Identifier  "Mimi"
Formerly  unknown

<table>
<thead>
<tr>
<th>Address</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 Eildon Rd</td>
<td>Residential: detached</td>
</tr>
<tr>
<td>ST. KILDA</td>
<td></td>
</tr>
</tbody>
</table>

**Constructed**  c1930

**Amendment**  C 29

**Comment**

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

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

**Primary Source**

**Other Studies**

**Description**
- Style : Arts and Crafts
- Two storey residence

**History**
see Description

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

References
unknown
"Granada"

**Identifier**

"Granada"

**Formerly**

unknown

**Address**

28 Eildon Rd
ST. KILDA

**Constructed**

c1928

**Category**

Residential:detached

**Designer**

unknown

**Amendment**

C 29

**Comment**

Significance  (Mapped as a Significant heritage property.)

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

**Primary Source**


**Other Studies**

**Description**

Style : Spanish Mission
Two storey residence

**History**

see Description

**Thematic Context**

unknown

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

References
unknown
Flats
Identifier
Formerly unknown

<table>
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<tr>
<th>Address</th>
<th>30 Eildon Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ST. KILDA</td>
</tr>
<tr>
<td>Constructed</td>
<td>c1920</td>
</tr>
<tr>
<td>Category</td>
<td>Residential:apartment</td>
</tr>
<tr>
<td>Designer</td>
<td>unknown</td>
</tr>
</tbody>
</table>

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

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

**Primary Source**

**Other Studies**

**Description**
Style : Arts and Crafts
Two storey walk-up flats

**History**
see Description

**Thematic Context**
unknown

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

References

unknown
**Identifier**  "Eildon Mansions"

**Formerly**  unknown

**Address**  34 Eildon Rd
ST. KILDA

**Constructed**  c1920

**Category**  Residential:apartment

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

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

**Primary Source**

**Other Studies**

**Description**

- **Style** : Arts and Crafts
- **Two storey walk-up flats**

**History**

see Description

**Thematic Context**

unknown

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

References

unknown
Identifier  "Biltmore"
Formerly unknown

Address  36 Eildon Rd
ST. KILDA

Constructed late 1910's

Category Residential: apartment
Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Other Studies

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

'Biltmore' probably dates from circa 1910, details of its construction are presently unknown. The complex does, however, have design similarities with No. 43 Dalgety Street and 11 Wimmera Place. Both these
buildings were designed by the architect Howard R. Lawson.

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

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

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

History
see Description

Thematic Context
unknown

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

References
unknown
Identifier  Residence
Formerly  unknown

Address  38 Eildon Rd
         ST. KILDA
Constructed  1920's

Category  Residential: detached
Designer  unknown

Amendment  C 29

Comment

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

Primary Source

Other Studies

Description
Style : Arts and Crafts
Two storey residence

History
see Description

Thematic Context
unknown

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

References

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

Primary Source

Other Studies

Description
Style: French Chateau
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

unknown
"Moama"

Formerly unknown

Address 1 Emilton Ave
ST. KILDA

Construct  c1900-1920

Category Residential:apartment

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Other Studies

Description
Style : Queen Anne
Two storey flats, former residence

History
see Description

Thematic Context
unknown

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

References
unknown
Identifier  "Bon Jours"
Formerly  unknown

Address  1 Erindale Ave
          ST. KILDA
Constructed  1920's

Category  Residential:detached
Designer  unknown

Amendment  C 29

Comment

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

Primary Source

Other Studies

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

History
see Description

Thematic Context
unknown

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

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

Identifier
"Guernsey House"

Formerly
unknown

Address
232 Esplanade East
PORT MELBOURNE

Constructed
1883

Amendment
C 29

Category
Residential: detached

Comment

Significance
(Mapped as a Significant heritage property.)

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

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

Other Studies
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

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

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

Guernsey House is a large two-storey double-fronted house of rendered masonry construction. The front facade has a cast iron decorated balcony with convex roof below masonry wing walls. The parapet is elaborately designed, with a dentilled cornice with modillions and large urns of a distinctive design to each
end. The large segmental arched pediment to the centre is dentillated and is supported on vermiculated pedestals; it has corner antefixae and a scrolled finial. The tripartite ground floor windows are arched with moulded archivolts and piers. The front door has sidelights and an arched fanlight. By contrast, the first floor windows have plain rectangular openings. The house retains a cast iron palisade fence to the front.

