Department of Architecture, University of
Melbourne, p. 57
Rowland Ward, 'A Brief History of the St Kilda Free Presbyterian Church'.
St Georges Presbyterian Church (now Uniting Church)

Formerly
St. Georges Presbyterian Church

Address
ST. KILDA

Description
St Georges Presbyterian Church, St Kilda was erected in 1877-1880 by Robert S. Ekins to a design of architect Albert Purchas. The main feature of the red brick Gothic Church building is a slender, striped octagonal tower which rises from the base of the building to high above the steep roof and terminates in a spire. This feature of the front facade overshadows the other side tower, but does not distract from the double arched entrance or the main pointed tracery window over. Freestone dressings and cream brickwork relieve the overall red brickwork and the roof is of slate with a fleche at the intersection of the nave and transepts. Internally cream bricks are exposed and coloured brickwork used in pattern strings.

Intactness
The church is substantially intact and the original cast iron fence still remains. An original hall, built in 1886, appears to have been demolished when the new one was erected in 1927 at the rear of the church. A two storey cream brick manse has been erected on the same site, to the north of the church building.

Significance
This church displays an unusually restrained use of polychromatic brickwork and the alternating strips of brickwork are Sienese in appearance. The tall tower is a most important element of the composition and makes this church highly significant.

Category
Church

Designer
Albert Purchas

Address
Chapel St
ST. KILDA

Constructed
1877-1880

Amendment
C 29

Comment
None

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

Other Studies

History
see Description
Thematic Context
unknown

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

References
The Australasian Sketcher, 9 June 1877 pp 38-9, 23 October 1880, p.278
Corrigan, P. 'The History of St Kilda', p.54. Research Essay, University of Melbourne, Department of Architecture.
Uniting Church, St Kilda (former Wesleyan Church)

Formerly Wesleyan Church

Address Chapel St, near cnr Carlisle St
ST. KILDA

Constructed 1877

Amendment C 29

Category Church

Designer Crouch and Wilson

Comment

Significance (Mapped as a Significant heritage property.)

This modest church forms part of the market reserve group and the tower is a local landmark, of architectural interest in that it is very similar to that of the nearby Brighton Road State School no. 1479, built with its tower in a different location 1874 (q.v.). The simple exterior disguises the size of the interior, which is largely intact. Features of the interior include the timber trusses placed diagonally over the crossing, sitting on corbels, original decoration of the organ pipes, pews, leadlight windows by Ferguson and Wise and in the vestries, the trusses and gas fires (presumably 19th century).

Crouch and Wilson were the Architects, the cost was £1,060 and the church was opened on the 23rd of May, 1877. The first section measured 45 feet (22.7 m) x 27 feet 8 inches (8.4 m). The transepts, chancel and vestries were added in 1885 at a cost of £1,700.

No doubt Crouch and Wilson designed the additions, as they called tenders for enlarging the school of 1879 on the site in 1887.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance
Thematic Context
unknown

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

References

BIBLIOGRAPHY

'Australasian Builders and Contractors New's, Melbourne, 23/July/1887.

'Illustrated Australian News', Melbourne, 5/August/1878, p. 139, illustration and description - Appendix.

All Saints Church of England, Parish Hall & Vicarage

Formerly: unknown

Address: Cnr. Chapel St and Dandenong Road
ST. KILDA

Description:
All Saint's Church of England, St Kilda, was erected in 1858-60 to the design of Nathaniel Billing, English born architect and articled student to the legendary gothic revivalist George Gilbert Scott. The early English gothic style church constructed of ubiquitous basalt with Tasmanian freestone dressings and originally designed as a long nave with side aisles and tower (never constructed) has been subsequently extended by Frederick Wyatt and others in a largely uncoordinated manner.

Gregory Hall was opened for use as a Sunday School and meeting place for the parish of All Saints Church of England in 1911. The architect P.G. Fick had designed the hall in 1907 and the contractor for erecting the building was Stephen Bell. The Chapel Street facade of the red brick building is symmetrically conceived with a main gable section containing a central Gothic window and copper sign flanked by buttresses and entrances. A vertical element rises from the ogee arch of the central window to the apex of the gable parapet.

Significance:
All Saint's Church of England, St Kilda, as built, is a typical rather than exceptional ecclesiastical gothic church by Billing and is notable for the unusual triple gabled form (reminiscent of the Hansom Brothers churches). The apparent stylistic confusion of the later additions, the want of proportion and poor fenestration and deletions of the proposed tower, detract from the original design by Billing. The church is important because of historical associations with St Kilda since 1856.

Both Gregory Hall and the Vicarage form an important and intact precinct with the All Saints Church of England.

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

Other Studies:

Description:
All Saint's Church of England, St Kilda, was erected in 1858-60 to the design of Nathaniel Billing, English born architect and articled student to the legendary gothic revivalist George Gilbert Scott. The early English gothic style church constructed of ubiquitous basalt with Tasmanian freestone dressings and originally designed as a long nave with side aisles and tower (never constructed) has been subsequently extended by Frederick Wyatt and others in a largely uncoordinated manner.

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and, together with the flanking buttresses, which terminate in concave gables, and the narrow windows, accentuates the verticality of the composition.

The parsonage was commenced in April 1860 by the builder Edward Young and extensive alterations were executed by J. Beatty in 1877. The two storey residence is built of contrasting brickwork, and the steep gable ends and tall chimneys impart a Gothic character. The composition is simple and refined with rectangular fenestration, a recessed entrance and a lack of decoration.

Intactness
All Saint's Church of England, St Kilda, is an unexceptional design, traditionally crafted, substantially extended and apparently intact

Both buildings are substantially intact and the hall retains such internal details as copper Art Nouveau push plates.

History
see Description

Thematic Context
unknown

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

References
The Architects Index, Faculty of Architecture, University of Melbourne.
National Trust of Australia (Victoria) File No. 3084.
McLaren, Ian F.' All Saints Church of England, Chapel Street, St Kilda 1858-1958' St Kilda 1958.
Trengrove, Phillip 'Nathaniel Billing - Biography (1821-1910)' Investigation Project No. 4 1975.
Department of Architecture, University of Melbourne 1975.

[National Estate citation reprinted with permission of the Australian Heritage Commission]
The Astor Theatre

Identifier: The Astor Theatre
Formerly: unknown

Address: 1-9 Chapel St
ST. KILDA

Constructed: 1936

Category: Commercial

Amendment: C 29

Designer: R. Morton Taylor

Significance: A significant, intact example of cinema design from the inter-war period. This building is one of the best surviving examples of suburban cinema design from this period in metropolitan Melbourne. Cinemas in themselves are an important building type and saw their first and most important flowering in this inter-war period when they provided cheap and popular entertainment and influenced the tastes and cultures of that generation. The signage and style of The Astor all evoke this period and other elements contributing to the cinema's significance include the innovative original sound system, the internal spatial sequence from entrance to the first floor, and intact state of the interiors. It is a fine example of the work of cinema architect R. Morton Taylor.


Other Studies

Description

Style: Art Deco
Cinema and shops
Builder: Clements Langford

The Astor Theatre was built for Astor Theatres Ltd; the architect was R. Morton Taylor. It opened in April 1936 with seating to accommodate 1,692 people and was equipped with some of the latest technology available, including hearing aid sockets built into the seats and a Western Electronic Sound System. The building's general rectangular form contrasts with contemporary cinemas designed by other architects where more streamlined 'Moderne' lines were adopted, particularly where the auditorium breaks through the general podium of ground floor foyers and shops. The Astor's external form is broken into two parts, the smaller part to the north of the site comprises the main entrance foyer over two floors and the larger part comprises the...
theatre auditorium with its stalls and circle. A row of ground floor shops and the circle foyer is neatly inserted into this latter envelope under the raked floor of the circle. Both elements are clad in exposed brick. Decorative brickwork articulates the main Chapel Street elevations, the other elevations are left plain. An interesting spatial sequence takes the theatre-goers from the main entrance with its multiple doors to the circle foyer on the first floor. The highlight of this sequence is the entrance foyer with a main staircase (axially arranged at the opposite end of the foyer from the front doors) and elliptical open well that links the ground floor foyer with the upper foyer. The spaces are decorated relatively austerely. Tiered ceilings with concealed indirect lighting predominate the principal spaces. The building has seen few alterations since its completion in 1935. The shopfronts to Chapel Street are unaltered, the facades are unpainted and the tall strip illuminated sign to the street all survive. Recent occupants have sought to reinstate and restore long ignored internal features such as the original strong colour scheme, the indirect lighting and much of the internal fittings and furniture, which appears to be original. R. Morton Taylor had been a partner in the prominent firm of cinema architects Bohringer, Taylor and Johnson. Significant examples of the firm's work which, it appears, had offices in Sydney and Melbourne, are The State Theatre, Flinders Street, Melbourne (1929) and the Civic Theatre in Auckland, New Zealand (1929). Both buildings relied heavily on exoticism and created an outdoor setting in the main auditorium (reflecting the work of the popular American cinema architect John Eberson). The partnership appears to have broken up in the early 1930s with Charles Bohringer being solely responsible for the Embassy Theatre, Sydney (1934) and R.M. Taylor for the Astor Theatre (1935/36). Both buildings, in common with most cinemas of the time, adopt a 'Moderne' art-deco style rather than rely on historical imagery. In terms of picture theatre architecture, the Astor Theatre cannot compare with the decorative grandeur of the main cinemas in Melbourne's Central Business District, or even the more sophisticated suburban examples such as the Padua Cinema in Brunswick (1937, demolished), the Rivoli Cinema in Camberwell (1940) or the Palais Theatre (1927) in St Kilda (by Henry White). Many of these earlier and contemporary cinemas have fallen from use or have been the victims of unfortunate renovation or, more commonly, been demolished. The Astor, however, has survived untouched by time and today is a rare survivor of an important building type.

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES
St Kilda C.C. building approval No. 9090 issued 31/10/35.
### Description

Cloyne was erected for Sir John Madden in Chapel Street, St Kilda at the height of the boom years in Melbourne. The land was sold by the Free Presbyterian Church in 1884 and the thirty roomed brick house built in 1887. Sir John and Lady Madden resided there until 1912 when they moved to Clivedon Mansions. Cloyne has since been used as a boarding house, a funeral parlor and is now owned by the Yoga Foundation.

The main facade of the mansion, which faces Alma Park to the east, is asymmetrical with a balcony, with cast iron decoration terminating at a projecting side bay. The hipped slate roof is broken by the hip over this bay and a smaller one over the rectangular window bay on the other side of this facade. A row of large consoles, alternating with patera mouldings, support the eaves around the original building. A deep side portico, which protrudes over the main entrance, is heavily rusticated and the balustraded balcony over features large spherical elements.

### Intactness

Cloyne has had a large addition at the rear, facing Chapel Street. The two storey building is plain and its hip roof does not detract from the original building. Other small additions and alterations have occurred and the surrounding garden has been altered to provide carparking and playground facilities. Internally, alterations have occurred, but some original decoration remains.
History
see Description

Thematic Context
unknown

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

References
Corrigan, P. 'The History of St Kilda', Research Essay, Department of Architecture, University of Melbourne.
Sands and McDougall Directories, various dates
The residence at 25 Chapel Street, St Kilda was erected in 1869 for the merchant, Israel Bloomington and is now owned by the Helen Vale Foundation. The two storey mansion has a symmetrical front facade with an entablature and central pediment over the verandah and balcony, supported on massive Doric columns at ground level and Ionic columns above. Plain arched brackets and cast iron balustrading decorate the balcony and below polygonal bays flank the central arched entrance. Voussoirs and rustication emphasise the ground floor facade.

Intactness
This residence is substantially intact. Internally, ceiling roses, cornices and skirtings still remain although later partitions, doors and carpets have been added.

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
Vardy, Plan of the Borough of St Kilda, 1873.
Photograph, St Kilda City Council Records, 1872.
Rate Books, City of St Kilda, various dates
The plans for `Devon Court' were prepared in November 1937 by Alder and Lacey for the then owners, Alma Estates Pty. Ltd. The complex at that stage comprised two blocks arranged along a central driveway leading to a series of lock-up garages at the rear of the site. The larger of the two blocks, to the south of the site (Block A) contained four flats (3 x 2 bedroom and 1 x 1 bedroom) on each of two floors. Block B to the north contained 3 x 2 bedroom flats on each of two floors with two laundries on the ground floor. The simple functionalist style of the buildings was focussed on the four decorative entrance porches and staircases to each block that adopted an art deco flavour with curved cantilevered balconies and expressed stairwells breaking through the

Heritage Precinct Overlay None
Heritage Overlay(s) HO351

Significance (Mapped as a Significant heritage property.)
A fine example of an apartment complex in the Art Deco style. Important elements include the flowing, curvilinear rendered bands extending the full length of each block and encompassing small balconies and the massive stair towers with their unusual, deep bullnose moulding over each entrance door. The large ovolo moulding at the angles and glass block panels articulate the verticality of these towers, while the contrasting bands of render and pink brickwork create a horizontal emphasis, an interplay characteristic of the Art Deco style. The landscaped space between the blocks and the concrete driveway are intact, and contribute to the character of the building, while other intact elements include the front fence, letter boxes, signage and light fittings.

Primary Source

Other Studies
eaves line and featuring glass block glazing. These features were arranged symmetrically along the entrance driveway. It appears that during the construction of the complex, additional apartments were incorporated into the design in the north-west corner of the site.

**History**
see Description

**Thematic Context**
unknown

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

**References**

NOTES
St K.C.C. building approval issued Dec 1937(?)
“Mahnud”
Identifier
Formerly unknown

Address 65 Chapel St
ST. KILDA
Constructed 1905

Category Residential: detached
Designer unknown

Amendment C 29
Comment

Significance (Mapped as a Significant heritage property.)
The house known as “Mahnud” at 65 Chapel Street, St. Kilda was built for Mrs. Caroline Dunham in 1905. It is a highly representative example of a Federation period villa, using many of the motifs characteristic of the period to achieve a typically Australian adaptation of this essentially English style (Criterion E).

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

Other Studies

Description
A representative substantial Federation period polychrome brick villa with dominant terra cotta tiled hipped roof with ridge cresting, tall chimneys and a dormer window. There is a turned timber posted corner verandah with ladder frame frieze and projecting wings with faceted window bays and overhanging gable ends. There is a narrow arched window with label mould adjacent to the front door. Condition: Sound. Integrity: High.

History
The west side of Chapel Street between Argyle and Inkerman Streets was predominantly undeveloped in 1879. At the time, a large portion of this strip was owned by H. Beauchamp including lots 10 and 11.

At the turn of the century, these lots remained vacant. They had a frontage of 33 feet each and were owned by Charles Stephens of St. Kilda. They were subsequently owned by F.C. Lange and were in the hands of his executors in 1905 when they were purchased by Mrs. Caroline Dunham.

In 1905, Mrs. Dunham built a six roomed brick house on this site for her family. William Dunham, a gentleman, was listed as occupant. The Dunhams resided there until 1911 when they leased the house to Josephine Morris. At the time, the property had an NAV of 55 pounds.
By 1916, Florence French, a dentist, was owner/occupant. The description of the house remained the same however the NAV had risen to 80 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1900-06, 1910-11, 1915-16. VPRS 8816/P1, PROV.
MMBW litho plan no.45, undated.
**City of Port Phillip Heritage Review**

**Identifier**  
St Kilda Police Station

**Formerly**  
unknown

**Address**  
92-98 Chapel St  
ST. KILDA

**Constructed**  
1988-1989

**Category**  
Public

**Designer**  
R. Miles, Public Works Department

**Amendment**  
C 29

**Comment**

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

One of only a handful of buildings in St Kilda that in the future will represent the architecture of the 1980s with distinction. It is a well handled post modern pastiche reflecting the contextual and typological concerns of this period.

**Primary Source**


**Other Studies**

**Description**

Style: Post Modern
Three storey police station
Architect: Rob Miles, Public Works Dept.
Original owner: Victoria Police

**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
Residences, Flats
"Cooma", "Rosedale"

Address
4-8 Charnwood Crescent
ST. KILDA

Formerly
"Cooma", "Rosedale"

Address
4-8 Charnwood Crescent
ST. KILDA

Significance  (Mapped as a Significant heritage property.)
This complex of buildings incorporates two of the original homes that formed part of the Charnwood subdivision. The importance of the complex is enhanced by the conversion of these houses into a complex of flats in 1920, by the important architects Haddon and Henderson. The only entirely new building added to the complex at this time was Charnwood Oaks, a small walk-up flat block with one flat on each floor, which is a key individual element. This building is notable for its striking cubic form and the sophisticated composition of its near square facade, with its careful balance of the horizontal (the string course over the ground floor windows and parapet capping) and the vertical (the central decorative render motif penetrating the parapet capping as a flagpole). This composition displays all the hallmarks of design architect Robert Haddon's style, and it is a significant individual example of this important architect's later work. The earlier buildings on the site have been cleverly converted internally and superficially altered externally with a coat of roughcast render over their Italianate facades. This has created a coherent and picturesque, if ad-hoc complex which fits comfortably into the scale of the surrounding villas of the Charnwood area. The painting of the originally unpainted roughcast render finishes has detracted from the Arts and Crafts stylistic allusions of the development, while the picket fencing is also out of character.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Residences, Flats
Original owner: Mrs M. Davidson (1920)

In January 1920 the architects Haddon and Henderson carefully measured the two houses 'Cooma' (at the
corner of Charnwood Grove and Charnwood Crescent) and `Rosedale'. Both buildings were constructed soon after the Charnwood subdivision and are typically conceived with their double fronted verandah frontages with bay windows and (no doubt) polychrome brick facades.

In 1920, both buildings appear to have been reasonably intact individual houses, although they may have served as rooming homes rather than residences. `Cooma', the larger house, had been extended substantially since it was originally constructed and included several large rooms and a fernery area as well as a yard at the rear giving access to stables, staff quarters and service rooms including a laundry, bathroom and W.C. `Rosedale' was more contained with four main rooms and a rear glassed in porch area giving access to the kitchen and rear service areas.

Mrs M. Davidson owned both properties and the architects prepared plans in February to convert the property into eight flats, each having an individual address from the street. Most of the existing buildings were skilfully retained. `Cooma' was divided into three flats, the old stables block was converted into three garages on the ground floor with an apartment on the first floor. The laundry block was demolished and replaced by a new two storey building with an apartment on each floor. The new building, known today as `Charnwood Oaks' had a frontage onto Charnwood Road and concealed a `turning space for motor cars' in front of the new garages. `Rosedale' was converted into two flats.

As part of the works, all the existing buildings were rendered in roughcast and the entire site was surrounded by a low picket fence. As the works progressed additional funds appear to have been made available for the construction of an additional single storey flat located on the intersection of Charnwood Crescent and Charnwood Grove. The intersection is reflected in the massing of the building with its semi-circular bay window. The design of the building reflects the adjoining Victorian residence with its hipped roof clad in slate.

History
see Description

Thematic Context
unknown

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

References

NOTES
St Kilda C. C. building approval No. 4100. This entry covers the properties 4-6 Charnwood Crescent and 3-13 Charnwood Grove.
### Description
The single storey residence at 5 Charnwood Crescent was one of a pair erected in 1871 for William Lamborn; the other since having been demolished. The feature of the building is a large square roof lantern with arch headed windows and pilasters at the apex of the rectangular hipped roof. Both the main roof and lantern roof are hipped and slate covered, with eaves supported on rows of consoles, and the whole composition of the front facade is symmetrical. The centrally placed door is flanked by pairs of windows and the corners of the building are quoined.

### Intactness
The residence is reasonably intact, but several additions have been made including an entrance porch and shutters to the front windows. One of the front chimneys retains its tall chimney pot.

### 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
Vardy, Plan of the Borough of St Kilda, 1873.
Synagogue Complex

Formerly unknown

Address 12 Charnwood Crescent
ST. KILDA

Category Church

Constructed 1926

Designer J. Plottel

Amendment C 29

Significance (Mapped as a Significant heritage property.)

This large, imposing synagogue is of local significance as it reflects the significant Jewish population in the St. Kilda area. The building itself displays extensive use of brickwork.