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

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

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

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

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context
unknown

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

References
2. Vale Collection held at La Trobe Library, Volume 7a, p. 125.
6. According to P. Grainger.
**Residence**

**Formerly** unknown

**Address** 331 Esplanade East
PORT MELBOURNE

**Constructed** 1876

**Amendment** C 29

**Comment**

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

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

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

**Other Studies**

**Description**

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century weatherboard cottage, one-storey

ORIGINAL OWNER: William Knight

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Nineteenth century weatherboard cottage, one-storey

ORIGINAL RESIDENTIAL USE TYPE: Private residence

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of ashlar rising to a parapet above the corrugated iron roof. The
asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

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

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

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

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

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

References
1. Port Melbourne rate book, 1876-77, no. 1752.
Residence
Formerly unknown

Address 2 Esplanade Place
PORT MELBOURNE

Constructed c.1890-1900

Amendment C 29

Category Residential: detached

Designer unknown

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

Primary Source
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Other Studies

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

History
see Description

Thematic Context
unknown

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

unknown
Residence Identifier
Formerly unknown

Address 220 Esplanade West
PORT MELBOURNE
Constructed 1924-25

Category Residential: attached
Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
220 Esplanade West is of local significance. The house is an unusually intact and representative example of the Inter-War Californian Bungalow style applied to small inner-urban houses.

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

Other Studies

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

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

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

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

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

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

References
1. Port Melbourne rate book, 1924-5, no. 401
2. Port Melbourne rate book, 1926-7, no. 401
**Identifier**  Horse Trough

**Formerly**  unknown

**Address**  Cnr. Evans St and Bridge St
PORT MELBOURNE

**Constructed**  c1940s

**Category**  Street Furniture

**Designer**  Fred Cook City of Port Melbourne
Chief Engineer

**Amendment**  C 29

**Comment**

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

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

**Other Studies**

**Description**

PRINCIPAL THEME: Objects
SUB-THEME: Horse troughs
ORIGINAL OWNER: City of Port Melbourne
CURRENT OWNER: City of Port Phillip
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)  90%+ original
OBJECTS: Horse trough
ARCHITECTURAL STYLE: na
PRINCIPAL MATERIAL: Stone

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

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

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

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

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

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

**Formerly**  
unknown

**Address**  
Cnr. Evans St and Bridge St  
PORT MELBOURNE

**Constructed**  
1880-1920

**Category**  
Street Furniture

**Designer**  
unknown

**Significance**

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

**Primary Source**

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

**Other Studies**

**Description**

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

**PHYSICAL/STYLISTIC DESCRIPTION**

This cylindrical cast iron pillar box is cylindrical in form with a base of slightly larger diameter than the main body. The cap is ogee-shaped and has a crown finial and a chevron moulding to the underside. Above the hinged door is a torus moulding around the body, formed into a weather hood above the door. Above the
door is the letter slot and raised cast lettering 'POST OFFICE RECEIVING PILLAR'. The door handle is in the form of a clenched fist, originally holding a ring, now missing.

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

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

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

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

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

| Address       | 62-6 Evans St  
|              | PORT MELBOURNE |
| Constructed   | 1873-4        |
| Amendment     | C 29          |
| Comment       |               |
| Significance  | (Mapped as a Significant heritage property.) |

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

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

**Other Studies**

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

SIGNIFICANT TREES: Several trees possibly of nineteenth or early twentieth century date

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

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

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

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

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

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

COMPARATIVE ANALYSIS

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

History

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

Caleb Kennett died of cancer in 1888(6) and in 1889, his wife, Jane Ann Kennett is listed as the owner of the property. Presumably in need of a regular income following her husband's death, in the following year, Kennett constructed a new timber residence on the property, moved into it, and leased out the larger brick house. When first rated in 1890-1, the seven roomed timber house, now known as 66 Evans Street, was rated at £50, while the main house was valued at £110.
Jane Kennett remarried in the 1890s, and by 1895-6, as Jane Ann McMurray, had moved back into the house built over twenty years before by her first husband.(7)

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

Thematic Context

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

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

References

2. Ibid. p. 84.
"Gloster House"

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

Significance (Mapped as a Significant heritage property.)