(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

Synagogue complex

The Foundation Stone of the new Synagogue in St Kilda was laid 28 February 1926, the architect for the building being J. Plottel and the contractor, H.H. Eilenberg. It was erected opposite the old Synagogue which had been designed by architects Crough and Wilson and erected in 1872. Plottel adopted the Byzantine style and designed a simple but massive building to accommodate nearly one thousand people. A large dome clad in Wunderlich metal tiles, caps the building, which itself is composed of red brick masses with simple arched openings. The symmetrical front facade features a three arched entrance, dominant in its contrasting use of colour and material, and rectangular masses step up towards the dome behind. Small domes cap flanking towers.

Intactness

The new synagogue is intact.

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

Thematic Context
unknown

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

References
Cooper, J.B. 'The History of St Kilda', vol. 1, p 359, Melbourne, 1931.
Wunderlich, Ernest (ed), 'Forty Years of Wunderlich Industry 1887-1927', Sydney, 1927
"Chandos Court"

Formerly
unknown

Address
17-25 Charnwood Crescent
ST. KILDA

Constructed
late 1920s

Category
Residential:apartment

Designer
unknown

Amendment
C 29

Comment

Significance  (Mapped as a Significant heritage property.)
An extensive apartment complex of ten large units. The spacious site planning providing a series of two storey pavilions within a garden setting is of note, and responds to the gentle curve of the street. The complex incorporates a single storey Victorian villa and is a representative example of the further development of a site for flats, retaining an earlier building as part of the complex. The face brickwork has unfortunately been painted and the picket fence is a recent addition of inappropriate design.

Primary Source

Other Studies

Description
Style : Vernacular
Two storey multi-block flats

History
see Description

Thematic Context
unknown

Recommemtations
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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<td>&quot;Cooma&quot;, &quot;Rosedale&quot;</td>
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**Address**: 3-13 Charnwood Grove

**City**: ST. KILDA

**Constructed**: pre 1873, 1920

**Category**: Residential:apartment

**Designer**: Haddon & Henderson

**Amendment**: C 29

**Comment**: HO6 Heritage Precinct Overlay

**Significance**: (Mapped as a Contributory heritage property.)

Refer to entry under 4-6 Charnwood Crescent.

**Primary Source**


**Other Studies**

**Description**

Style : Arts and Crafts
Residence, Flats
Original owner: Mrs M Davidson

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

NOTES
Refer to entry under 4-6 Charnwood Crescent
**City of Port Phillip Heritage Review**

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</table>

**Address**  
6 Chamwood Grove  
ST. KILDA

**Constructed**  
c. 1981

**Category**  
Residential:apartment

**Designer**  
unknown

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

An unusual and early complex of four apartments dating from c.1918. The strong and simple form of the building is notable, consisting of a brick cuboid form capped by a simple hipped roof clad in terra-cotta tiles and terminated at the ridge by a pair of red brick chimneys. The building adopts an unusual plan form. The ground floor apartments are accessed from porches to both sides of the building while the two first floor apartments are accessed by an enclosed stair recessed within the body of the building and centrally located in the street elevation. This deep, somewhat mysterious opening leading to the first floor is partially concealed by a low brick wall located proud of the facade and is flanked by a series of windows, all of different designs adding a picturesque character to the facade appropriate to the romantic Arts and Crafts style of the building. Externally the complex is intact, including the low fence to the street boundary. The mature cypress and palm trees add further character to the complex.

**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

NOTES
The building design is comparable to the architecture of the important and early flat designer and developer H R Lawson.
Flats

Identifier
Formerly

9 Charnwood Rd
ST. KILDA

Address
 Constructed
c1920

Category
Residential:apartment

Designer
unknown

Amendment
C 29

Comment

Significance  (Mapped as a Significant heritage property.)

This block of flats is of significance as a fine representative example of a larger two storey walk-up block prominently located at the intersection of Charnwood Grove and Charnwood Road. The presence of this building heralds a series of distinguished Interwar flat blocks which in large part define the character of Charnwood Road and Charnwood Grove. The building is enhanced by its strong form, composed with a simple box like form and encompassing low slung hipped roof, and articulated by projecting window bays, access balconies and porches which are enclosed by outward extensions of the main roof. The detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) broken by the quaint semi-circular openings framed in red brickwork forming the entrance porches to the ground floor apartments, the external stairs leading to the first floor, face-of-wall sash windows, and broad projecting eaves. The complex is substantially intact, and includes the original front fence and appropriate formal landscaping.

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
**Residence Identifier**

**Formerly** unknown

**Address**

11 Charnwood Rd
ST. KILDA

**Constructed** 1920s

**Category** Residential: detached

**Designer** unknown

**Amendment** C 29

**Comment**

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

A handsome two storey residence in the Mediterranean style. The robust ground floor arcades contrast with the first floor loggia which is surmounted by a deep eave. These shade giving elements are important characteristics of the style. The building is substantially intact and contributes in style, scale and materials to a collection of similar buildings in this locality.

**Primary Source**


**Other Studies**

**Description**

Style: Mediterranean
Two storey residence

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

unknown
Flats, Former Residence

Formerly
unknown

Address
11a-11b Charnwood Rd
ST. KILDA

Constructed
1928

Amendment
C 29

Significance
(Mapped as a Significant heritage property.)
This building is significant as a substantial example of a residence in the Mediterranean style with interesting planning incorporating a side front entrance. The style is characterised here by the extensive provision of shaded spaces through the use of porches, balconies and deep overhanging eaves, the use of informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere contributes to the character of the building. The front fence, driveway and garage are all original features. Much of the original detail of the home appears to be intact.

Primary Source

Other Studies

Description
Style: Mediterranean
Two storey flats, former residence
Original owner: Mrs H. Askew

History
see Description

Thematic Context
unknown

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

References

NOTES
St Kilda building approval No. 7119.
**Flats**

**Identifier**
Flats

**Formerly**
unknown

**Address**
16 Charnwood Rd
ST. KILDA

**Constructed**
c. 1935

**Category**
Residential:apartment

**Designer**
unknown

**Amendment**
C 29

**Comment**

**Significance**
(Mapped as a Significant heritage property.)
The significance of this building relates to its intactness, its fine composition and detailing in the Interwar Functionalist style, and the unusual rendered finish (still unpainted) to the facades. The building, dating from c.1935, has a plan form typical of larger flat blocks of the period, with the entrances to the twelve apartments located adjacent to a side driveway on the west side of the site. The building steps outwards along this elevation to ensure that some of the rear apartments enjoy a view of the street. This waterfall stepping of the side is enhanced by solid curved cantilevered balconies, adding a dynamic flow to composition. The massiveness of these elements is effectively contrasted with the slim steel frames of the windows and the delicate railings to the balconies, held off the wall surfaces on dainty S-curved brackets. The quality of the building is enhanced by the unusual render finish to the main facades, incorporating a curved trowel pattern reminiscent of fish scales and more generally associated with buildings in the Spanish Mission style. This textured finish contrasts with the smooth rendered finish around the balcony sills and the tapestry brick plinth of the building. Externally the complex is intact including the low brick boundary fence and external light fittings. The paint colour scheme for the iron frame windows appears to be original.

**Primary Source**

**Other Studies**

**Description**

Style : Functionalist
Three storey walk-up flats

**History**

see Description
Thematic Context
unknown

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

References
unknown
Identifier  Duplex
Formerly  unknown

Address  80-82 Chaucer St
ST. KILDA
Constructed  1913
Amendment  C 29

Category  Residential:attached
Designer  G.B. Leith & G. Burridge Leith

Comment

Significance  (Mapped as a Significant heritage property.)
Perhaps the strongest example, architecturally, of St Kilda's multitude of single storey duplexes. This standard building form has been thoroughly reworked with a deft and confident hand, and displays many original architectural touches within the idiom of its time, such as the bold expression and interrelationship of the party wall and gable ends. It is interesting also for its back-to-back development with an identical duplex behind it in Barkly St, which has unfortunately been somewhat mutilated. Recent alterations have seen the distinctive arched gable tie at the front replaced with a new one made of straight members. The removal of this integral part of the design detracts from the building's significance.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Duplex
Original owner: A. Hickey

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 2052-2053.
**Identifier**  
Christ Church, Church of England, Hall and Parsonage

**Formerly**  
unknown

**Address**  
Church Square  
ST. KILDA

**Constructed**  
1854-57

**Amendment**  
C 29

**Category**  
Church

**Designer**  
Purchas and Swyer

**Heritage Precinct Overlay**  
None

**Heritage Overlay(s)**  
HO9

**Address**  
Church Square  
ST. KILDA

**Constructed**  
1854-57

**Amendment**  
C 29

**Category**  
Church

**Designer**  
Purchas and Swyer

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

Christ Church St Kilda, the central element of an interesting building group located on the Church Square reservation and including the original church parsonage pre 1855, is an unusual if incomplete design enhanced by the dominant triangular spherical window in the west gable (modelled on Lichfield Cathedral), the decorated doorways and the octagonal corner turret. The interior of Christ Church, the oldest surviving church in St Kilda, is notable for the timber roof truss configurations and the highly decorated chancel and altar. The square in which these buildings are situated is highly significant in the history of town planning in Victoria.

**Primary Source**

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

**Other Studies**

**Description**

Christ Church, St Kilda, fronting Acland Street and replacing an earlier structure afterwards used as a common school, was erected in 1854-57 to the design of Melbourne Diocesan Architects Purchas and Swyer with additions of a large chancel and other improvements by Sydney W. Smith in 1874 and 1881. The Church, originally conceived as a "T" plan with corner tower and small apse in the English decorated gothic style is constructed of the rarely used Point King Sorrento sandstone.

**Intactness**

Christ Church St Kilda, still in constant use by the local congregation, is intact although the fabric is badly weathered and affected by damp.

**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**

Christ Church St Kilda Parish Records
National Trust of Australia (Victoria) File No. 2352
The Architects Index, Department of Architecture, University of Melbourne.
'Australian Builder' Melbourne 9 October 1856.
Sutherland, Alexander, et al. 'Victoria and its Metropolis', McCarron Bird, Melbourne 1888 Vol II
p. 529,531

[National Estate citation reprinted with permission of the Australian Heritage Commission]
House Identifier
Formerly unknown

Formerly 9 Church St
Address SOUTH MELBOURNE

Description
Original Use: Residence
Date of Construction: pre 1857 and 1873 (1)

Archibald Howison (2), a cooper, owned and occupied a timber house on this site from at least 1856 until the 1880s. The house was listed as having two rooms until 1873, when it doubled in size and N.A.V. It is probable that the extant house contains fabric of both dates. It is a two storeyed house clad in weatherboards to represent ashlar blocks to the front façade, while metal cladding has recently been applied over the original weatherboards on the north façade. The verandah has been altered, however retains some of the original timber decoration to the first floor.

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, 1856/57 and 1873/74
2 Variously spelt in the Rate Books, ‘Howison’, ‘Howieson’ and ‘Harrison’
In 1856 the Rate Books list the owner of vacant land at what is now 51 Church Street as ‘not known’(2) but by the following year J.T. Geyer (sic.)(3) had erected this early three-roomed wooden house. The property’s first N.A.V. was £40 and the occupier was George Anderson(4). The building continued to have rooms added to it, becoming a four-roomed house with a kitchen and shed in 1858(5). By 1873 it was described as having six rooms, the owner and occupier at that time being William Paton, a clerk(6) and in that year the N.A.V. of the property dropped to £34(7). During the 1880s boom the N.A.V. rose to £44(8) and the building was again added to and by the end of the decade had seven rooms listed(9). The property’s value reflected the depression years just prior to the turn of the century, its N.A.V. dropping once more to £18(10). Harry Skinner, a carpenter, owned the building at that time and the occupier was James Morgan, a bootmaker.

The house as it stands appears to be extant in the form it evolved from the 1850s until the 1880s. It is a single storeyed weatherboard house with two corrugated iron-clad cross gables to its roof and a skillion extension to the east, and it has a verandah that wraps around the west and north facades. The verandah has a convex roof and early timber decoration, and the intact four panelled entrance door is set within the northern face of the verandah. The house retains two multipaned double hung sash windows however appears to have had two French doors removed from the west façade.

"Ballaarat" is of significance as a timber house of the 1850s that remains substantially intact in the form it developed into by the 1880s. Integral to the significance are the joinery details including the verandah decoration, the windows and doors.


Address 51 Church St
SOUTH MELBOURNE

Constructed 1857

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Ballaarat is of significance as a timber house of the 1850s that remains substantially intact in the form it developed into by the 1880s. Integral to the significance are the joinery details including the verandah decoration, the windows and doors.

Primary Source


Other Studies
It is not known when the house was named ‘Ballaarat’, however the nameplate on the west façade appears to date from the early twentieth century.

**History**
unknown

**Thematic Context**
unknown

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

**References**
1. City of South Melbourne Rate Books, 1856-1858
2. ibid., 1856/57
3. This spelling varies in the Rate Books between ‘Geyer’, Bongeyer’ and ‘Vongeyer’
4. ibid., 1857/58
5. ibid., 1858/59
6. ibid., 1873/74
7. ibid.
8. ibid., 1887/88
9. ibid.
10. ibid., 1898/99
The former cable tram house is of significance as a document to the social history of South Melbourne, being the only extant physical evidence of the cable tram network that serviced the area. As a structure it is of significance as one of the group of extant cable tram engine houses in Melbourne such as those in Fitzroy and North Melbourne. While not as embellished in its decoration as some of the other cable tram houses, it is of significance for maintaining the tradition of these buildings, in its high degree of detailing and ornamentation, that extends far beyond any literal need and in a manner quite distinct from most industrial and warehouse buildings of the time.

**Primary Source**

**Description**
Original Use: Cable Tram Engine House
Date of Construction: 1889(1)

Following the Tramways Act of 1883, the Melbourne Tramways and omnibus Company was formed and cable tramways were laid down in Melbourne and its suburbs(2). In South Melbourne two lines were constructed in 1890,(3) both of which entered the municipality by the new Queens Bridge (built in 1889) and this building was erected to house the engines of the Queensbridge Road Service(4) and was one of twelve such engine houses(5) built for the Company across Melbourne.

Early in the twentieth century the cable network was progressively replaced by electric trams and motor buses. South Melbourne’s first electric tram service was along the route from Melbourne, via Sturt Street, to South Melbourne and St Kilda, which opened in 1925.(6) The Queens Bridge cable trams were in use until
1937(7) when they too were replaced by electric trams and the bus to Port Melbourne, and as a consequence the cable tram house was closed.

The cable tram house, despite its long closure, remains substantially intact in its original form and detailing. It is a large single storeyed hall-like building, built in polychrome brickwork used to bold effect across the facade. The side and rear walls are in red brick, while the front facade has red brick across the expressed corner pilasters, to the cornice line that is set out from the wall by a corbel table in brick, and the two pedimented entrance projections. Within this red framework, the wall is set in contrast, having been built in dark Hawthorn bricks. Across the whole are moulded cream bricks set in a string course connecting the stilted segmental arches of the window and (former) door openings, and cream bricks to the cornice line. The rear facade is far plainer, but does repeat the detailing with a small number of cream bricks set across it, and with the wall built with projecting piers and banding supported on simple corbel tables.

The building retains a large number of its entrances to the side and main facades intact, however two of the pedestrian entrances to City Road have been altered and a large opening has been set into the east wall. The slate roof with its ventilated clerestoreys remains 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 National Trust of Australia (Victoria), 'Research into Cable Tram Engine Houses', 13 June 1976.
2 C. Daley, 'History of South Melbourne',. p. 316.
3 ibid.
5 National Trust of Australia (Victoria), 'Research into Tramway Engine House, 359 City Road', 21 March 1983.
6 Daley, op cit., p. 318.
7 Daley, loc. Cit
City of Port Phillip Heritage Review

**Place Name:** Johns & Waygood
**Other names:** John Perry Industries

**Address:** 400-430 City Road, Southbank
**Category:** Industrial
**Style:** Edwardian, Postwar International
**Constructed:** 1909-10, 1920s, 1954-60
**Designer:** Bates, Smart & McCutcheon (1960); unknown (1909-1920s)
**Heritage Precinct Overlay:** None
**Heritage Overlay(s):** HO4
**Graded as:** Significant
**Victorian Heritage Register:** Recommended

**Amendment:** C52, C117
**Comment:** Updated Citation

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**Significance**

**What is Significant?**

The former Johns & Waygood premises at 400-430 City Road, Southbank, is a large industrial complex occupying most of a triangular-shaped site bounded by City Road, Cecil Street and Whiteman Street. 400 City Road comprises the four-story Bates, Smart & McCutcheon curtain-walled office building on the Cecil Street corner (which replaced a c1909 classical commercial two-story brick office building), three-story brick general store of c1910 adjoining a later three-story brick machine shop of c1920s, behind which are steel-framed, sawtooth-roofed erection shops. 408 and 412-430 City Road comprise single and double level brick gable ended bays of c1909-10 with intact massive queen-post truss roof clad in corrugated-iron and some altered openings.

Commencing from a single workshop from c 1890, Johns & Waygood enlarged the works over several years from 1909, with the initial office buildings constructed by James Wright of Armadale in 1909. This became the headquarters and main manufacturing works of one of Australia’s oldest and most important engineering firms.

The elements of primary significance are the facades to City Road, roofline and internally supporting trusses and timber framework.

The elements of no or limited significance are the altered elements including plate glass windows to façade, internal partitions, and introduced party wall to 400-406 City Road on the east and 412-430 City Road to the west.
How is it Significant?

The complex is of historical and aesthetic (architectural) significance at the local level to the municipality.

Why is it Significant?

Johns & Waygood is of historical significance as a remarkably complete collection of single and multi-storey industrial buildings in a range of styles reflecting the range of functions and scale of this important engineering form. The complex is chiefly notable as the headquarters for Johns and Waygood between 1910 and 1982. This is one of Victoria’s oldest extant engineering establishments, and one of the most important structural and general engineering establishments to have operated in South Melbourne. It was a major supplier of lifts and steel work for general building constructions in Melbourne in the 1990s. The complex is the oldest extant of any belonging to the larger engineering establishments which operated in Melbourne before 1945. The role of Johns & Waygood in pioneering the development of passenger lifts, contributed to the change to the face of modern Australian cities, in enabling multistoried office buildings to be erected, where previously 4-5 stories were the limit of rentable space. The passenger lift eliminated stair climbing as a constraint on building height.

Derived from the iron fabrication business of Peter Johns in 1856, the firm expanded to play a significant role in the history of building construction in Australia, being pioneers in the provision of structural steel framing, passenger lifts and metal-framed windows. The drawing office, established at City Road in 1909, was also influential for much of the twentieth century, with many important architects and engineers working or undertaking their early training there. The corner glass curtain-walled office tower (1960) provides evidence of the further expansion of the firm in the post-war period.

The place is of architectural and aesthetic significance for its extensive array of distinctively designed structures and a prominent visual element along City Road. The earlier portion at the western end, and on Cecil Street, are fine examples of the utilitarian commercial architecture of the early twentieth century, while the less intact portions still contribute to the overwhelming pre-War industrial streetscape. The corner glass curtain-walled tower is a prominent element in its own right, of architectural significance as an intact example of the work of noted mid-century commercial architects Bates, Smart & McCutcheon, whose more prominent office blocks in City Road (for APM and Mobil) have been demolished. Some individual elements such as the rose bosses on exposed steel girders above the doorways reflect the concern for high levels of design and craftsmanship. The substantial and intact timber trusses and post system, supporting former craneways are significant as rare remnants of early twentieth century industrial building design.

The place therefore meets the HERCON heritage criteria as follows:

- Criterion A: Importance to the course, or pattern, of our cultural or natural history – as one of Victoria’s oldest extant engineering establishments, and for its role in the development of the elevator.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments – as the best surviving example of an engineering and fabricating works for which Southbank was once the Melbourne concentration.
- Criterion E: Importance in exhibiting particular aesthetic characteristics – for the early modernist curtain wall elements of the main office building by architects Bates, Smart & McCutcheon and for the distinctive brick facades and timber interiors.
- Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history. – for the association with Johns & Waygood company

Levels of Significance
Primary significance – Facades to Cecil Street and City Road, roofline and supporting trusses and framework of sawtooth section.

No or limited significance – Altered elements including plate glass windows to ground floor, internal partitions, and introduced party wall to 408 City Road.

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**Thematic Context**

*Victoria’s framework of historical themes*

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

*Port Phillip thematic environmental history*

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

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**History**

Johns & Waygood has its origins in the combination in 1892 of the Australian Waygood Elevator Company (formed 1888 as subsidiary of the English form of Richard Waygood) and the Johns’ Hydraulic & General Engineering Co., of Sturt Street, South Melbourne, also started in 1888, by Peter Johns. (Blainey, 1972) By this time the firm had expanded into the manufacture of steel girders, gas plants and passenger lifts. The last were particularly lucrative, with the firm obtaining exclusive rights to build and sell the Waygood patent lift, altering its name to Johns & Waygood in 1892. A number of prominent Melbourne entrepreneurs and politicians formed the bulk of the shareholders. (Blainey, 1956)

In 1908, Johns & Waygood acquired a 3½ acre site in City Road for £4,900, then occupied by a boxing stadium and factory. They engaged James Wright (1866-1947) of Armadale, to erect a new works comprising offices, stock stores, blacksmith’s shop, structural shop, fitting and machine shop, power house, stables, store sheds and a caretaker’s cottage. (National Trust) New plant for the manufacture of structural steel was installed. (Pratt, 1934) A series of timber framed single story structures were built along City Road, evidently from east to west with later saw-tooth roof buildings filling the space between these and the Cecil Street buildings. The former Haig Street roadway was acquired and became part of the site in 1910.
Additions carried out in 1954 by noted commercial architects Bates, Smart & McCutcheon culminated, in 1960, with the complete rebuilding of the main office, on the corner on Cecil Street and City Road, as a four-storey curtain-walled building. At that time, the western portion was used for structural fabrication and a plate yard, and the buildings on Cecil Street as a general store, machine shop and fitting shop. Towards the end of that decade, the firm sold off the western half for private development with the buildings being occupied by a variety of engineering works and later automotive auctions.

The structural steel part of the works was notable, particularly in the mid-20th century, when it was responsible for steel work for many new city buildings, and large industrial complexes such as the new Ford Motor Co. plant in Geelong. The steelwork for the new King Street Bridge was also fabricated by Johns & Waygood, employing welding techniques new to Australia at the time. (The Argus, 1926) The company merged with the Perry Engineering Company, in 1965 and became Johns Perry Ltd. in 1974. Boral Limited took them over in 1986 later becoming Advanced Building Technologies Group Pty. Ltd. and was still operating under that name in 2006. (Milner, 1991)

References


Blainey, Geoffrey, Johns and Waygood Limited: one hundred years, 1856-1956 / [Melbourne: Johns and Waygood, 1956]

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

Heritage Alliance, City of Port Phillip Heritage Review, Citations for Individual Heritage Places, "City Road Industrial Precinct", 2005


Milner, Peter, ‘The significance of the Johns and Waygood site in City Road, South Melbourne’, University of Melbourne, Dept. of Mechanical and Manufacturing Engineering, 1993.

Milner, Peter, ‘Johns and Waygood site in City Road, South Melbourne: a report to the Industrial History Committee’, National Trust of Australia (Victoria) University of Melbourne, Dept. of Mechanical and Manufacturing Engineering, 1992


Description

The complex comprises a series of multi-story buildings along Cecil Street with single-storey sawtooth-roofed warehouse bays behind. The City Road/Cecil Street corner is occupied by the Bates Smart & McCutcheon four-storey (Figure 2), curtain-walled, office building, with aluminium-framed windows and enamelled steel spandrels. This has recently been refurbished with the spandrels and framing painted black. Originally, the framing was unpainted and polished, while the spandrels were a dark colour according to the Black & White photographs by Wolfgang Sievers. Floors and internal columns are of reinforced concrete, while the ground floor, originally of brick, has been opened out to be continuous plate glass.

The eastern half of the site has two three-storeyed red brick buildings on Cecil Street (Figure 2). The older (No 48) has rendered friezes, dentillated cornices and rectangular windows with projecting sills and timber-framed double-hung sashes. Its ground floor has been altered with a tiled entry surround, and new windows with metal-framed fixed sashes. Internally it employs steel framing and timber joist floors, with a south-facing sawtooth roof hidden behind the brick parapet. The adjacent building (c.1920s) is of a simpler finish, with unadorned face-brick façade, wide bays of double-hung sash windows. Ground floor openings have been enlarged and replaced with aluminium frames.

The City Road elevations (Figure 3) comprise brick gable ended bays extending through to Whiteman Street, constructed with large steel and timber columns and queen-post truss roofs supporting large ridge lanterns. Former crane rails are evident from the travelling cranes which once ran the length of the building. A large diagonally timber truss supports the upper story at the front of the east bay. A glazed roof light fills the wall space between the high and low bay roofs. The Whiteman Street façade is timber framed and clad in corrugated galvanised iron. The roofs are also clad in CGI, with the end trusses at Whiteman Street cut at an acute angle.
Figure 3 – Facades of 408 – 430 City Road (numbered right to left)

Figure 4 - Interior timber work showing roof trusses, posts and later brick party wall on east side
Condition and Integrity

The complex reflects the gradual change and expansion of the works over time, so that the original office block was demolished to make way for the new curtain wall office, some changes to fenestration and other details have been made, but the complex is otherwise highly intact. Recent renovations for new tenants have ensured the buildings are currently in good condition.

Comparative Analysis

Johns & Waygood is one of two elevator manufacturers in Melbourne, and one of the few surviving nineteenth and early twentieth century Southbank, South Melbourne and Port Melbourne industrial complexes.

Peter Milner notes that, from 1858 to 1940, there were 560 firms in South Melbourne engaged in various fields of engineering, including factories, foundries and warehouses as well as engineering offices. In the immediate vicinity there are several former factories, warehouses and manufacturers which comprise a remnant of a once far more extensive industrial precinct that extended from Allen’s Sweets near the Arts Centre along City Road Southbank to Normanby Road South Melbourne to Ingles Street Port Melbourne. Among these were Australian Paper mills, Langland’s Foundry, Buchannan & Brock, Amalgamated Marine Engineers, Titan Nails, Hardie Asbestos, etc., all of which have been demolished for urban renewal projects. Several City Road factories and warehouses such as James Moore, Holden Motors and International Harvesters, have been facaded for new apartment or office buildings.

Of the buildings that survive (e.g., Hart & Company, 21-27 Meaden Street, 1936) most tend to be more recent, less architecturally distinguished and, particularly, less historically resonant than the Johns & Waygood site in City Road. Of the comparable industrial complexes in Port Phillip, some are single stand-alone office buildings which comprise the only surviving remnants of the former extent of the works

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1 Some significant industrial sites in South Melbourne/Milner, P. (Peter). [Melbourne]  National Trust of Australia (Victoria) 1986, Infralib 333.77099451 MILS
(Kitchen & sons, Felton Grimwade), or multistory warehouse structures of different form (Dunlop, Laconia). Other earlier warehouse buildings such as the Robur tea warehouse and Jones bond store reflect a quite different building form and use. Elsewhere in the City of Port Phillip are the Swallow & Aerial biscuit factory and Colonial Sugar Refinery on Beach Road. Both of these have been extensively altered as part of conversion to apartments.

The most relevant comparison can be made with Austral Otis on the corner of Kavanagh Street and Kings Way South Melbourne. This was the main rival of Johns & Waygood, and had a similar large manufacturing complex with two story masonry office building and extensive corrugated iron clad factory space. However, only the office building survives.

Austral Otis South Melbourne (National Trust)

The unique feature of the Johns & Waygood complex is that it retains the range of building forms that are representative of these industrial complexes of the late nineteenth and early twentieth centres, including timber framed and corrugated iron clad manufacturing and warehouse spaces, some with overhead travelling cranes still in place, multistory brick store and office space, and elaborate architectural elements for the main office and show room buildings. The Factory spaces are typical construction forms of their times – timber queen-post trusses on timber posts and load-bearing brick walls in the early 20th century, and reinforced concrete and steel girder sawtooth roof structures in the mid-20th century. However, examples of the earlier form are increasingly rare, particularly in the former South Melbourne industrial area. The massive timber posts and overhead crane rails give an indication of the former industrial uses which are not evident in other buildings in the municipality.

The office tower on the corner of Cecil Street (1960) remains as a rare surviving example of the multi-storey commercial work of important architects Bates Smart & McCutcheon in the Southbank area. That same year, they also designed two much-publicised high-rise office buildings for APM and Mobil at the other end of City Road, but both of these have since been demolished or significantly altered. All these buildings were erected five years after the first all-glass curtain wall building in Melbourne, Gilbert Court in Collins Street (1955). It is also notable as an example of the less common application of a glass curtain wall to part of a manufacturing complex. Comparisons in other municipalities (all included in the HO) include the BP oil blending tower at Spotswood, extensions to the Yarraville sugar refinery, the APM boiler house at Alphington, the former ETA factory at Braybrook and GMH Holden at Dandenong.
Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance ("The Burra Charter") 2013, using the HERCON criteria. The relevant criteria are set out below:

Criterion A: Importance to the course, or pattern, of our cultural or natural history.

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

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history.

Recommendations

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

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

Primary heritage study

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

Other heritage studies

Ward, Andrew, Port Phillip Heritage Review, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013

A number of previous studies have identified the Johns & Waygood site as a place of cultural significance, these include the following:

- Milner, P. (Peter). 1986, 'Some significant industrial sites in South Melbourne'/ [Melbourne] [National Trust of Australia (Victoria)]
- Port Phillip Heritage Review, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

The site is classified by the National Trust:

- National Trust classified File Number B6084 Level of Significance Regional Classified: 24/07/1989 Revised: October, 1989
Identifier          City South Holden (showroom)
Formerly            Kellow Falkiner Pty Ltd (service centre/showr

Address            380-386 City Rd
                    SOUTHBANK
Constructed         1927
Amendment          C 52
Comment            New citation
Category            Commercial
Designer            Harry A Norris

Significance        (Mapped as a Significant heritage property.)

What is Significant?
The Kellow-Falkiner showroom is a substantial double-storey red brick building in the Free Classical style, which was erected in 1927 as an assembly plant, service centre and showroom for one of Melbourne’s earliest and most prestigious car dealerships.

How is it Significant?
The Kellow-Falkiner showroom is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the Kellow-Falkiner premises is significant for its long association with the pioneer automotive company founded by Charles Kellow, one of Australia’s first motorists. Dating back to 1913, Kellow-Falkiner was one of the first car dealerships in Australia, and grew to become one of the largest and most prestigious firms, still continuing (albeit from another address) to this day. He subsequent occupation by Holden demonstrates a significant continuity of use for almost eighty years. The building remains as a notably early and substantially intact example of a purpose-built car showroom, of the type that became ubiquitous from the 1930s onward.

Aesthetically, the building is a representative and intact example of a substantial commercial building in the Free Classical style that was popular during the inter-war period, broadly characterised by symmetry and regularity in composition, and the use of stylised Classical motifs. This prominent double-storey building also makes a significant contribution to the City Road streetscape, principally made up of substantial commercial and industrial buildings dating from the first four decades of the twentieth century. Architecturally, the building is significant as an intact and substantial example of the work of Harry Norris, noted inter-War society architect, who designed at least one other building for Kellow-Falkiner, at 397 St Kilda Road.

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

**Other Studies**

**Description**

The former Kellow Falkiner premises in City Road is an imposing double-storey red brick building on a corner site, designed in a Free Classical style, with a sawtoothed roof concealed along the street frontages by low parapets. These two facades are virtually identical in composition and detailing, each having a series of bays articulated by piers with stylised Classical capitals, with a rendered frieze above and a parapet with projecting panels and a broad triangular pediment. The original signage indicated on the working drawings, stating the name of the firm, has been removed. Each bay retains original multi-paned steel-framed windows to the first floor, and, typically, more recent aluminium-framed fixed sash shopfront windows to the ground floor. Concrete crossovers in the footpath indicate that some of the ground floor openings originally facilitated vehicular access; one of these remains intact on the Cecil Street façade, with a steel roller shutter. The rear elevation, to Blakeney Place, is more utilitarian in style.

**History**

This building was erected 1927 as a factory/showroom for pioneer Melbourne motor dealers Kellow Falkiner Pty Ltd, founded by Charles Brown Kellow (1872-1943) in 1913. Born in Castlemaine, Kellow worked formed the partnership of Lewis & Kellow, bicycles importers and manufacturers, in 1893. Kellow took over the business after Lewis’ death four years later, but soon became interested in the burgeoning automotive industry. He became one of Australia’s first car owners in 1903 when he acquired his first automobile, a single-cylinder De Dion. Later that year, he achieved fame when, during a rail strike, he delivered a batch of Argus newspapers to Bendigo in an unprecedented six hours. Kellow entered the motor trade in 1907, securing an agency for De Dion Bouton and having locally-made bodies fitted onto imported chassis. Based at 188 Exhibition Street, Kellow's business became the sole agency for Humber, Talbots, Napier and Rolls-Royce, and claimed to be the largest garage in Australasia.

In 1913, Kellow entered into partnership with engineer Ralph Falkiner (1877-1946) to form Kellow Falkiner, with a motor garage/office at 218 Russell Street and a showroom at 460 Bourke Street. After Falkiner left in 1915, Kellow continued alone (while retaining the joint name) and the firm subsequently expanded to become one of the most prestigious car dealerships in Australia. In 1927, Kellow engaged noted society architect Harry Norris to design two new buildings: a car showroom at 397 St Kilda Road, and the present building in City Road. Drawings for the latter indicate that it comprised a service area, showroom and car assembly area on the ground floor, with the motor body department above (with zones for blacksmith, panel beaters, woodworkers, painters, trimmers and a ‘duco bay’ on a turntable. The building remained occupied by Kellow- Falkiner until at least the mid-1970s. They later consolidated their activities at South Yarra, where they still remain, while their former City Road premises was taken over by Holden.

**Thematic Context**

COMPARATIVE ANALYSIS

The former Kellow-Falkiner premises in City Road can be compared with various other buildings that were built or occupied by the same firm in the early twentieth century. Of their original premises, the car showroom at 460 Bourke Street has been demolished; the motor garage/office at 218 Russell Street still stands, but was evidently much altered (or entirely rebuilt) by the firm in the 1930s or ’40s, and has been altered further since then. The showroom at 397 St Kilda Road, designed by Harry Norris in a particularly ornate Spanish Mission style, remains largely intact and in fine condition. It is somewhat more distinguished that its counterpart in St Kilda Road, and has been added to the Victorian Heritage Register.

**Recommendations**

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

**References**


‘Death of Mr C B Kellow’, Argus, 3 July 1943, p 4.
Wayside Inn Hotel

Identifier: Wayside Inn Hotel
Formerly: unknown

Address: 448 City Rd, SOUTH MELBOURNE
Constructed: 1915
Category: Commercial
Designer: unknown

Significance: (Mapped as a Significant heritage property.)
The "Wayside Inn" hotel at no. 448 City Road, South Melbourne, was built in 1915 for Julia and John Palmer. It is of historic interest and of aesthetic importance. Its historic interest (Criterion A) rests on the continued use of the site as a hotel of the same name since 1868. Its aesthetic importance (Criterion E), though not individually great, is derived from the manner in which the building reinforces the nineteenth and early twentieth century streetscape character of the area, its corner location being an important attribute.

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

Other Studies

Description
A prominent post Edwardian Free style two storeyed hotel occupying a corner site and having a corner splay. Distinguishing elements include the scalloped cement parapet treatment and ball finials which are highly expressive of the period. The pilaster bays vary and add interest to the elevations by this means. The corner splay is given emphasis by a cartouche with "1915" in cast cement. The upper level is in face brickwork, now overpainted, and the street level elevations have been altered.
Condition: Sound.
Integrity: Medium.

History
In 1866, Ferrars Street ended at City Road. The land beyond on the north side of City Road was low lying and swampy, and was the domain of the railway lines. By the end of the 1870's, roads had been formed and Ferrars Street had been extended to Normanby Road. At the time, City Road was known as Sandridge Road and bounded the southern edge of Block 54 which by this time had been subdivided and sold. Lot 1 on the north west corner of City Road and Ferrars Street was acquired by William Thistlethwaite, a local land agent.
At the turn of the century, there was a weatherboard hotel with ten rooms occupying the site on the north west corner of City Road and Ferrars Street. It was known as the “Wayside Inn” and had been built in 1868 by Jas Lamond, formerly of Scot's Hotel. In 1900, it was in the hands of the executors of Peter Campbell and the licensee was Julia Palmer.

By 1905, Julia and John Palmer had taken over ownership of the property. They leased it to Ellen McDougall. In 1915, the Palmers built a new brick hotel on the site. It had ten rooms and an NAV of 360 pounds. The licensee was Leo John Donnelly. Teresa Georgette held the hotel licence in 1918 and continued to do so in 1920. The description of the building remained unchanged however the NAV had risen to 420 pounds. The Palmers, who at that time lived in Richmond, continued as owners.

Thematic Context

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

Recommendations

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

References

South Melbourne Rate Books: 1900-01, 1905-6, 1910-11, 1912-20, VPRS 8264, PROV.
MMBW litho plan no.19, c.1894.
Parish Plan South Melbourne, Sheet 2.  PMHS.
Cox, “Hobson Bay and River Yarra”, 1866.  SLV, Map Section.
“Hotels” vol. 1.  Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
**City of Port Phillip Heritage Review**

**Identifier**  Former Meagher's Family Hotel

**Formerly**  unknown

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**Address**  505 City Rd
SOUTH MELBOURNE

**Constructed**  1874

**Category**  Commercial

**Designer**  M Hennessy

**Amendment**  C 29

**Comment**

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

The former 'Meager's Family Hotel' is of significance as a Victorian landmark, dominating one of the key junctions along City Road at the boundary of South Melbourne with Port Melbourne. The alterations to the ground floor lessen the impact of the building on the streetscape and detract from the significance of the whole.

**Primary Source**

**Other Studies**

**Description**

Original Use: Hotel
Construction: 1874(1)
Architect: M Hennessy(2)

South Melbourne has had at any one time as many as eighty hotels(3) of which this is one. 'Meagher's Family Hotel' was established by James Meagher in 1874 (4) and John Toohey(5) was the first licensee. It was designed by Hennessy who was also responsible for the 'Freer's Family Hotel' (now the 'Bell Hotel') and the 'Maori Chief Hotel' both in Moray Street (q.v.).

The hotel is a substantial two storeyed rendered building, located on the obtuse angle at the junction of City Road and Pickles Street. The design gives equal importance to its two main facades and is dominated by a series of fluted pilasters that extend up to the bracketed cornice line. The main entrance is set into the corner and is flanked by broad pilasters at ground floor level and coupled pilasters above, while minor entrances to each facade are emphasised by pediment units within similar pilasters. The building has been altered at ground floor level with windows replaced and the facade clad in bricks, however these have not been
sufficient to mask the overall impact of the building on this corner.

History
see Description

Thematic Context
unknown

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

References
1 Architects Index, University of Melbourne
2 ibid.
3 Verbal communication with Andrew Lemon , Historian
4 Cole Collection, Vol. 3, State Library of Victoria
5 Ibid.
The Former Cogan Residence at 506 City Road, South Melbourne, which was built in 1914 for Mary Alice Cogan. Significant elements of the single storey brick house include the hip roof form, pair of red brick chimneys with rendered tops and terracotta pots, gable end with a rising sun motif (comprising battens and render, partly roughcast) and timber console brackets, presumed red brick walls (now overpainted) with remnant tuck pointing, wing walls with arched niches, verandah with cast iron column and remnant cast iron frieze, exposed rafters ends to verandah roof, tessellated tiling to deck, bay window with presumed timber window frames, timber entrance unit with panelled door with glazing to upper half, and decorative sidelight and toplight.

Non-original alterations and additions are not significant.

**How is it significant?**

The Former Cogan Residence at 506 City Road, South Melbourne, is of local historical and aesthetic significance to the City of Port Phillip.

**Why is it significant?**

The Former Cogan Residence is of historical significance as one of the few remaining examples of an early 20th century house associated with the former Montague neighbourhood. It is the only surviving house in this part of City Road, where previously there had been others interspersed among the commercial buildings. The house also has a strong historical association with the Cogan family, long-time Montague residents who owned and occupied the site for almost a century between 1868 and 1965. The three Cogan
siblings were closely involved with various local organisations and actively worked to improve the welfare of the Montague community during the first half of the 20th century. Robert Hennessey Cogan was a local councillor throughout the 1930s and served as mayor of South Melbourne between 1937 and 1938. (Criterion A)

The Former Cogan Residence is of aesthetic significance as a good and largely intact example of a Federation period residence. While the format is more typically associated with Victorian period row houses, the Arts and Crafts influenced design is characteristic of the Federation period, although the overpainting has diminished the original contrasting effect of the materials and finishes. With its prominent gable end and rising sun motif, it is the most distinctive of the few surviving Federation period houses in the Montague area. (Criterion E)

**Thematic context**

**Victoria's framework of historical themes**

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.4 Depression and Recovery: the Inter-War Years

**History**

**Contextual history**

The Montague district was bound by Ferrars Street to the east, Boundary Road to the west, City Road to the south and the Port Melbourne railway line to the north.

In 1875, there were 560 households in the Montague area, and by 1900 there were 1,000, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three rooms. The land was low-lying however, and vulnerable to poor drainage and flooding.

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a ‘wire mattress factory’ at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties. These industries were also encouraged by trade protection through tariffs and import duties on imported goods. By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (Record, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.
It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "...was very flat and the drainage bad, ... with very few exceptions the houses are all built of wood and iron..." where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents (Allom Lovell 1995:4-20).

By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

**House**

The subject site formed part of Crown Allotment 11, Section 54, which was purchased by H Byrne in 1865. The 1868 rate book records David Hennessey Cogan, a baker, as owner and occupier of a two-roomed weatherboard building (presumably a house) on the subject site. During the mid-1870s, the rate book descriptions of the building indicate it also included a shop.

About 1874, David Cogan had a second 2-roomed weatherboard building (house and shop) erected on the east part of the subject site, which he leased (RB).

In 1875, David Cogan attempted, apparently unsuccessfully, to sell the property, then numbered 127. The following auction notice was placed in the newspaper (*Argus* 8.12.1875 p2):

*All that piece or parcel of land situate at Emerald-hill, and having a frontage to the Sandridge-road of 26ft, by a depth of 100ft, upon which is erected two shops with dwellings attached, being nos 127 and 127A.*

In 1876, a fire broke out in the second building then tenanted by John Quorn, painter and paperhanger, and his family (Leader 16.09.1876 p12). The damaged building was removed - an auction notice advertised the sale of 'all the remains of a three-roomed weatherboard building, iron roof, salvage from late fire' (*Argus*...
21.10.1876 p3). Thereafter the east part of the site, with a frontage of about 3.5 metres to City Road, remained vacant (RB).

Following the death of David in 1885, his wife Mary Alice Cogan and their three children continued to live at the subject site. By the mid-1890s, the house is described as having four rooms (RB).

The MMBW plan of 1894 shows the rectangular footprint of the weatherboard house, as well as other nearby buildings fronting City Road east of Montague Street. At this time the street number for the subject site was 109 - the site acquired the current number, 506, in the early 1900s (RB).

In 1914, the weatherboard house was replaced with a new five roomed brick house (the extant house) (RB). A drainage plan prepared at the time of the house's construction shows the building footprint and some outbuildings at the rear.
The three Cogan children, Martha Mackenzie, Robert Hennessey and David James, lived together at the subject site for more or less their entire adulthood (ER). From 1925, Robert’s wife Elizabeth Emily Maud (née Tate) also lived at the house. Mary Cogan died in 1928 (Record 14.07.1928 p5).

In 1919, ownership of the property was transferred to Martha Mackenzie Cogan, then in 1933 it was transferred to Robert Hennessey Cogan (CT). Following Robert’s death in 1961, probate was granted to Robert’s widow Elizabeth and his brother David James Cogan who owned it until their deaths in 1963 and 1965 respectively (CT). The 1963 electoral roll records David and Elizabeth at 506 City Road.

Although the house is now an isolated residence, there had been several houses interspersed amongst the commercial buildings on City Road which survived until at least the 1960s.
Cogan Family

The Cogan family were long-time Montague residents, with members of the family occupying the subject site in South Melbourne from 1868 until 1965.

David Hennessey Cogan (born 1845 in Melbourne) and Mary Alice Read (born c.1848) married in 1867. David worked as a baker, and together they had three children: Martha Mackenzie (born 1868), Robert Hennessey (born 1873) and David James (born 1876) (BDM).

David died in 1885, aged 40. Following her husband’s death, Mary’s occupation was variously recorded as a ‘hat cleaner’ and a ‘feather dresser’ (i.e. someone who cleaned and prepared feathers for sale). Mary was a devoted member of St Barnabas Church (now demolished), which was located in Montague Street at the corner of Thistlethwaite Street (Record 14.07.1928 p5). Mary died in 1928, aged about 80.

Martha was a music teacher (ER). The two brothers, Robert and David, were both coachbuilders and together they established Cogan Bros., a coach and motor body building business at 162 Montague Street which was listed in the Sands and McDougall’s street directory between 1905 and 1922. Robert was president of the Victorian Coachbuilders’ Association for three years (Record 11.09.1937 p2).

Robert was married in 1925, to Elizabeth Emily Maud Tate. Elizabeth was the daughter of the late Arthur Tate who had worked in the local abattoirs and lived in Ingles Street (Record 14.07.1928 p5). Martha and David never married, and none of the siblings had children.

All three Cogan siblings were actively involved in improving the welfare of the Montague community and were participants in various local organisations. A newspaper report in 1939 praised the family, declaring ‘In Montague the name of Cogan is a household word for benevolence towards the afflicted’ (Record 29.07.1939 p2).

Robert represented Normanby Ward in the South Melbourne Council for nine years, from 1930 until his retirement in 1939 (Record 29.07.1939 p2). He served as Mayor between 1937 and 1938, having been unanimously elected (Record 4.09.1937 p2). Robert was also a Justice of the Peace, a Guardian of Minors, a member of the South Melbourne Technical School Council and a member of the South Melbourne Australian Natives’ Association. Robert and Elizabeth were described as ‘pillars’ of St Barnabas’ Church, and were both actively involved in the work undertaken by the Montague Mission and the Montague Boys’ Club (Record 29.07.1939 p2).

Martha was described as ‘an ardent social worker’ and during Robert’s term as Mayor, assisted Elizabeth in her role as Mayoress (Record 23.07.1938 p6). She was a committee member of the South Melbourne branch of the Australian Women’s Association (Age 31.12.1941 p6). Martha and David were also actively involved with the Montague Boys’ Club.

Martha died in 1941, Robert in 1961 (his wife Elizabeth died in 1963) and David in 1965 (BDM).

References

Allom Lovell, Port Melbourne Conservation Study Review, 1995
Biosis Pty Ltd, Fishermans Bend additional heritage place assessments, 2015.
Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013
Birth Deaths and Marriages Index (BDM)
Certificates of Title (CT): Vol. 1238 Fol. 564; Vol. 8401 Fol. 929
Drainage Plans for 506 City Road South Melbourne, plan no. 640
Electoral Rolls (ER)
Newspapers, as cited
Record plan for City of South Melbourne Parish of Melbourne South: M333(36)
Sands and McDougall’s Street Directories (SM)
South Melbourne Rate Books (RB) 1867-1900 and 1912-1915

**Description**

The single storey brick house is built to the front of the site. The footprint of the house is 'L'-shaped and it is built to the boundary on the west side, while on the east side it is set back at the front. The original extent of the 1914 house survives, with some single storey alterations/addition at the rear.

Typical of the Federation period the design of the house has an Arts and Crafts influence, however the overpainting has diminished the original contrasting effect of the materials and finishes. The overall format of the house however is of a Victorian period row house.

The hipped roof is clad in corrugated sheet metal, and has a relatively steep pitch. The two red brick chimneys have rendered tops and terracotta pots. The prominent gable end features a rising sun motif, roughcast rendering and timber console brackets to a wide rendered frieze. The rising sun motif, proudly representing the dawn of a new era in Australia, was commonly employed during the Federation period.

The brick walls (presumably red brick like the chimneys) are in stretcher bond with remnant tuck-pointing, but have now been overpainted. The wing walls feature arched niches and relatively plain mouldings (compared with the Victorian period).

![Facade](image1)

![Deck tiling](image2)

The verandah retains a cast iron post and a remnant section of cast iron frieze with a sunflower motif. Although most often associated with the Victorian period, the use of cast iron for decorative components remained common into the early 20th century. Late Federation examples like this tend to be characterised by wider friezes and more open or geometric designs. The exposed rafter ends are indicative of the Federation period. The tessellated tiling to the deck is reminiscent of the elaborate designs typical of the Victorian period, although the earthy colours are consistent with the Federation period. The deck edging and the steps are basalt. The balustrade is mid-twentieth century.

The bay window appears to have timber framed windows, probably double hung sashes, behind modern shutters and flyscreens. The entrance is recessed and has a timber door, two panelled with glazing to the
upper part and likely original, which is obscured by a screen door. The sidelight and toplight have decorative glass with a floral motif typical of the period.

Comparative analysis

The Montague area was predominantly a residential area during the Victorian and Federation periods, with hundreds of modest timber or brick houses. This changed however during the first half of the 20th century when houses were removed due to 'slum' clearance and industrial redevelopment. Today, 506 is one of only a few surviving houses in Montague.

Surviving Federation period houses in the Montague area include:

- **181 Gladstone Street, South Melbourne – Built 1913/14**, although largely in a late Victorian format. Probably red brick (now painted), possibly with imitation tuckpointing. Rendered parapet and bullnose verandah with cast iron frieze.

- **34 Boundary Street, South Melbourne – Built c.1911**. Single storey red brick house, characteristic of the Federation period. The façade has black tuck-pointing and a bullnose verandah with cast iron frieze and brackets with geometric fan-like/rising sun motifs.

- **126 & 128 Montague Street, South Melbourne – Built c.1909**. Pair of attached, single storey, red brick houses with a materials palette and some detailing characteristic of the Federation period, although broadly in a late Victorian format. Some façade alterations.

- **125 Ferrars Street, South Melbourne (graded 'significant' within HO4 precinct)** – Two storey brick residence with parapet.

- **130 Montague Street** – Two storey brick residence with parapet.
In addition, surviving Victorian period houses in the Montague area include 171 Buckhurst Street (two storey, graded 'significant' within HO1 precinct), 190 Gladstone Street, and 183, 185 & 187 Gladstone Street, South Melbourne.

Of the surviving Federation period houses, 506 City Road is the most distinctive in terms of its design, particularly due to the prominent gable end with rising sun motif. It is also the only surviving house to City Road, where previously there had been other houses interspersed amongst the commercial buildings.

Assessment
This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013, using the Hercon criteria.

Recommendations
Recommended for inclusion in the Heritage Overlay as a significant place within the Montague Commercial Precinct.
No specific HO controls are required.

Primary source
RBA Architects & Conservation Consultants, Fishermans Bend Heritage Review: Montague Commercial Precinct, 2019

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

Other images
None
Port Melbourne State School no.2932

Formerly unknown

Address 415 Graham St
PORT MELBOURNE

Constructed 1888-89

Category School

Designer Hugh Philip

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The Port Melbourne State School no. 2932 was designed under the direction of the Education Department's chief architect, Henry Robert Bastow and later J.T. Kelleher and built in 1888-91. It is historically important (Criterion A) for its capacity to demonstrate the infrastructural standards established by the Education Department in Port Melbourne during the late Victorian Period, whilst its aesthetic value (Criterion E) rests on its survival as a representative inner city school of its period in the Gothic Revival manner, the survival of the original pointed windows being unusual.

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

Other Studies

Description
A substantial late Victorian polychrome State School in the Gothic Revival mode characteristic of the Education Department's work under the direction of its chief architect, Henry Bastow. The façade has a central break fronted gable end with enriched barges and hood moulds and engaged tower with cartouche and surmounting belfry and spire characteristic of the time. Similar pavilions terminate the façade. Several pavilions exist at the rear of the building. Condition: Sound. Integrity: High.

History
The land on the south west corner of Graham and Clark Streets was set aside for educational purposes in 1873 soon after the Education Act of the previous year introduced "free, compulsory and secular" education for children aged between six and fifteen. A District Inspector's report stated that "the locality is not an attractive one, the ground being bare sand or made ground". The District Inspector, Mr Craig, conducted a
survey which revealed that about 330 children had to cross the busy railway-line to get to school. During 1887 and 1888 growing agitation persuaded the [Education] Department to build a school to the west of the railway. The site, on the very fringe of settlement was opened as an infants school in 1888. A similar design was prepared for the Merri school no. 3110 and built in 1890. The contract drawings were signed on 27 August 1888 and the school [opened] as an adjunct to Nott Street School on 6 May 1889. Additions to the south west of the tower were provided in 1891, the architect being J.T. Kelleher. It was an annex to the severely overcrowded and government neglected Nott Street school which had opened in 1874 on a site with equally poor amenities and drainage. Problems beset the new school almost immediately. Deputations to the Department made little headway. To alleviate overcrowding, a Baptist Mission Hall in Clark Street was hired for use as classrooms. In 1908 the school ceased to be an adjunct to Nott Street. Nevertheless by 1912, one of the 47 by 20 feet classrooms at the school was accommodating three classes. By this time, the school had ceased to be an adjunct of the Nott Street school and enrolled children up to grade six. Two acres of land were acquired to extend the playground but extensions and alterations to the building were not effected until after the First World War. In 1920, two new infant rooms were built and existing classrooms were partitioned. Air raid shelters were dug in the grounds during the Second World War. Further additions included an art/craft room (1955), two classrooms and a staffroom (1969) and a multi-purpose hall, library and classrooms (1978).

Thematic Context


Recommendations

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

References

MMBW litho plan no.18.
Houses

Formerly  
unknown

Address  
9-11 Clarendon Place
SOUTH MELBOURNE

Constructed  
1858

Category  
Residential:row

Designer  
unknown

Significance  
(Mapped as a Significant heritage property.)

The pair of dwellings at nos. 9-11 Clarendon Place, South Melbourne, were built in 1858 for James Mills by the contractors James and Samuel Mills. It has historical and aesthetic importance. It is historically important as a very early surviving bluestone terrace, comparable with similar dwellings at 166-68 Bank Street. It is aesthetically important for the high standard of stone masonry and simplicity of form characteristic of the early Victorian period (Criterion E). The absence of a verandah contributes to the building's capacity to demonstrate early residential forms in South Melbourne.

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

Other Studies

Description  
A finely worked coursed and axe finished bluestone pair of dwellings having unpainted stuccoed side walls. Architectural interest is imparted by the juxtaposition of finely dressed quoins and lintels with the axe finished work whilst the delicate cornice and understatement of the façade treatment is characteristic of the period. Condition: Sound. Integrity: High, sympathetic front fence.

History  
Clarendon Place is just south of the 1852 survey of Emerald Hill, the area being well established by 1858 when James and Samuel Mills, contractors, began building there. In that year they lived in a pair of houses (wood, skillion roof, two rooms) while they built a pair of brick and stone houses, each with a slate roof. The new houses were owned by James Mills and each had two rooms and a kitchen. In that year they were unoccupied, perhaps unfinished as the NAV increased to 33 pounds each the following year. The 1894 MMBW plan of South Melbourne indicates the houses were of similar size however from 1860, the house
abutting the right-of-way was listed as having six or seven rooms while no.9 consistently had three rooms. James Mills lived at the larger no.11 and let no.9.

Samuel Mills lived at no.7 by 1868 on a site that he later redeveloped. By then, Mary Mills was owner/occupant of nos.9 and 11. By 1880, she lived at no.11 and let no.9 to labourer William Rushworth. The houses at that time had NAVs of 26 and 16 pounds respectively. By 1890, the Mills family had moved from Clarendon Place, however Mary Mills retained the houses at 9-11 for rental purposes. In that year no.9 was let to sorter James Shannon and no.11 was vacant.

At the turn of the century, a Mrs. Dickenson was owner of the building. The tenants were Mrs. Margaret Scott (no.9) and Mrs. Sarah Wallace (no.11). The NAVs had decreased significantly to 10 and 17 pounds respectively.

**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: 1857-68, 1880-81, 1890-91, 1900-01. MMBW litho plan no.21, dated 17.7 1894.
Former Cross Keys Hotel

Formerly Shop

Address 155 Clarendon St
SOUTH MELBOURNE

Constructed 1872

Amendment C 29

Category Commercial

Designer unknown

Significance (Mapped as a Significant heritage property.)

The former Cross Keys Hotel is of significance as a small Victorian building that housed a hotel function, in contrast to the many grand establishments built with that purpose in the area. As a substantially intact corner building, built on the rise of the land up to the Emerald Hill knoll, it announces and is integral to, the Victorian commercial character of Clarendon Street. Its significance has been heightened by the subsequent developments in the area that have eroded into that character. The removal of the verandah has detracted from the significance of the building, lessening its impact on the corner on which it is set.

Primary Source

Other Studies

Description

Original Use: Shop
Construction: 1872(1)

The South Melbourne undertaker Joseph Hill was the owner of a row of at least four buildings in Clarendon Street by 1872(2). This building, previously No. 45, was described as 'brick and wood, and was commenced' (3) in the same year. Hill's first tenant was Thomas Samuel Davis, a 'licenced victualler'(4) and the building, comprising a brick bar and nine rooms, was given an N.A.V. of £100 in 1873(5).

Davis occupied the building until 1888, the peak of the economic boom, when it reached its highest rateable value of £160(6). The following year Charles Durham and John Allison, executors, took over the management of the property from Hill(7). It is not known whether the hotel occupied all of the extant building.

The building is two storeyed, clad in render and has two shops at ground floor level. The facade has minimal
embellishment, with the render across the walls being ruled, the first floor double hung sash windows surrounded by simply moulded render architraves and the eaves line decorated by closely set timber brackets. The shops retain their timber framed Victorian windows in a substantially intact state, including the panelled plinth line and the half glazed doors. The corner entrance has been given additional support by the addition of two steel posts and its step has been re-tiled while airconditioners have been set into the fanlight and one of the windows. The slate roof remains intact and so too the moulded rendered chimney, however the verandah has been removed.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1871/72.
2 ibid.
3 ibid.
4 ibid., 1873/74
5 ibid.
6 ibid., 1887/88
7 ibid., 1889/99
Former "Albion Hotel" (Clarendon Hotel)

Address: 209 Clarendon St, SOUTH MELBOURNE

Construction: 1889

Architect: William Pitt

Original Use: Hotel

The hotel's first licensee was Thomas Phelan who occupied the building from 1891(7). In 1913 the name was changed again, it becoming the 'Federal Hotel'(8) , while the building is now called the 'Clarendon Hotel'

The building is one of the most substantial hotels to have been built in the area and is built on the uphill corner of Clarendon and Market Streets, the design taking full advantage of the prominent location. Its design...
reflects the late-Victorian date of construction and the two main facades were given embellishment. In a manner typical of Victorian hotels, it is three-storeyed and clad in render. The floors are delineated from each other by projecting cornices and the whole is embellished with an Italianate balustraded parapet to both of the main facades. The windows are the most decorated part of the building, with those to the top floors having cornice units above them and swagged panels below. Both these panels and the diminutive pediment surmounting the corner were devices that were to become popular in the render and red brick architecture of the Edwardian period. While not as adventurous as many of Pitt's works, this building is a major hotel by him and displays a departure from the approach he took on the above city buildings. It is also broaching the vocabulary Edwardian architecture in a manner not attempted by any of the buildings of the Emerald Hill Estate close by.

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 Verbal communication with Andrew Lemon, Historian
4 Cole Collection, Vol. 3, State Library of Victoria
5 ibid.
6 The Heritage of Australia, pp. 79 3/54 and 3/55.
7 A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection
8 Cole Collection, Vol. 3, State Library of Victoria
Identifer: Former Bank Of Victoria
Formerly: unknown

Address: 295 Clarendon St
SOUTH MELBOURNE

Constructed: 1884

Amendment: C 29

Category: Public

Designer: Walter Scott Law

Comment

Significance (Mapped as a Significant heritage property.)
The former Bank of Victoria is of significance as an intact example of a Renaissance Revival bank façade of the early 1880s, that was designed with scholarship by the leading Melbourne architect, Walter Scott Law. It is also of significance for its contribution to the architecture of the Emerald Hill Estate area to the west.

Primary Source

Other Studies

Description

Original Use: Bank
Date of Construction: 1884 (1)
Architect: Walter Scott Law (2)

In 1883 tenders were called (3) for the erection of banking premises for the South Melbourne branch of the Bank of Victoria. The following year it was constructed to the designs of Walter Scott Law, the prolific South Melbourne architect (4) responsible for the 'Albert Park Coffee Palace' (q.v.) (5). After over forty years of service the Bank of Victoria amalgamated with the Commercial Banking company of Sydney in 1927 (6), and subsequently with the National Bank.

The Clarendon Street façade of this building is a most commanding and intact example of a Renaissance revival bank of the early 1880s. The façade is punctuated by three shallow pavilions that extend up both of the two storeys and the walls to both the pavilions and the recessed areas have round-headed double hung sash windows set into them. Superimposed over the wall plane is a finely detailed trabeated system; ionic at ground floor and corinthian at first floor level. Each has its appropriate cornice fashioned in render and the central ground floor entrance is emphasised by a shallow portico. The building has not been given any of the
The opulence of detailing that Walter Scott Law is known to have been capable of later in the decade and is more reminiscent of his Coffee Palace in Bridport Street.

**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**

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Architects’ Index, University of Melbourne
2 ibid.
3 ibid.
4 Walter Scott Law was resident, by 1884, at (then) No. 9 Perrins Street, South Melbourne
5 Now the ‘Biltmore’, No. 152-158 Bridport Street
296 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the Victorian entrance door onto the pavement and the intact c.1920 shop window.

Primary Source

Other Studies

Original Use: Shop
Date of Construction: circa 1877

This property was originally a part of the land granted to the Melbourne Protestant Orphan Asylum in 1852. Following the removal of the Orphanage in 1877 the site was redeveloped and this shop is one in a row of sixteen buildings, all built between 1877 and 1887, that span Dorcas and Bank Streets. Sydney W. Smith, town Surveyor and architect in charge of the Estate development prepared the plans of the subdivision and it is possible that he designed some of the buildings.

This building, with its Edwardian shop front, was originally occupied by Thomas Smith, a hatter, from about 1878. In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has three windows with pediments over each, the central being triangular and those flanking it rounded, while the parapet level has an Italianate balustrading across it. At ground floor level the Victorian detailing is largely gone except for a four panelled door at its south end that has its brass furniture intact. The shop window is in itself of note as an early and intact replacement of the original and appears to date from c.1920. It is stepped...
back to a central entrance door, has a bronze frame, a large Art Deco leadlight panel above it and glazed black and white tiles to its plinth. The paving to the entrance is contemporary with the window and is in black and white tessellated tiles, spelling ‘Men’s Wear’. The southern pilaster flanking the shop window retains intact a bronze-framed mirror.

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 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, ‘Clarendon Street, looking South’, held in South Melbourne Local History Collection, LH:357/22
**Address** 302 Clarendon St  
SOUTH MELBOURNE

**Category** Commercial

**Designer** Various

**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO30

**Original Use:** Shop

**Date of Construction:** 1877 (1)

**Architect:** possibly Charles Webb or Charles Boykett (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 this shop is one in a row of sixteen buildings, all built between 1877 and 1887, that link Dorcas and Bank Streets (5). Sydney W. Smith was the Town Surveyor and architect in charge of the Estate development, preparing the necessary plans of the subdivision (6).

This building was originally occupied by Henry Hansen, a bookseller (7) while by 1889 it housed Mason’s circulating library (8). In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has two round headed double hung sash windows, with fine cast iron balconettes. The whole is flanked by corinthian pilasters and surmounted by an ornate parapet with chain-like links across it and a pediment that
clearly announces the building's original function with an open book in the tympanum. At ground floor level the Victorian window has been replaced by a bronze framed window in c.1920s of similar detailing to that on No. 304 next door (q.v.), however the doors appear to be the original Victorian panelled doors, while the pressed metal ceiling to the entrance was probably installed late in the nineteenth century. The main alteration to the window since its replacement has been the removal of the plinth tiles and the verandah to the building was reinstated by the Ministry of Housing in 1983.

**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. The circular chain motif along the parapet was often used by Charles Webb, designer of the South Melbourne Town Hall (q.v.) while a similar motif was used by Charles Boykett on his Rochester Terrace (q.v.) in St Vincent Place

3 ibid.

4 ibid.

5 ibid.

6 ibid.

7 ibid.

8 David Wood Photograph, ‘Clarendon Street, Looking South’, held in South Melbourne Local History Collection, LH:357/22
By 1880 the two blocks of vacant land on this site, now numbered 303-305 Clarendon Street, were owned by Edward Duckett and William Thistlethwaite, ironmongers (2). Thistlewaite was the owner of other rental properties (3) in South Melbourne and was Chairman of the Emerald Hill Municipal Council (1863-64) and was twice Mayor of the Borough of Emerald Hill (1863-64 and 1867-68) (4). In 1881, Duckett and Thistlewaite were erecting two, two-storey brick shops with residences above, the joint N.A.V. being £80 (5). Elizabeth Taylor, a dressmaker, and Walter Williams, a picture framer, were the original occupiers of the two ten-roomed buildings, each with an N.A.V. of £110 by 1882 (6). Up until 1895 the various occupiers of the buildings included William Holder, a butcher and later a draper; Alexander Reimann and Paul Newmann, hairdressers; and John Brown, a furnisher (7).

The buildings have a most ornate design that stands in contrast with the Estate shops opposite. They are two storeyed with rendered facades that are each dominated by a pair of round headed aediculae windows. The decoration to these is most ornate with fluted colonettes supporting the pediments and directly flanking each
reveal, a twisted colonette. Below each window there is an Italianate balustrading and framing the whole, corinthian capitals supporting a high, embellished cornice and parapet. Both shops retain their original timber framed shop windows, that return back to central doorways, while internally, they retain the beaded lining boards to the ceilings and part of the walls. The entrance doors have been removed, the parapet is partially missing and with the urns removed, however the buildings remain substantially intact in their original form.

Stylistically, this pair of shops is reminiscent of the architect Norman Hitchcock’s works, a designer renowned for using an abundance of outsize, mannerist decoration. As buildings edging towards such decoration, these are relatively early and are consistent with designs executed as much as decade later.

**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**

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 City of South Melbourne Rate Books, 1880-1882
2 ibid., 1880/81
3 Refer citation No. 66: 5-9 Cecil Place
4 C. Daley, ‘History of South Melbourne’, p.374
5 ibid., 1881/82
6 ibid., 1882/83
7 ibid., 1884-96
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 this shop is one in a row of sixteen buildings, most built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (5). This building was occupied in 1877 by John Hales, a hairdresser, who by 1889 was also described as a perfumer (6). By 1905 the firm of Mitchell and McCabe, tailors and outfitters, were operating their ‘very up-to-date’ business from these premises (7).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two pedimented windows, an Italianate balustrade to the parapet and a pediment decorated with a swag and the date ‘1876’. The shop window, while not original, is a fine bronze framed early twentieth century window made by ‘Duff’. The entrance is recessed with black and white...
hexagonal tiles, a pressed metal ceiling and the Victorian half glazed panelled doors. The verandah was replaced by the Ministry of Housing in 1983.

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 ‘AD 1876’ is embossed on the pediment, although the building does not appear to have been occupied until the following year
2 Allom Lovell and Associates, ‘The Emerald Hill Estate: conservation Study and Policy’, June 1983, prepared for the Ministry of Housing. Smith is known to have been involved in the design of various buildings in the Estate and it is possible that he designed this building
3 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, ‘Clarendon Street, Looking South’, held in South Melbourne Local History Collection, LH: 357/22
7 Jubilee History of South Melbourne, p.167
This property was originally a part of 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 shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision, and it is possible that he designed some of its buildings (4). This shop originally housed the ‘Glasgow Bakery’ (5), its first occupier being William Hansen, a baker. By 1889 the building was shown as two shops, No. 308 being occupied by Evans and Florian, Estate and Insurance Agents (6).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two round-headed double hung sash windows with hood mouldings decorated with female masks, an Italianate balustrade to the parapet and a pediment decorated with a sheath of wheat announcing the original occupant ‘Glasgow Bakery’. The shop window, while not original, is a fine bronze-framed early twentieth century window. There are two entrances, each set well back in order to
accommodate a large central display window and side windows. These are all decorated with leadlight above and have glazed tiles to the plinth. In addition, the window is flanked by shallow bronze-framed display cases facing onto the pavement, while the black and white tessellated tile floors to the entrance ways remain intact and are contemporary with the 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**


2 ibid.

3 ibid.

4 ibid.

5 ‘Glasgow Bakery’, is embossed on the pediment of the building

6 David Wood Photograph, ‘Clarendon Street, Looking South’, held in South Melbourne Local History Collection, LH: 357/22
**City of Port Phillip Heritage Review**

**Identifier**  
Former E S & A Bank (ANZ Bank)

**Formerly**  
unknown

**Address**  
307 Clarendon St  
SOUTH MELBOURNE

**Constructed**  
1880

**Category**  
Commercial

**Designer**  
Terry and Oakden

**Significance**  
(Mapped as a Significant heritage property.)  
The former E S & A Bank is of significance as one of the best designed and intact Gothic revival banks in Victoria and as a good example of the work of Terry and Oakden.

**Primary Source**  

**Comment**

**Other Studies**

**Description**

Original Use: Bank and Residence  
Date of Construction: 1880 (1)  
Architect: Terry and Oakden (2)

The former National School No. 207 operated from the north-east corner of Bank and Clarendon Streets, classes beginning on 2 March 1853 (3). In 1877 the building was closed (4) in favour of the Eastern Road State School. No. 1852 (q.v.) and the site was subsequently purchased by the English Scottish and Australian Chartered Bank which opened its South Melbourne branch in February 1873 (5). With the need for new office accommodation tenders were let in 1880 (6) and this imposing Gothic bank was soon erected to the design of the leading architectural firm, Terry and Oakden. In 1951 the Union Bank of Australia, operating its South Melbourne Branch from 311 Clarendon Street, amalgamated with the Bank of Australasia to form the Australia and New Zealand Banking Group (7), while the ANZ subsequently amalgamated with the E S & A in 1970 (8).

This bank building is a commanding essay in the Gothic revival, being built of Hawthorn bricks into which are set polychrome brick bands, string courses both of render and encaustic tiles and granite colonettes flanking the doorway. The ground floor has a series of pointed gothic windows with hood moulds over each
terminated with bosses, while the first floor windows are stilted, also with pointed heads. The steeply-pitched slate cross-gable roof is broken by a projecting gable unit that breaks the line of the first floor, corbelling-out over the front door. The bank remains substantially intact, although the polychrome brick has been painted over, dulling the effect of the façade, while an automatic teller machine and clear canopy have been set onto the south wall in a very unsympathetic manner that has defaced this façade. Additions have been made at the rear of the bank, although its original fabric remains substantially intact at both the side and rear. The bank is a very good example of the work of Terry and Oakden, a firm responsible for many banking premises in Victoria.

**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**

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Architects’ Index, University of Melbourne
3 C. Daley, ‘History of South Melbourne’, p.243
4 ibid.
5 Australia and New Zealand Banking Group Archives
6 Architects’ Index
7 Trethowan, op.cit.
8 ibid.
Shops and Residences

Formerly unknown

Address 319-321 Clarendon St
SOUTH MELBOURNE

Constructed 1863, c.1880s

Category Commercial: residential

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)
319-321 Clarendon Street are of significance for their associations as an early public building, used prior to the development of the buildings in the Bank Street precinct. They are also of significance for their substantially intact state as evolved by the 1880s, including the retention of their Victorian joinery.

Primary Source

Other Studies

Description
Original Use: Shops and Residences
Date of Construction: 1863 (1) and c.1880s

Andrew Fordyce, a grocer, and Robert Sterling Anderson, previously three times Chairman of the Municipality of Emerald Hill (2) (1857-58, 1858-59 and 1860-61) and an MLA (3), owned land on the corner of Clarendon and Wynyard Streets in 1862 (4). The following year a stone and brick building of eight rooms was constructed, with an N.A.V. of £100 (5). Fordyce owned and occupied the building, presumably operating his grocer shop on the ground floor (6).

It was not until 1874 that the building's use as a post office was first mentioned (7). Margaretta Aspinall was the post-mistress (8) who, twice each day, processed mail conveyed to and from Melbourne and Sandridge (now Port Melbourne). The following year management of the Emerald Hill Post and Telegraph Office (9) passed to Isabella Landells and the building, at that time, was listed as having five rooms with a post office (10). In 1882 the building's use as a post office ceased (11). The Town Hall in Bank Street (q.v.) had been completed and postal services were transferred to an area within its south-east corner (12).
By 1890 the building’s owner was Jacob Caro, a merchant, and it was occupied by James Anderson, a ‘furnisher’ (13). The building as it now stands bears evidence of at least two stages of construction. The recessed façade as it existed when in use as a Post Office has been added to, probably in about the 1880s to create two shops hard onto the pavement, in a similar manner to the other shops along Clarendon Street. The junction between the two stages is clearly visible on the east façade. Of the earlier building, the rear wall is built in exposed basalt, has basalt steps down to a basement and a multipaned double hung sash window intact. On its east wall there is an intact Victorian door and another multipaned double hung sash window and a third, altered, opening. All these openings are evident in the photograph of c.1875 (q.v.). The front building retains intact the Victorian timber-framed shop windows and No. 319, the Victorian panelled door. The front façade is heavily moulded in render to its first floor and has a series of round headed windows liked by a moulded string course and a heavily bracketed eave; a treatment repeated on the chimneys. The verandah has been removed and additional openings have been set into the side and rear facades.

**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**

319-321 Clarendon Street c.875, when used as a Post Office and prior to the addition of the shop fronts (South Melbourne Library).

1 City of South Melbourne Rate Books, 1862-1864
2 C. Daley, ‘History of South Melbourne’, p.374
3 ibid., p.382
4 ibid., 1862/63
5 ibid., 1863/64
6 ibid.
7 ibid., 1874/75
8 ibid.
9 Photograph, untitled, Emerald Hill Post and Telegraph Office, held in South Melbourne Local History Collection, LH:106
10 ibid., 1875/76
11 ibid., 1881/82
12 Daley op.cit., p.259
13 City of South Melbourne Rate Books, 1890-91
Corner Shop

Formerly unknown

Address 324-326 Clarendon St
SOUTH MELBOURNE

Constructed 1880

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

324-326 Clarendon Street is of significance as a prominent corner shop built as part of the development of the Emerald Hill Estate. The Art Nouveau shop facades enhance the older building, but are not integral to its significance.

Primary Source

Other Studies

Description

Original Use: Shop
Date of Construction: 1880 (1)
Architect: possibly Walter Scott Law (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 this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (5). This shop was built in 1880 (6), when it was occupied by William Parton Buckhurst, the South Melbourne speculator and estate agent. In 1889 No. 326, his firm was still in occupation and was by then known as Buckhurst and Buxton; No. 324A was tenanted by H.W. Hewett, a watchmaker and No. 324B by Parker Fyle, a tobacconist (7). It was at this time David Wood, the photographer who provided such a clear and detailed record of South Melbourne and its building stock, had his photographic studios and gallery on the first floor of this building (q.v.) (8).

The shop is a distinctive two-storeyed render building with a curved façade that wraps around the corner.
without a break. Its most prominent features are the shell motifs above the first floor windows and blind opening to the corner, and the decoration above the corner door that includes a mask to the central keystone. The parapet is solid and is decorated with a pediment to the corner. The effect of the building is a very restrained façade, particularly in the light of the architecture that was produced in Melbourne in the 1880s.

The urns to the parapet are not original, while the verandah is also a replacement, added by the Ministry of Housing in 1983. It is unfortunate that the verandah extends around the corner in a manner that it did not originally take, as the decoration to the front door has been obscured. The entrance doors and ground floor windows have been altered, while the side shops to Bank Street have quite decorative and intact Art Nouveau tiles to their facades.

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
Clarendon Street (detail), Photographed by David Wood, c.1889 (South Melbourne Library)

2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 ibid.
7 David Wood Photograph, untitled, Clarendon Street looking West, held in South Melbourne Local History Collection, LH:357/11
8 David Wood, loc.cit
Former Melbourne Savings Bank

Formerly unknown

Address 345-353 Clarendon St
SOUTH MELBOURNE

Constructed c.1920

Category Commercial

Designer George Wharton

Amendment C 52

Comment Corner site is non contributory. Building next to corner building is contributory.

Significance (Mapped as a Contributory heritage place.)

This building is of significance as being a faithful extension of what was one of the key nineteenth century buildings along Clarendon Street. While ill-balanced without the main building, it is a valuable reminder of the nineteenth century fabric and character of the street.

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

Other Studies

Description

Original Use: Banking Premises
Architect: Original Bank by George Wharton

This building is a curiosity in the area, as it is the very faithfully detailed extension that was made to an 1880s bank; the earlier building having now been demolished. The original bank (the Melbourne Savings Bank), was built by the very competent designer George Wharton in 1884 (1) and has a rendered façade with banded rustication to the ground floor and a piano nobile treatment to the first floor. This extension, being only one storey high, repeated the basement treatment of the banded rustication, while its colonnaded entrance porch is a copy of the entrance on Wharton’s building.

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
‘Branch, Melbourne Savings Bank’, David Wood c.1889 (South Melbourne Library)

1 Architects’ Index, University of Melbourne
Skeats Buildings

Formerly unknown

Address 355-359 Clarendon St
SOUTH MELBOURNE

Constructed 1881

Amendment C 29

Category Commercial

Designer Frederick de Garis

Significance (Mapped as a Significant heritage property.)

355-359 Clarendon Street are of significance as a major row of shops by the prominent South Melbourne architect, Frederick de Garis. The embellishment of their façade stands in contrast to the more restrained designs of the Emerald Hill Estate development close by. The fine window to No. 357 is integral to the significance of the row.

Primary Source

Other Studies

Description

Original Use: Shops
Date of Construction: 1881 (1)
Architect: Frederick de Garis (2)

Charles Skeats, the South Melbourne timber merchant and entrepreneur, was the owner of a timber yard and brick store rooms on this site by 1873 (3). John Edington and Edwin Kittle operated the yard while John Colclough, a merchant, was responsible for the store (4). Skeats’ speculative ventures led to tenders being advertised for three two-storey brick shops and dwellings in 1880 (5) and by the following year these eight-roomed buildings had been constructed (6). The first rateable values for the properties varied from £90 for both Nos. 355 and 357 to £112 for No. 359 (7). The original occupiers were, respectively, George Wright, an upholsterer; William Young, a bootmaker; and William and Edward Dobell, dealers (8).

By 1890 executors for Charles Skeats were the owners of the property and the three occupiers were William Scott, a tea dealer, William Greig, a jeweller and George and Frank Dobell, dairymen (9). The buildings, at that time, were each listed as being of seven rooms and their total N.A.V. had dropped from £317 in the boom.
year of 1884 to £278 in 1890 (10). 

In the manner applied by de Garis elsewhere in South Melbourne on buildings such as ‘Finn Barr’, ‘Mt Durand Terrace’ (q.q.v.), these buildings were given a high degree of moulding in render. They have ornately pedimented windows to the first floor, a chain-like parapet moulding and a tall central name plate. At ground floor level, Nos. 355 and 359 have been most unsympathetically altered, however No. 357 retains substantially intact its original window. This window is finely detailed with timber colonettes framing the window.

History
see Description

Thematic Context
unknown

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

References
1 Architects’ Index, University of Melbourne
2 Ibid.
3 City of South Melbourne Rate Books, 1873/74
4 Ibid., 1873-78
5 Architects’ Index
6 City of South Melbourne Rate Books, 1881/82
7 Ibid.
8 Ibid.
9 Ibid., 1890/91
10 Ibid., 1884-1891
City of Port Phillip Heritage Review

Identifier  Shops
Formerly  unknown

Address  360-362 Clarendon St
          SOUTH MELBOURNE

Constructed  1881

Amendment  C 29

Category  Commercial

Designer  unknown

Heritage Precinct Overlay  None
Heritage Overlay(s)  HO30

Significance  (Mapped as a Significant heritage property.)
Nos. 360-362 Clarendon Street are of significance as substantially intact shops that are integral to the Emerald Hill development, in the treatment of both the Park and Clarendon Street facades and particularly in the quality of detailing in the render embellishment.

Primary Source

Other Studies

Description
Original Use: Shops
Date of Construction: 1881 (1)

This property was originally a part of 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 shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Park and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (4). These two shops were built in 1881. The first occupant in No. 260 was Michael Bannan, a bootmaker; and the original occupants of No. 362 were William Brown and Thomas Brooks, storekeepers (5). By 1897 the corner shop, No. 360, was used as ‘Cheap Cash Butcher’ operated by an L. Linsing (6).

This shop forms a very strong south-east corner to the Emerald Hill Estate development. Two storeyed and clad in render, the walls are rusticated at ground floor level and at first floor level are decorated with large panels of incised decoration that alternate with simple double hung sash windows. The cornice surmounting the whole along both facades, is bracketed, while the pediment provides accent to the corner with a most distinctive beehive form set within a semicircular broken pediment. The openings to the ground floor have
deep shell motifs above them; a motif repeated on several buildings in the Estate. The show window has been replaced, while the urns and the verandah were re-created by the Ministry of Housing in 1983.

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 ibid.
4 ibid.
5 ibid.
383 Clarendon Street is of significance as a key corner building that relates to the commercial core of Clarendon Street to the north, that retains substantially intact, its external detailing.

Significance
(Mapped as a Significant heritage property.)

In 1874 tenders were advertised for erecting two two-storeyed shops and dwellings in Clarendon Street for John Storey, a butcher to the design of architect, Robert Adamson. It is possible that notice related to this building as Storey occupied and operated his business from this building, renting out the premises next door. However the building was not built until 1877. It is a seven-roomed brick building and its first N.A.V. was £100. By 1890 the building was described as having eight rooms.

As it stands, the building appears to have been altered on the ground floor façade, however, it remains a key corner building relating to the commercial core of Clarendon Street. It has been given fine detailing around the double hung sash windows of both its main facades to the north and west, with an embellished cornice over each and chevron mouldings to the bracketed sills. The windows at ground floor level have incised keystones over each and on the north façade a side entrance with a recessed six panelled door remains intact. The joinery to a number of the ground floor windows is not original and the render to the walls around them has

Description

Original Use: Shop
Date of Construction: 1877 (1)
Architect: possibly Robert Adamson (2)

Amendment C 29

Comment

Primary Source

Other Studies

City of Port Phillip Heritage Review
been reworked.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1876-1878
2 Architects' Index, University of Melbourne
3 ibid.
4 ibid., 1877-1891
5 City of South Melbourne Rate Books, 1877/78
6 ibid., 1890/31
Shops

Formerly unknown

Address
436-444 Clarendon St
SOUTH MELBOURNE

Constructed 1882

Amendment C 29

Category Commercial

Comment
Significance (Mapped as a Significant heritage property.)
Nos. 436-444 Clarendon Street are of significance as one of the longest and most intact rows of Victorian shops in Clarendon Street outside the Estate area, in an area otherwise eroded into in its Victorian commercial character.

Primary Source

Other Studies

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

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

This row of two storeyed shops remains as one of the most substantial in Clarendon Street outside the Estate development. The upper facades are rendered and the windows decorated with pediments, however the row is dominated by the pediment units repeated at parapet level of each of the shops. Each has a deeply
moulded shell to its centre, reminiscent of the motif on Nos. 324-326, 328 and 362 in the same street. The timber-framed shop windows are intact to Nos. 436 and 444 and No. 436 retains its six panelled door. The verandah has been removed and so to the urns to the parapet.

History
see Description

Thematic Context
unknown

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

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

Address 52 Clark St
PORT MELBOURNE

Constructed 1915-16

Category Residential: detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source


Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation villa
ORIGINAL OWNER: Thomas Ruffin

LOCAL/PRECINCT CHARACTER: Precinct Character (similar to adjacent, contributes to overall character of the precinct)

BUILDING TYPE: Federation villa

ORIGINAL RESIDENTIAL USE TYPE: Private residence

ARCHITECTURAL STYLE: Federation bungalow

PRINCIPAL MATERIAL: Concrete

BUILDER: possibly W.C. Torode

PHYSICAL/STYLISTIC DESCRIPTION

AUTHENTICITY 90% + original
52 Clark Street is a single-storey residence of reinforced concrete construction. The walls appear to be reinforced with perforated steel sheet, split and pressed out to resemble a basketwork pattern. The reinforcement is exposed above the front door. It is possible that the walls are constructed in two leaves with a cavity between them, as were the earlier Torode houses in Adelaide which appear to have used a similar construction technique. The walls have a painted smooth rendered finish, distinguished from normal masonry construction by rounded corners. The upper part of the front gable is rough casted.

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

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

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

References
4. 'Real Property Annual' 1919, p. 28. L.M. Perrott. 'Concrete Homes'. pp. 80-1.
6. M. Lewis. Australian Building (work in progress). pp. 7.4.9-10
8. Ibid. p. 114.
City of Port Phillip Heritage Review

Identifier Residence
Formerly unknown

Address 152 Clark St
PORT MELBOURNE
Constructed 1907

Category Residential: detached
Designer unknown

Amendment C 89

Comment

Significance (Mapped as a Significant heritage place.)
152 Clark Street is of local significance. Like many of its neighbours, it is a substantially intact single block-fronted cottage, which is notable for its unusually elaborate and finely detailed verandah.

Primary Source

Other Studies

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

PHYSICAL/STYLISTIC DESCRIPTION
This timber-framed single-storey single-fronted residence has weatherboarded side walls and timber block fronting to the front. The elaborate timber front verandah is supported on turned posts and has a gabled centre bay projecting from the hipped roof of the house, with lower hipped and bullnosed flanking sections.

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

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

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

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

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

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

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

**Other Studies**

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

**Condition:** Sound

**Integrity:** High, verandah and fence sympathetic.

**History**
This part of South Melbourne is two blocks south of the 1852 survey of Emerald Hill. By Kearney’s survey of 1855, it was well established. At the time of Commander Cox’s survey in 1866, Cobden Street between Clarendon and Moray Streets had numerous buildings on both sides. Presumably, those buildings on the south side included a two roomed wood house with kitchen owned by Snodgrass McFarlane in 1863 and this brick and stone house that McFarlane built in his “large yard” in 1864, both houses being less than a dozen blocks east of the Chinese Josh House. McFarlane’s new house had four rooms and a NAV of 32 pounds. It was let to teacher Lydia Fish in 1865 at which time the street number was 32. James McFarlane, a clerk,
occupied the house in 1867 and by 1879, the owner Snodgrass McFarlane, also a clerk, had taken up residency. At the time, he continued to own the wood house next door which he let to Jean Gardner.

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

**Thematic Context**


**Recommendations**

Nil

**References**

South Melbourne Rate Books: 1863-68, 1879-80, 1890-91, 1900-01.

MMBW litho plan no.21, dated 17.7.1894.


Houses

Formerly unknown

Address 131-133 Cobden St
SOUTH MELBOURNE

Constructed 1864, 1888?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Other Studies

Description

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

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

It is not conclusive when No. 133 was built, because despite Rate Book evidence suggesting that it was not completed until more than twenty years after No. 131, there is no sign of this in the fabric of the buildings. It is
more probable that both halves date from the early 1860s. They are a pair of rendered two storeyed terraces that appear to reflect an early date on construction in their simple form and unadorned walls. They have double hung sash windows set into the rendered walls and each sash has two panes of glass. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop-chamfered frame of the verandah remains intact. The eaves line has been altered and the roof clad in corrugated iron.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1 City of South Melbourne Rate Books, 1863-1865
2 ibid., 1855/59
3 ibid.
4 ibid., 1866/67
5 ibid., 1877/78
6 ibid., 1884/85
7 ibid., 1858/59
8 ibid., 1863/66
9 ibid., 1864
10 ibid., 1865/66
11 ibid.
12 ibid., 1887/89
13 ibid., 1888/89
14 ibid.
The house is historically significant (Criterion A) as representing a phase of importation of Singapore houses to Victoria in the 1840s and 1850s. This in turn illustrates the extraordinary historical, economic and cultural circumstances of the time. It relates to the more general phenomenon of international prefabrication in the nineteenth century, and it parallels the trade in Chinese and other buildings to California. The house in Coventry Place is the only identified Singapore building of this period in Victoria, or in the world, to be identified still standing on its original site. It is also important in the context of South Melbourne, where the first sale of land by the Crown was explicitly designed to facilitate the construction of buildings outside the scope of the Melbourne Building Act. As a result South Melbourne always had more prefabricated houses than any other part of Melbourne. In the vicinity of Coventry Street there were prefabricated buildings of timber and zinc, and more than twenty of iron, two of which survive.

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

**Primary Source**
Miles Lewis, ‘17 Coventry Place, South Melbourne’ (Fitzroy [Victoria] 2001).

**Other Studies**

**Description**
A four roomed house framed in exotic (believed Malayan) timbers, with a later skillion extension at the rear and a detached shed to the north. Externally the house has been rendered, aluminium windows inserted in the façade, the roof clad in corrugated iron, and all original features are concealed except for the crossed top plates, characteristic of Malayan carpentry, which are visible at the south-west corner, and a single protruding...
plate at the north-west corner. Internally there has been substantial alteration to the south-east room, where the wall to the passage has been removed, and angled brick fireplace built in one corner, and the ceiling height lowered. More generally the floor height has been raised, the internal surfaces have been relined, and the former rear windows and other joinery removed. Where the floor have been opened the original bearers can be seen, and were the wall lining has been lifted a wide range of nineteenth century wallpaper fragments are exposed, and original coded markings on structural timbers are visible. The roof space is highly intact, displaying the characteristic features of such houses including a row of king posts, a sub-ridge beam, and marked timbers: inconsistencies in the boarded roof cladding are taken to be original, but there is evidence that a former trap or dormer window on towards the south has been removed.

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

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

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

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

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

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

Recommendations
It is recommended:

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

That the building be nominated for the Victorian Heritage Register.

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

That an approach be made to the Government of Singapore to appraise it of the existence and importance of this building and to seek assistance in obtaining information upon the manufacture of such structures.
That, possibly with assistance from Heritage Victoria, (a) an expert (Mr Jugo Ilic) be engaged to identify the timbers in the structure, (b) a measured drawing survey of the fabric be commissioned, and (c) an archaeological survey of the site be commissioned with special reference to the sub-floor space.

**References**

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

Emerald Hill Rate Book: August 1856, rate nos 660 ff, 1859-60, 1861-2, 1865-6, p 74, rate no 2193; 1872-3, p 89, rate no 2966; 1875-6, p 76. PROV VPRS 8264/P2.

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

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


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

City of South Melbourne, South Melbourne's Heritage.

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


Shops and Residences

Formerly unknown

275-277 Coventry St
SOUTH MELBOURNE

Original Use: Shops and Residences
Date of Construction: 1891

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

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

Thematic Context
unknown

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

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

Identifier unknown
Formerly

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

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

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

Primary Source

Other Studies

Address 288 Coventry St
SOUTH MELBOURNE

Constructed 1877

Amendment C 29

Category Public

Significance (Mapped as a Significant heritage property.)

Comment

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Citation No: 1141

Designer Hennessy and Deakin
originally had cast iron balconettes below each. The mass of brickwork that forms the hall is intact at the rear, and the interior is partially intact, with large pilasters at the lower levels evident. The upper walls and ceiling of the hall are presently obscured from view. The interior at the front of the building and all the ground floor openings to the street have been altered.

History
see Description

Thematic Context
unknown

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

References
2  Foundation Stone.
3  The Architects' Index lists Hennessy and Deakin as the architects responsible for 'cementing and plastering' the Music Hall in Coventry Street.
4  Foundation Sme of 288 Coventry Stmt.
5  Architects’ Index
7  Sands and McDougall Melbourne Directories, 885.1890 and 1901.
8  C. Daley, ‘History of South Melbourne’, p. .54.
9  ‘The Salvation Army..’, loc. cit.
**City of Port Phillip Heritage Review**

**Identifier**  Former Calendonian Hotel
**Formerly**  Freemasons Four Hotel

**Address**  361 Coventry St  
**SOUTH MELBOURNE**

**Constructed**  1889

**Amendment**  C 29

**Category**  Commercial
**Designer**  unknown

**Comment**

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

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

**Primary Source**


**Other Studies**

**Description**

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

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

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

**References**

1 City of South Melbourne Rate books, 1869-1901
2 ibid. 1889/90
3 Personal Communication with Andrew Lemon.
4 City of South Melbourne Rate books, loc. cit.
5 Cole Collection, Vol. 3, State Library of Victoria
6 City of South Melbourne Rate books, loc. cit.
7 ibid.
8 Cole Collection, loc.cit.
Address 378 Coventry St
SOUTH MELBOURNE

Category Commercial: residential

Description

Original Use: Shop and Residence
Date of Construction: c.1856

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

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

Thematic Context
unknown

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

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

**Identifier**
- Portable Houses

**Formerly**
- unknown

**Address**
- 399 Coventry St
  - SOUTH MELBOURNE

**Constructed**
- 1853, 1854

**Category**
- Residential: detached

**Designer**
- Various

**Amendment**
- C 29

**Comment**

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

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

**Primary Source**

**Other Studies**

**Description**

Original Use: Residences

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

**History**

see Description

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

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

Other Studies

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

History
The existence of "Canvas Town" and the need to accommodate a growing population associated with the gold rush focussed attention on Emerald Hill as a site for settlement in the 1850’s. A new survey which has been attributed to Robert Hoddle was prepared in 1852. It consisted of 18 blocks between Montague and Moray Streets with Park Street as its southern boundary. Block 4 was bounded by York, Coventry, Montague and Ferrars Streets and Kearney's map of 1855, indicates that the western half of this block was initially "reserved". However before long Nimmo (now Morris) Street was formed along the east boundary of the
reserve and the reserve itself was subdivided. Six lots were bought by G.S. Murray including lots 1 and 2 on the south east corner of Coventry and Montague Streets.

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

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

**Thematic Context**


**Recommendations**

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

**References**

South Melbourne Rate Books: 1857-61, 1868-73, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.19, c.1894.
Identifier | Flats
Formerly | unknown

Address | 1 Cowderoy St
ST. KILDA

Constructed | 1937

Category | Residential:apartment

Designer | unknown

Amendment | C 29

Comment

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

Primary Source

Other Studies

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

History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit No 9759 issued 6/8/37.
Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay. (1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents).
when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire’s austere programme.

History
see Description

Thematic Context
unknown

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

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

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

Primary Source

Other Studies

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

Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay.(1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents)
when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire's austere programme.

**History**
see Description

**Thematic Context**
unknown

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

**References**

**NOTES**
### Quilkey's Dairy

**Identifier**: Quilkey's Dairy  
**Formerly**: unknown

**Address**: 14 Cowderoy St  
**Category**: Commercial  
**Constructed**: 1935  
**Designer**: unknown

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

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

**Primary Source**

**Other Studies**

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

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

NOTES
St K C C permit No 9008 issued 17/8/35.
Identifier  "Avila"
Formerly  unknown

Address  15 Cowderoy St
          ST. KILDA
Constructed  1935

Amendment  C 29

Comment
Significance  (Mapped as a Significant heritage property.)
An imposing deco-style block of flats on a prominent corner.

Primary Source

Other Studies

Description
Style : Art Deco
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

References
Identifier  Flats
Formerly  unknown

Address  17 Cowderoy St
ST. KILDA

Constructed  1947

Category  Residential:apartment

Designer  unknown

Amendment  C 29

Comment

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

Primary Source

Other Studies

Description
Style : Functionalist
Three storey walk-up flats
Builder: D. Mrocki
Original owner: D. Mrocki

History
see Description

Thematic Context
unknown

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

NOTES
St K C C permit No U431 for four flats issued 15/10/47. Permit for four more flats issued 28/10/66. Recheck that these permits are for No 17.
The Beaconsfield hotel was built at 20 Cowderoy Street, St. Kilda, for Emily Rochard in 1880-81. It is historically, aesthetically and socially important. It is historically important (Criterion A) for its capacity to demonstrate the attraction of the Bay beaches as a resort for the metropolis and beyond during the nineteenth century. It is aesthetically important (Criterion E) for its imposing symmetrical façade treatment which is both unusual and expressive of Melbourne's late nineteenth century boom period. It is socially important (Criterion G) as a prominent early hotel on Beaconsfield Parade, comparable with the nearby “Victoria” hotel and valued by the community for its cultural values.

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

Other Studies

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

Condition: Sound
Integrity: High

History
In 1866, when Commander Cox surveyed the area, the electric telegraph was the only structure traversing the swampy low lying land that stretched between the St. Kilda railway line and the Bay. Subsequent drainage and filling works resulted in land being released for subdivision, the first areas where this occurred being east...
of Kerford Road and west of Fitzroy Street. Building allotments were released in 1873 and described as the "Paris of Prahran". Easy access came in 1878 with the construction of Beaconsfield Parade, a development which coincided with a trend towards seaside locations for housing to escape the unhealthy aspects of city living and a preference for seaside locations for leisure activities.

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

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

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

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1883, 1885, 1890-91, 1899-1900.
South Melbourne Rate Books: 1879-81.
MMBW litho plan no.35, 1896.
Maisonettes
Identifier: unknown
Formerly: 2 Crimea St
Address: ST. KILDA

Description:
Style: Brutalist

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

Primary Source:

Other Studies:

Comment:

Address: 2 Crimea St
ST. KILDA

Category: Residential:attached

Designer: unknown

Amendment: C 29

Heritage Precinct Overlay: HO6
Heritage Overlay(s):

City of Port Phillip Heritage Review

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

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<th>Identifier</th>
<th>House</th>
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<tr>
<td>Formerly</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address**  
3 Crimea St  
ST. KILDA  

**Constructed**  
1882

**Category**  
Residential: detached

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

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

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

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

**Other Studies**

**Description**

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

**History**

At Crown land sales, S. Bantree bought lot 67A which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year, J.C. Gresson owned lot 87 (no.3) which the builder, George Parsons subsequently bought with several
other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos.3 and 5 in 1882. William Drummond who was described as a banker in 1883 and a jeweller in 1890, bought the completed house at no.3 for his residence. It had twelve rooms and an NAV of 150 pounds. Drummond continued to live at no.3 at the turn of the century by which time two rooms had been added. Subsequent occupants included Albert Coppel in 1910 and Arthur Whelan in 1920 and 1930.

**Thematic Context**


**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

**References**


Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.

MMBW litho plan no.45, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/1.
**Identifier**  "St Huberts"
**Formerly**  unknown

**Address**  7 Crimea St
ST. KILDA
**Constructed**  1870s, c. 1918

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

**Amendment**  C 29

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

**Primary Source**

**Other Studies**

**Description**
Two storey flats, former residence

**History**
see Description

**Thematic Context**
unknown

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

References
unknown
**Identifier**  
Balaclava Masonic Temple

**Formerly**  
Baptist Church

**Address**  
16 Crimea St  
ST. KILDA

**Constructed**  
1876

**Amendment**  
C 29

**Category**  
Public

**Designer**  
Thomas Matthews

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

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

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

**Other Studies**

**Description**

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

**Intactness**

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

**History**

see Description
Thematic Context
unknown

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

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

**Identifier**  
Fountain Inn

**Formerly**  
unknown

**Address**  
1 Crockford St  
PORT MELBOURNE

**Constructed**  
c.1863

**Category**  
Commercial

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

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

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

**Primary Source**


**Other Studies**

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

**Description**

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

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

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

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

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

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

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

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

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

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context
unknown

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

References
1. Map of Sandridge 1860
3. ibid 1866 - 7. Block 33. no. 1022.
4. ibid 1867 - 8. no. 1013.
5. ibid 1869 - 70. no. 456.
7. ibid.
9. ibid. no. 171.
11. See above.
13. ibid 1867/68. no. 1013.
14. ibid 1869/70. no. 456.
Residences

Formerly unknown

Address 17-19 Crockford St
PORT MELBOURNE

Constructed 1877

Category Commercial: residential

Designer unknown

Amendment C 29

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

Primary Source

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, two storeyed Industry
Workshops
ORIGINAL OWNER: William Hall
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent) 90%+ original
BUILDING TYPE: Nineteenth century brick houses, two storeys
ORIGINAL RESIDENTIAL USE TYPE: Private residence
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick
PHYSICAL/STYLISTIC DESCRIPTION
17-19 Crockford Street is a single two-storey brick residence. The front elevation is built up to the property line and incorporates two doors, one, to the north, entering the house, and the other giving access to a side passage leading to the rear yard. The elevation is built of polychromatic brickwork, with the alternating Flemish bond header and stretcher bricks in blue and purple-brown respectively and the flat arches to the openings, and jamb and corner quoining in cream brick. The keystones are red brick, and there is a band of cream and red brick running horizontally at first floor level. The cornice and plain parapet are formed in exposed brown and cream brickwork, the cornice being supported on moulded brick paired brackets. The ground floor window is double width and contains two sash double-hung windows side-by-side. These and the upper floor windows have unusual four-paned sashes.

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

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

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

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

References
### Description

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

### Significance

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

### Primary Source


### Other Studies

Amendment C 29

Comment

(Mapped as a Significant heritage property.)
This group of brick and corrugated iron industrial buildings appears to have been constructed at various dates in the late nineteenth century.

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

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

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

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

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

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

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

**Recommendations**

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

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

**References**

2. ibid.
3. Port Melbourne rate book, 1885-6, no. 1159.
8. Both photographs are reproduced in A History of Port Melbourne.
Wilkinson house

Identifier: Unknown
Formerly: 58 Crockford St

Address: 58 Crockford St
PORT MELBOURNE

Constructed: 1902
Amendment: C 29

Category: Residential: row
Designer: unknown

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

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

Other Studies

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

Condition: good (partially disturbed, well preserved)
Integrity: substantially intact/some intrusions
Context: One of three Victorian-era row houses isolated in this location.
History
This site was vacant land (25x84 feet) in 1900 owned by Frederick Wilkinson. By mid 1902 it was a 6 room brick houses with an annual value of 32 pounds, owned and occupier by Wilkinson, a wheelwright. Wilkinson was also termed as a blacksmith and a coach smith. By the 1930s, he had moved to Caulfield and was leasing this house to Catherine McRedman { RB}.

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

Thematic Context
Making suburbs

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

References
VPRO Pt Melbourne Municipal Rate Book (RB) VPRS 586/P;
**Description**

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

PHYSICAL/STYLISTIC DESCRIPTION

64 Cruikshank Street is a two-storey single-fronted timber-framed house with timber block fronted cladding to the facade. The facade features a timber parapet covering the end of the gabled roof, also with timber block front in imitation of ashlar. The parapet has a moulded timber cornice, with console blocks to the ends.
supporting a raised triangular pediment with keystone. The house has a verandah and first floor balcony, with timber wing walls containing small round-headed windows. The verandah and balcony have timber centre posts and cast iron frieze panels, brackets and balcony balustrading. The double-hung sash windows have moulded timber architraves.

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

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

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

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

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

References
**Identifier**  
Cricketers’ Arms Hotel

**Formerly**  
unknown

**Address**  
69 Cruickshank St  
PORT MELBOURNE

**Category**  
Commercial

**Constructed**  
1876

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)
The Cricketers’ Arms Hotel is of local significance. The hotel is unusual for its streetbound rather than corner site and its relatively small facade. The facade is of distinctive design, notable features including the aedicule surround to the main door and the cast iron balconettes.

**Primary Source**

**Other Studies**

**Description**

<table>
<thead>
<tr>
<th>PRINCIPAL THEME: Assembly and Entertainment</th>
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</thead>
<tbody>
<tr>
<td>SUB-THEME: Hotels</td>
</tr>
<tr>
<td>ORIGINAL OWNER: Thomas McCormack</td>
</tr>
<tr>
<td>LOCAL/PRECINCT CHARACTER: AUTHENTICITY</td>
</tr>
<tr>
<td>Individual Character (Individual, different from adjacent)</td>
</tr>
<tr>
<td>BUILDING TYPE: Hotel</td>
</tr>
<tr>
<td>ORIGINAL RESIDENTIAL na</td>
</tr>
<tr>
<td>USE TYPE:</td>
</tr>
<tr>
<td>ARCHITECTURAL STYLE: Victorian Free Classical</td>
</tr>
<tr>
<td>PRINCIPAL MATERIAL: Rendered brick</td>
</tr>
</tbody>
</table>

**Physical/Stylistic Description**
The Cricketers’ Arms Hotel is a two-storey brick building with restrained Renaissance Revival detailing. The three-bay facade is rendered and has a narrow projecting centre bay containing the principal entrance door.
The arched door opening is set within an aedicule of Tuscan pilasters supporting an entablature with triglyphs and a segmental pediment with decorated centre. The first floor windows are round-headed to the centre and rectangular to each side, with moulded archivolt or architraves over, and cast iron balconettes with moulded brackets and festoons under. There are a plain moulded intermediate cornice above ground floor level, and a dentilled principal cornice, both with end console blocks. The parapet is balustraded between intermediate pedestals, with a raised and panelled solid rendered brick central pedimented section. The pedestals originally would all have had ball finials, of which only some remain.

The large ground floor windows have been altered.

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

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

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

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

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

References
5. Port Melbourne Building Register, 8 June 1953, 449, 30 May 1956, 776, 9 November 1956, 1141.
This is a historical document about the R. Knight Pty Ltd brick stables building in Port Melbourne. The building is of local significance for its continuous association since the 1880s with the carriers R. Knight Pty Ltd, one of the few sites in Port Melbourne with such a long association. The building is one of the few such buildings to remain in residential areas of Port Melbourne, and demonstrates the previous diversity of activity and built form in the area. The detailing of the brick facade is representative of nineteenth century industrial construction, and contrasts with the adjacent corrugated iron buildings.

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

**Primary Source**

**Other Studies**

**Description**

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Stables
Transport buildings-road cartage

ORIGINAL OWNER: R. Knight
CURRENT OWNER: R. Knight Pty Ltd

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

BUILDING TYPE: Warehouse
ARCHITECTURAL STYLE: Victorian Industrial
PRINCIPAL MATERIA: Brick and timber

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

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

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

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

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

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

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

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

References
2. ibid. p. 720.
5. Port Melbourne rate book, 1900-01, no. 333.
Electrical substation

Address 13 Daley Street
ELWOOD

Construct 1910’s?

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)

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

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

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

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

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

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

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

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

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

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

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

Sands & McDougall Directory, various.

Lodged Plan No 4957, dated 22 May 1908.
Identifier       "Eden Terrace"
Formerly         unknown

Address          4-18 Dalgety St
                 ST. KILDA

Constructed      1858

Category         Residential:row

Designer         unknown

Amendment        C 29

Comment          (Mapped as a Significant heritage property.)

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

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

Other Studies

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

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

History          see Description

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

References
Rates Books, City of St Kilda, 1858 (first book available): 135-142, Thomas Eden (owner), Thomas
(occupiers), eight 10 room brick and stables, N.A.V. 212 pounds.
Residences

Formerly unknown

Address 15-17 Dalgety St
ST. KILDA

Constructed 1860’s

Amendment C 29

Category Residential:attached

Designer unknown

Significance These residences were erected early in St Kilda.

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

Other Studies

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

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

History
see Description

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

References
Conservation Study of St Kilda, Investigation Project, Department of Architecture, University of Melbourne, 1979.
Vardy, Plan of the Borough of St Kilda, 1873.
**Identifier**  "St Margaret"

**Formerly**  Terrace

**Address**  25 Dalgety St

**ST. KILDA**

**Constructed**  1870's,1920's

**Category**  Residential:apartment

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

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

**Primary Source**


**Other Studies**

**Description**

Style : Mediterranean

Walk-up flats, former three storey terrace

**History**

see Description

**Thematic Context**

unknown

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

References

unknown
### Lansdowne Terrace

**Identifier**  
"Lansdowne Terrace" and Stable

**Formerly**  
unknown

### Address

33-37 and rear 39 Dalgety St  
ST. KILDA

### Constructed

1858

### Category

Residential:row

### Designer

unknown

### Description

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

### Intactness

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

### Significance

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

### Primary Source

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

### Other Studies

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

(Map as a Significant heritage property.)
History
see Description

Thematic Context
unknown

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

References
J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of Melbourne, 1979.
Rate Books, City of St. Kilda, 1858 (earliest book available) shows six 9 brick dwellings and stables,
"Lansdowne Terrace" and Stable

Formerly unknown

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

Constructed 1858

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

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

Other Studies

Description

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

Thematic Context
unknown

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

References
J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of Melbourne, 1979.
Residence, Coach House & Stables

Identifier: unknown
Formerly: 39 Dalgety St
Address: ST. KILDA

Description:
Style: Arts and Crafts
One storey residence, coach house and stables

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

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

"Significance……the stables at the rear are particularly important due to their complex and intricate form and detail….."
(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source:

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

Description:
Style: Arts and Crafts
One storey residence, coach house and stables

History:
see Significance

Thematic Context:
Princes St
Burnett St
Dalgety St

City of Port Phillip Heritage Review
Citation No: 884

Address: 39 Dalgety St
ST. KILDA

Category: Residential: detached

Constructed: c. 1914

Designer: unknown

Amendment: C 29
Recommendations
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
"Alverno"  
Formerly: unknown  

Address: 41-41a Dalgety St, ST. KILDA  
Constructed: late 1910's  
Category: Residential: apartment  
Designer: unknown  

Amendment: C 29  
Comment:  

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

Primary Source:  

Other Studies  

Description  
Style: Arts and Crafts  
Two storey walk-up flats  

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

History  
see Description  

Thematic Context  
Princes St  
Burnett St  
Dalgety St  

Heritage Precinct Overlay HO5  
Heritage Overlay(s)  

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

Other Studies

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

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

Dalgety Court is a notable example of staged construction.

History
see Description

Thematic Context
unknown

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

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

**Identifier**

"Lurnea"

**Formerly**

unknown

**Address**

50(ex 48a) Dalgety St

ST. KILDA

**Constructed**

c1920

**Category**

Residential:apartment

**Designer**

unknown

**Amendment**

C 29

**Comment**

(Mapped as a Significant heritage property.)

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

**Primary Source**


**Other Studies**

**Description**

Two storey walk-up flats

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

unknown
St Kilda Cemetery

Identifier: St Kilda Cemetery
Formerly: unknown

Address: Dandenong Rd
ST. KILDA

Constructed: 1855

Amendment: C 29

Category: Public

Designer: unknown

Description

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

LATER ALTERATIONS

Significance

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

EXTENT OF SIGNIFICANCE
Entire cemetery.

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

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

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

Other Studies

Description

PERIOD OF USE
1855 - 1900, 1928 - ? in current use.
Southern entrance gates have gum trees etc. planted in front of them. Vardy shows a building, presumably a keeper's lodge, at the Dandenong Road entrance and presumably its site is now the memorial lawn. New flat roofed toilet /administration building.

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

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

ORIGINAL USE
Cemetery.

PRESENT USE
Continuing use.

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

INTACTNESS (February, 1984)
The graves generally and the surrounding fences are intact. A memorial lawn has been established along part of the Dandenong Road frontage, with a flat roofed toilet /administration block on the other side of the main gate.

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

Thematic Context
unknown

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

References

BIBLIOGRAPHY


3. J.E.S. Vardy, Plan of the Borough of St. Kilda compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, map no. 3 North Ward - Appendix.
Ardoch Education Village

Residence, Flats

220-238 Dandenong Rd
ST. KILDA

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

Comment

Significance  (Mapped as a Significant heritage property.)

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

Primary Source


Other Studies

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

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

History
see Description

Thematic Context
unknown

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

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

**Identifier**  
Flats

**Formerly**  
unknown

**Address**  
304 Dandenong Rd  
ST. KILDA

**Constructed**  
1939

**Category**  
Residential:apartment

**Designer**  
Arthur W. Plaisted

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**Description**  
Three storey walk-up flats  
Original owner: Mrs Holdsworthy

**History**  
see Significance

**Thematic Context**  
unknown

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

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

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

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

**Primary Source**  

**Other Studies**
References

NOTES
St Kilda C. C. Building Approval No. 10437.
Identifier: St. Mary's Church complex
Formerly: unknown

Address: 208 Dandenong Rd
ST. KILDA EAST

Constructed: 1859

Amendment: C 29

Category: Church

Designer: William Wardell

Comment

Significance: (Mapped as a Significant heritage property.)

Victorian Heritage Register: "This Gothic Revival church was designed by the noted architect William Wardell (1823-1899) and built between 1859 and 1871. The church is of bluestone with freestone dressings. A feature of the front elevation is the dressed bluestone belfry which surmounts the composition; steep sided capping reflects that of the nave roof. The church also features raised lancet windows and stepped buttresses. St. Mary's has been described as William Wardell's most complete Australian parish church and comprises a long nave and aisles, lopsided chancel under an unbroken roof ridge, side chapels and sacristies. The church is notable for its wealth of internal fittings. St. Mary's Church is of architectural and historic importance for the following reasons:
- As one of the most important works of the noted architect William Wardell.
- As Wardell's first church in Victoria and his most complete Australian parish building.
- As an important Victorian period church in the Gothic Revival manner.
- For the quality of its internal design features and detailing.
- As the first Roman Catholic Church consecrated in Victoria."

The presbytery is contributory. The St. Mary's School is historically and aesthetically important. Its historical importance (Criterion A) is derived from its capacity to represent the Catholic Church's commitment to education at the time and long after the Education Act of 1873. It is aesthetically important (Criterion E) as an imposing public building on the Dandenong Road and as a sophisticated expression of the Queen Anne style as it was applied to a public building soon after Federation, the ornamentation, arrangement of the parts and stylistic references being important elements.

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

Other Studies

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

Condition: Sound.
Integrity: High.

History

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

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

Meanwhile, a presbytery had been built beside the new church, completed in 1867 and duly occupied by Fr.James Francis Corbett who had been at St.Mary's since September 1863.

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

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

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

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

Thematic Context

Educating. 6.2. Establishing schools.
Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

References

Heritage Victoria File no. 86 2583 0
Miles Lewis (ed): "Victorian Churches Their origins, their story and their architecture" National Trust of Australia (Victoria), 1991, p.84.
**Identifier**  Shops and Flats  
**Formerly**  unknown

| **Address** | 254-256 Dandenong Rd  
ST. KILDA EAST |
| **Constructed** | c. 1870, c. 1920 |

**Category**  Commercial: residential  
**Designer**  unknown

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

**Primary Source**  

**Other Studies**

**Description**  
Three storey shops and flats

**History**  
see Significance

**Thematic Context**  
unknown

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

References

unknown
"Broxted" (Wando Grove Group)

Formerly: unknown

Address: 342 Dandenong Rd
ST. KILDA EAST

Constructed: 1918

Designer: Howard R. Lawson

Category: Residential: detached

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)

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

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

Primary Source

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

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

A late arts and crafts style house, later converted to flats. The house was originally owned by architect and developer Howard R Lawson whose numerous and often distinguished flat developments both in the region of
Dandenong Road and elsewhere in St Kilda helped reshape the identity of many areas of the suburb during the period 1910 to 1930. The house is currently owned by the City of St Kilda and managed by the St Kilda Housing Association. The building displays aspects of American, or, more specifically, prairie influence in the sweep of eaves, window treatments and fence design, though not the bold eaves bracketing. The building is also notable for its diagonal siting and is complemented by houses at numbers 344 and 346 Dandenong Road.

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

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

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 3563 granted 4/4/1918, includes drawing.
Residence (Wando Grove Group)

Formerly unknown

Address 344 Dandenong Rd
ST. KILDA EAST

Constructed 1919

Category Residential: detached

Designer unknown

Amendment C 29

Comment

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

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

Other Studies

Description
see Significance

History
see Significance

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
By 1876 Thomas and Alfred Ford, a local doctor and a dentist, had sold sixty-six feet of vacant land on Allotment 15 to Thomas Abercrombie Mouatt (2), a ‘gentleman’. Mouatt soon erected a ten-roomed brick mansion, known as ‘Montalto’ having an initial N.A.V. the following year of £80 (3).

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

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

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

Primary Source

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

‘Montalto’ is one of the few substantial Victorian houses in South Melbourne outside the main boulevards such as St Kilda, Queens or Albert Roads. In Danks Street it is not only far larger than the surrounding buildings but also earlier than most. It is an opulent two storeyed rendered mansion. The front façade is asymmetrical, having a first floor colonnade set above a ground floor loggia that is countered by a projecting window unit housing a cluster of three windows at each level. These windows are flanked by pilasters and at each level they are surmounted by a pediment: a treatment repeated above each window within the colonnade. The house has a parapet decorated with an Italianate balustrade and appears, externally, to be substantially intact.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

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

**References**

1 City of South Melbourne Rate Books, 1875-1877
2 ibid.
3 ibid., 1876/77
5 ibid., p.44
6 Melbourne Directory 1855, p. 293
7 City of South Melbourne Rate Books, 1884/85
8 Melbourne Directory, op.cit., p.1086
9 City of South Melbourne Rate Books, 1897/98
10 P. Milner, Some Significant Industrial Sites in South Melbourne, October 1986, prepared for the National Trust of Australia (Victoria)
11 City of South Melbourne Rate Books, 1899/1900
13 ibid., 1931-32
14 Christian Brothers Archives
### Address
370 Danks St
SOUTH MELBOURNE

### Constructed
C. 1905

### Category
Residential: detached

### Designer
Unknown

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

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

### Primary Source

### Other Studies

### Description
Original Use: House

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

Thematic Context
unknown

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

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

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

History
see Description
Thematic Context
unknown

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

References
unknown
Residence: "Hereford"
Identifier: unknown

Formerly: 4 Deakin St
Address: ST. KILDA

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

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

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

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

References

Sands and McDougall directories: 1890, 1910, 1920, 1930.
MMBW litho plan no.35, dated c.1896 and 1935.

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

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

Thematic Context


Recommendations

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

References

Sands and McDougall directories: 1890, 1910, 1920, 1930.
MMBW litho plan no.35, dated c.1896 and 1935.
Residence Identifier unknown
Formerly 16 Deakin St
Address ST. KILDA
Description Style : Arts and Crafts
One storey residence
Significance A small Victorian house notable for its extraordinary street facade, probably altered to its present form around 1920. A semi cylindrical bay window with a bizarre conical hat of bell cast timber shingling is superimposed on a flat front wall, cut off crisply at the top in Jacobean curves. The strength of the composition is compounded by the overscaled proportions of its elements, and their close proximity to the footpath. As such, the building has a presence in the streetscape that belies its small size.
Recommendations Nil
Designer unknown
Category Residential:detached
Constructed 1890s-c1920
Amendment C 29
Comment
Other Studies
Description
Style : Arts and Crafts
One storey residence
History see Description
Thematic Context unknown
Recommendations Nil
References

unknown
Flats

Formerly

unknown

Address
23 Dickens St
ST. KILDA

Constructed
1938

Amendment  C 32

Comment  Map corrected

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

Primary Source

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
Flats
Identifier
Formerly unknown

Address 25 Dickens St
ST. KILDA

Constructed c. 1930

Amendment C 32

Category Residential:apartment

Designer unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

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

Primary Source

Other Studies

Description
Style : Functionalist
Residential, Flats

History
see Description

Thematic Context
unknown

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

unknown
Identifier: House
Former: unknown

Address: 70 Dickens St
ELWOOD

Constructed: 1939

Amendment: C 29

Comment:

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

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

Other Studies

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

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

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

The house was subsequently owned by Emily Vincent who sold it to Rudolf and Clarissa Dettmer in 1938. The Dettmers demolished the house and in 1939, erected a brick house on the site. It had five rooms and an NAV of 105 pounds. By then, the street number had been changed to 70.
The Dettmers continued as owner/occupants in 1960 at which time the house was described as “brick, five rooms, population 4, NAV 325 pounds”.

**Thematic Context**

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

**Recommendations**

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

**References**

Identifier  "Glenronald"
Formerly  unknown

Address  75 Dickens St
ELWOOD

Constructed  late 1920's

Category  Residential:apartment
Designer  unknown

Amendment  C 29

Comment

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

Primary Source

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

**Primary Source**

**Other Studies**

**Description**
Style : Art Deco
Three storey walk-up flats

**History**
see Description

**Thematic Context**
unknown

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

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

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

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

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

Other Studies

Description

DATE OF CONSTRUCTION
1891/92 (most probably in the last months of 1891)(1).

ORIGINAL OWNER
Mrs. Margaret McCutcheon(1)(2).

ARCHITECT
Ernest W.M. Crouch very probably(2).

BUILDERS/ ARTISANS
Not known.

LATER OCCUPANTS

Occupants(7) - 1899, 1900 Ernest Kornblum; 1901/02-04 Charles Crosby.

LATER ALTERATIONS/ ADDITIONS
Changes have been made to the rear service rooms, including demolition of some internal walls.

DESCRIPTION
Construction of this single storey house is in brick with a slate roof. The front rooms are cement rendered, but otherwise the walls externally are face brickwork, now painted. A hall in three sections bisects the house, the first section, the length of the front rooms, being narrower than the main hall with its coved ceiling. The front two rooms, unlike the rest of the house, have a bluestone plinth and the side walls do not align with those of the main part of the house. The projecting bay windowed room roof has iron cresting forming an ornamental enclosure. Internally the front rooms and the hall have elaborate ceiling plasterwork. The ceiling rose in the front bay windowed room is unusual. The doors from the hall into each room have acid etched glass toplights.

INTACTNESS (April, 1984)
This building has a high level of intactness generally. Previously it was a rooming house and with a period of disuse, fittings such as mantelpieces and main door toplights were removed. There have been extensive changes in the rear service rooms in recent times.

CONDITION
This building is in very good condition.

ORIGINAL USE
Private residence

PRESENT USE
The same.

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

Thematic Context
unknown

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

References
BIBLIOGRAPHY
   M.M.B.W. Detail Plan no. 1382-Appendix.
2. Titles Office, Victoria, complete title search:
5. Vol. 2408, Fol. 481478, 1892.

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

Formerly unknown

Address 6a Dickens St
ST. KILDA

Constructed 1950

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Other Studies

Description
Style : Functionalist, Art Deco
Two storey residence

History
see Significance

Thematic Context
unknown

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

unknown
"Antigone" Flats
Formerly unknown

Address 34 Docker Street, ELWOOD

Constructed 1937

Amendment C 54
Comment New citation

Significance (Mapped as a Significant heritage property.)

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

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

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

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description
Antigone at 34 Docker Street comprises six flats in a three-storey flat-roofed rendered brick Functionalist-style building. The triple-fronted asymmetrical façade has a projecting off-centre wing, with central painted brick spandrel flanked by curving metal-framed multi-paned windows. To the left is a row of curved balconies with
rendered balustrade walls and simple steel railings. Here, each flat has a vertical ribbon window; those to first two floors retain original opaque glazing. At the right side of the façade, each flat has a wide tripartite metal-framed window, with painted brick spandrels between; the balconies for these flats project from the side elevation. The central main entry has a doorway with distinctive panelled timber door and cantilevered concrete slab sunhood. Above, the stairwell is indicated by two ribbon windows; originally open, these now contain blue Perspex. The flat roof, encircled by a parapet with low steel railing, has a small structure forming a partial fourth storey, added in 1999. This has its own flat roof, with narrow eaves and timber fascia, and a row of small square windows above the stairwell bay. The latter, part of the original 1937 fabric, were formerly decorative openings in the parapet.

History

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

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

Thematic Context

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

Recommendations

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

References


Information provided by Helen Graham, resident of 34 Docker Street
Monterey Flats

Identifier: "Monterey Flats"
Formerly: unknown

Address: 35 Docker St
ELWOOD

Constructed: 1928

Category: Residential: apartment
Designer: unknown

Amendment: C 29

Comment

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

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

Other Studies

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

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

The land was subsequently subdivided to be sold as the "Elwood Hill Estate" and two streets were formed, North Elwood and South Elwood (Vautier and Docker Streets respectively). Parallel with the streets were lanes that provided rear access to each allotment.
This area was quite isolated due to swamps to the east and north (Elwood Swamp) and was sparsely populated prior to the drainage and filling works of the early twentieth century. However when development resumed, apartment living had become popular by the Bay.

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

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

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

**Thematic Context**

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

**Recommendations**

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

**References**

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

Identifier: unknown

Formerly: unknown

Address: 210-218 Dorcas St
SOUTH MELBOURNE

Description:

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

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

In March the following year the foundation stone of the basalt building was laid by the Governor, Sir Henry Barkley (8). Francis Maloney White was the architect of the cruciform plan church (9) and the first portion, the nave, was built at a cost of £1,700 by Abraham Linacre. Services at the new building were conducted by the
Rev. Rivers Beachcroft Dickinson (10), while in 1859 the church was enlarged and extended (11). In 1875 the two-roomed iron house that was used as the residence of the vicar was demolished and all materials were removed (12) while in the previous year the noted Melbourne architect, Charles Webb, called tenders for the construction of the two-storey parsonage (13). Webb later designed the South Melbourne Town Hall and the polychrome brick School No. 1253 in Dorcas Street (q.v.). In 1862 he had added transepts (14) and in 1867 made additions further (15) to St Luke’s.

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

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 Architects’ Index, University of Melbourne
2 ibid.
3 ibid.
4 ibid.
5 C. Daley, 'History of South Melbourne', p. 372
6 ibid., p.176
7 National Trust of Aust. (Vic.), ‘Research into St Lukes …’, 28 February 1978
8 ibid.
9 ibid.
10 Daley, loc.cit
11 National Trust of Aust. (Vic.), loc.cit
12 Architects’ Index
13 ibid.
14 ibid.
15 ibid.
16 Daley, loc.cit.
17 Architects’ Index
18 ibid.
The former Presbyterian Church is of significance as a substantially intact church by the leading firm of architects, Inskip and Butler, and as one of the few churches built in the area during the Edwardian period. The obscured state of the polychrome facade detracts from the significance of the whole.

Primary Source

Other Studies

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

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

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

A photograph of the Church, taken not long after its completion, shows the building as being faced with horizontal striped polychrome brickwork over its entire surface(8). As it stands, the polychrome effect of the
façade has been covered, the whole having been rendered over, although the church does remain intact in its overall form. As may be expected of its Edwardian date, the church displays a simplicity and boldness of form rarely found in the late-Victorian period. It is hall-like in its form, with a simple slate roof ending in a gabled end facing the street. This is embellished with corner turrets and coupled windows to the centre and the sides. A sculptural quality was added to the facade through the entrance porch; the wing walls of which are swagged back to the main facade. It is unfortunate that the polychrome effect of the facade is no longer visible as the fluidity of its forms and vibrance of design have been obscured. The church does however remain an interesting example of the work of the leading firm Inskip and Butler. The building has since been purchased by the Greek Orthodox Church and is now known as St Eustathious.

History
see Description

Thematic Context
unknown

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

References
1. HPBC, file 5/14/74, October 1983, 'Recommendations to the Minister for Planning.....'
2. Ibid.
4. National Trust of Australia (Victoria), Architectural and Historic Importance of St John's Lutheran Church, 7 June 1984.
5. G. Butler, loc. cit
6. National Trust of Australia (Vic), citation, F.N.4634
7. Ibid.
The former Salvation Army Citadel is of significance as a fine example of Edwardian public architecture and in its castellated styling was designed to evoke the cause of the Salvation Army. Located near the Town Hall, it reinforces this area as the administrative heart of South Melbourne. The pressed metal ceiling is integral to the significance of the whole.

**Primary Source**

**Other Studies**

**Description**

Original Use: Salvation Army Citadel
Construction: 1911

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

The citadel remains substantially intact despite its changed usage. The exterior is built in a hall-like form with a boldly decorated facade with castellated ornamentation above the door and to the turrets rising above parapet level. The architectural strength of these, now sadly obscured by paintwork, was originally heightened by the play of their render against the (presumably red) tuckpointed brick walls. The interior has...
been partitioned off to house offices, however the very fine pressed metal ceiling is extant. The window and
door openings to Dorcas Street facade are original, however their joinery has been replaced. Plaques on the
facade read: 'This building was opened to the Glory of God and for the Salvation of the People by Comm'
James Hay on Feb 18th 1911', 'Lieut. Col Edward Saunders, Architect'

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

1  'The Salvation Army : A brief History', held in South Melbourne Local History Collection, LH 354
2  ibid.
3  ibid. Refer Citation for 288 Coventry Street
4  ibid.
5  ibid.
The terrace houses at 239-253 Dorcas Street are of significance as one of the largest and most complete essays of the Spanish Mission style in Melbourne and as an atypical application of the style, in it having been applied to a terrace row. The rear facades are not integral to the significance of the row.

Primary Source

Other Studies

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

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

Nos. 241 to 253 were purchased from the Orphan Asylum by the Brown Brothers, grocers, and first tenanted by John Jewell, a draper; Clifton Hughes, a tailor; Alfred Ericson, a pastrycook; Augustus Kenman, a
photographer; and Thomas Cooke, a stationer. Nos. 249 and 251 initially standing vacant. These seven five-roomed brick shops and residences had a first N.A.V. of £64 per building (6). By 1905 the row of seven shops was used as Patrick McCawley’s Furniture Stores (7).

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 City of South Melbourne Rate Books, 1884-1886
2 Architects’ Index, University of Melbourne
4 Architects’ Index
5 City of South Melbourne Rate Books, 1885/86
6 ibid
7 Jubilee History of South Melbourne, p.139
Former Baptist Church

Identifier
Former Baptist Church

Formerly
unknown

Address
250 Dorcas St
SOUTH MELBOURNE

Constructed
1877

Amendment
C 29

Comment

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

Primary Source

Other Studies

Description
Original Use: Church
Date of Construction: 1877
Architect: Thomas Watts

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

The building has since been deconsecrated and is used for commercial purposes. It is a simple hall-like building that adds decorative and spatial effect. The church is built in bichromatic
tuckpointed brickwork, the contrasting cream bricks having been restricted to the corners of the building and the openings. The front facade, has a loggia with three cream brick arches supported by cast iron Corinthian columns. Above this, a tripartite window and oculus vent break the sweep of brickwork in the gable end. The slate roof is decorated with bands of contrasting slates and its line broken by a series of dormer vents. The cast iron fence and the cream and terracotta tiles to the loggia are intact. Internally the fine timber ceiling and the choir loft are substantially intact. The walls to the loggia have however been defaced through sandblasting.

History
see Description

Thematic Context
unknown

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

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

Formerly: unknown

Address: 255-257 Dorcas St
SOUTH MELBOURNE

Date of Construction: 1889 (1)

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

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

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

Primary Source

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

‘McCaulley’s Furniture Stores, Dorcas Street’ (Detail) Jubilee History

1 City of South Melbourne Rate Books, 1888-1891
3 ibid.
4 City of South Melbourne Rate Books, 1888/89
5 ‘Jubilee History’ …, loc.cit.
6 Refer to Citation No. ?? for 239-253 Dorcas Street
7 ‘Jubilee History’ …, op.cit., p.39
8 City of South Melbourne Library, History Collection
Former "Record" Office, South Melbourne

Identifier
Formerly unknown

Address
259 Dorcas St
SOUTH MELBOURNE

Constructed
1882

Amendment
C 29

Category
Commercial

Designer
Sydney William Smith

Comment
(Mapped as a Significant heritage property.)

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

Primary Source

Other Studies

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

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

In 1881 an auction notice appeared for 'The Record' office(8) and the newspaper's rival 'The Courier', moved into the Dorcas Street premises(9). Potter subsequently moved 'The Record' to new premises in Bank Street East, the site now occupied by the South Melbourne Police Station,(10) and by the closing years of the
The Record was established as the official organ for the South Melbourne Council(11). The paper is continued by Meehan & Co Pty Ltd.(12), and serves the two suburban municipalities, South and Port Melbourne.

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

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Architects’ Index, University of Melbourne.
2 ibid.
3 The Record', 'A Brief History 1868 to 1968', held in South Melbourne Local History Collection.
4 ibid
5 The Record', 29 December 1882, quoted in National Trust of Aust. (Vic), Research into The Record Newspaper Office..., 27 July 1979.
6 National Trust of Australia (Vic), loc.cit.
7 Refer to Citation for 2 Marshall Street.
8 Architects’ Index
9 The Record', A Brief History…', loc.cit
10 ibid. Refer Citation for 211-213 Bank Street
11 The Record, 'A Brief History…'; loc.cit.
12 ibid.
In 1873 following the introduction of the Education Act(3), two Emerald Hill schools (Presbyterian, No.225 and Wesleyan, No.233) combined to become State School No.1253(4). Subsequently in 1877, the Town Clerk of Emerald Hill wrote to the Minister of Public Instruction ‘... requesting him to direct the Architect's attention to the desirability of designing a pretty and tasteful building for the State School to be erected in Dorcas Street West...(5). In May the following year Charles Webb, architect of the South Melbourne Town Hall (q.v.)(6), completed the drawings(7), but it was not until 1880 that tenders were advertised for the stone foundations of the school(8). The building was erected by James Treeby(9) and was completed at the beginning of the following school year.

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

State School No. 1253 is of significance as one of the most intact and successful essays in Tudor Gothic applied to a school and executed in polychromatic brickwork, in Melbourne. It is also of significance as a major work of the leading architect, Charles Webb.
Daley was well-known as an historian, teacher, naturalist and author of several books; serving as Secretary and later as President of the Royal Historical Society of Victoria.

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

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 Architects’ Index, University of Melbourne
2 ibid.
3 C. Daley, ‘History of South Melbourne’ p. 243
4 ibid. p. 244
5 Education Department, School Building File 1253 Dorcas Street 77/34003, quoted in L. Burchell, Victorian Schools, p. 148
6 Refer Citation No. for 208-220 Bank Street
7 HBPC, ‘Government Buildings Advisory Council...’, held in File no. 84/3615
8 Architects Index
9 HBPC, loc.cit.
11 ibid.
12 Blake, op.cit. Vol. 1, pp. 1317, 1318-9
Former Presbyterian Church
Identifier unknown
Formerly 327 Dorcas St
Address SOUTH MELBOURNE
Description
Original Use: Church
Date of Construction: Circa 1860(1), enlarged 1867(2)
On 21 April 1867(3) the Emerald Hill Presbyterian Church was opened for worship, additions being made to the earlier 1860 bluestone building at a cost of £567(4). The tower, shown on the original plan was never erected(5). By 1887, although the church membership was booming, its financial situation had suffered with the substantial alterations to the session house, vestry and organ loft(6). The Fincham and Hobday organ, built in Richmond in 1891, and now contained within the gallery, is a fine example of its type and is one of the largest two-manual Fincham organs of its period to survive essentially intact(7).
In 1911 tenders were called for painting the church and for replacing the ceiling with steel panels(8). By 1930 the Dorcas Street congregation had amalgamated with the Clarendon Street Presbyterian Church(9), the building of the latter congregation being used for worship(10). The church at 327 Dorcas Street is now occupied by the Uniting Church and retains a substantial tract of land free from buildings.
The church is built in basalt in a cruciform plan with an octagonal apse. In reflection of its relatively early date,
externally it is quite sparse of detailing with stylistic derivation being Gothic, expressed in elements such as the pointed tripartite windows.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

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

**References**

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

Formerly: unknown

Address: 330-334 Dorcas St
SOUTH MELBOURNE

Original Use: Hotel
Construction: 1855

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

Significance
(Mapped as a Significant heritage property.)

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

Primary Source

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

History
see Description

Thematic Context
unknown

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

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

Formerly: unknown

Address: 337 Dorcas St
SOUTH MELBOURNE

Constructed: c.1857

Category: Residential: detached

Designer: unknown

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

Primary Source

Other Studies

Description
Original use: Residence

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

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

Heritage Precinct Overlay: None
Heritage Overlay(s): HO114
History
see Description

Thematic Context
unknown

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

References
337 Dorcas Street in c.1920 (South Melbourne Library)

1 'Sands and Kenny Melbourne Directory', 1858
2 'Sands and McDougall Melbourne Directory', 1862
3 'Australian Dictionary of Biography', Vol.6, pp.106-111
City of Port Phillip Heritage Review

Identifier: Warehouse
Formerly: McLaren, Troedel & Cooper

Citation No: 637

Address: 93 Dow St, PORT MELBOURNE

Category: Industrial

Constructed: c. 1865

Designer: Unknown

Heritage Precinct Overlay: N/a.

Heritage Overlay: HO115

Graded as: Significant

Amendment: C103

Comment: Updated citation

History

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

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

Thematic Context

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

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

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


Comparative Analysis

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

Assessment Against HERCON Criteria

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

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

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

Not applicable.

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

Not applicable.

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

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

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

The building is a powerful presence on this corner, with notable features including the massively-scaled facade of rusticated bluestone and the yellow brick dressings and quoining, unique elements in the Port Melbourne context.
Not applicable.

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

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

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

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

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**Significance**

**What is Significant?**

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

**How is it Significant?**

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

**Why is it Significant?**

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

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

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**Primary Source**


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**Recommendations**

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

General


Specific

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

City of Port Phillip Heritage Review

Identifier: Former Army and Navy Hotel
Formerly: Army and Navy Hotel

Address: 95 Dow Street, PORT MELBOURNE
Category: Commercial
Constructed: 1866
Designer: Unknown
Amendment: C103
Comment: Updated citation

Heritage Precinct Overlay: N/a
Heritage Overlay: HO457
Graded as: Significant

History

Land in Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. The name of the Crown Grantee, M Benjamin, is shown on this plan. By the early 1860s, Robert Byrne was the owner. Byrne subdivided and sold the allotments but was still recorded as the owner of this site, Allotment 4 of Section 5, in November 1865.

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


Thematic Context

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

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

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


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

In terms of architectural treatment, the simple Classical Revival design is typical of hotels of the 1860s, contrasting with the earlier colonial style of hotels such as the Fountain Inn.

Assessment Against HERCON Criteria

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

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

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

Not applicable.

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

Not applicable.

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

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

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.
Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.
Not applicable.

Significance

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

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

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

Primary Source

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

References
General


**Specific**

- i Plan of Allotments marked at Sandridge in the Parish of South Melbourne [map], 1849, Lindsay Clark, Assistant Surveyor, July 1849.
- v Port Melbourne rate books.
The former T.W. Swindley stable block is of significance as one of the largest stable blocks built in South Melbourne and for its associations with one of municipality's earliest merchant businesses. Its distinctive form, original use and size are of significance in an otherwise predominantly residential street. The paintwork over the facade detracts from the significance of the building.

Primary Source

Other Studies

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

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

Externally, the stable bock remains substantially intact as illustrated in 1905. It is a very large gabled structure dominated by a parapet culminating in a central semicircular unit that embraces an oculus vent. The parapet scallops down at the sides and sits over a simply moulded render architrave. The configuration of the parapet is however quite functional, concealing the clerestory that runs down the full length of the building. The facade
has one large central opening and two double hung sash windows, none of which have their original fittings. The facade has been painted, however it is built in tuckpointed brickwork that appears to be polychromatic.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

1 City of South Melbourne Rate Books, 1884-1886.
2 'The Record', 12 November 1868, p. 1.
3 City of South Melbourne Rate Books, 1881.82.
4 ibid., 1884/86.
5 ibid., 1885/86.
6 'Jubilee History of South Melbourne', p.18.
The 1877 building is of significance as a picturesquely composed purpose built school erected soon after the introduction of the State School system. The later windows detract from the significance of the building, while the later extension is not integral to the significance of the complex. The existence of early planting in the school yard enhances the significance of the buildings.

**Primary Source**

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

**Other Studies**

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

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

On 1 August 1877 the Eastern Road building was opened(7), the head teacher being Robert Crooke(8). Crooke had previously been the head teacher of the National School No. 207, (the site now occupied by the A.N.Z. Bank in Clarendon Street(9) ) which had closed on 31 July 1877 in favour of the Eastern Road School(10). By 1890 increased enrolments necessitated the leasing of the Dorcas Street Presbyterian schoolroom, while for twelve years from 1893, No.1852 was amalgamated with State School No. 2686 in
In 1908 the foundation stone was laid for a second building at the Stead Street end of the site.

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

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

**History**
see Description

**Thematic Context**
unknown

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

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

**Formerly**  unknown

**Address**  7-9 Eildon Rd
              ST. KILDA

**Constructed**  1920's

**Category**  Residential:apartment

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

**Primary Source**

**Other Studies**

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

**History**
see Description

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

References
unknown
Flats, Former residence

Formerly unknown

Address 16 Eildon Rd
ST. KILDA

Constructed 1920's

Category Residential: apartment

Designer unknown

Amendment C 29

Comment

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

Primary Source

Other Studies

Description
Style : Arts and Crafts
Two storey flats, former residence

History
see Description

Thematic Context
unknown

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