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

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

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

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

PHYSICAL/STYLISTIC DESCRIPTION
Gloster House is a two-storey rendered masonry house. The front elevation is relatively plain with most
decorative interest focussed on the simple moulded cornice and parapet incorporating a triangular topped centrepiece containing the inscription ‘Gloster House’, flanked by scrolled brackets. The first floor windows have moulded architrave surrounds, while the tripartite ground floor window has a single plain opening. The balcony is simply detailed with cast iron to the balustrading only, with the brackets and valence no longer extant. The house retains its original cast iron fence and gate.

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

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

Thematic Context
Gloster House has strong associations with two prominent Port Melbourne identities. It was originally owned by David Armstrong, who was involved in a wide range of business, community, sporting and political activities in Port Melbourne, including football, debating, and the woman suffrage movement. He was also the Liberal candidate for the 1894 State Parliamentary elections, and chaired the founding meeting of the Port Melbourne branch of the Liberal Party. (3)

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

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

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

References
1. Port Melbourne rate book, 1885-6, no. 2194
2. Port Melbourne rate book, 1886-87, no. 2236
4. Port Melbourne rate book, 1887-8, 2302
5. N. Turnbull and N. U'Ren. op. cit. pp. 273
Identifier    "Magnolia"
Formerly    unknown

Address    75 Evans St
PORT MELBOURNE

Constructed    1886

Amendment    C 29

Category    Residential:detached

Designer    unknown

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

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terrace, two-storey
ORIGINAL OWNER: John Thorpe
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
          Precinct Character (similar to adjacent, 90%+ original
          contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, two-storey
ORIGINAL RESIDENTIAL USE Type: Private residences
USE TYPE: ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick
PHYSICAL/STYLISTIC DESCRIPTION
Magnolia House is a two storey house built originally of exposed face brick, now painted, with rubble-faced stone quoins and dressings to the surrounds to the entry porch and first floor windows. The entrance is in a recessed porch with arched openings located at the left-hand corner of the front facade. The ground floor window is tripartite and has a heavy moulded render surround and sill contrasting with the stone surrounds to the other openings. The parapet supports a round-headed centrepiece, containing the inscription ‘Magnolia’, flanked by piers and scrolled brackets. The cast iron balcony has a hipped convex roof. The house retains the original cast iron fence and gate. On what was originally vacant land to the north has been constructed a relatively recent flat-roofed garage.

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

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

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

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

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

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

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

References
1. Port Melbourne rate book, 1886-7, no. 2392
3. ibid. p. 280.
5. ibid. p. 167.
7. ibid. p. 172.
8. ibid. p. 172.
Lily Cottage

Address 77 Evans St
PORT MELBOURNE

Constructed 1886

Amendment C 29

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

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

Other Studies

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

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

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

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

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

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

References
1. Port Melbourne rate book, 1886-7, no. 2328
2. Port Melbourne rate book, various years, ‘Sands and McDougall Melbourne Directories, various years’
**Identifier**    "Kelvin Cottage"

**Formerly**    unknown

<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>111 Evans St</th>
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<td>PORT MELBOURNE</td>
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**Constructed**  1874

**Amendment**  C 29

**Category**    Residential: detached

**Designer**    unknown

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

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

**Primary Source**

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

**Other Studies**

**Description**

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick villa, double-fronted, one storey

ORIGINAL OWNER: Norman McLeod

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual character (Individual, different from adjacent)

BUILDING TYPE: Nineteenth century brick villa, double-fronted, one storey

ORIGINAL RESIDENTIAL  Private residence

USE TYPE:

DOMESTIC GARDEN TYPE: Nineteenth century villa

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Brick

**PHYSICAL/STYLISTIC DESCRIPTION**

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

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

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

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

Recommendations
A Ward, Port Phillip Heritage Review, 1998

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

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

Formerly unknown

Address 127-130 Evans St
PORT MELBOURNE

Constructed 1911

Category Residential: row

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

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

Other Studies

Description

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

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of four single-storey houses is constructed of brick. The design exhibits typical Federation period characteristics contrasting with the parapeted facades of earlier terraces. The longitudinally ridged roof is relatively steeply pitched and is covered with terra cotta Marseilles pattern tiles and terra cotta ridge cresting.
Rendered parapeted party walls rise above the roof. Square brick chimneys rise above the ridge. The roof
extends down at slightly reduced pitch over the front verandahs, which have small central half-timbered and
roughcasted gables. The verandahs have turned timber posts and capitals, and arched valences with closely
spaced timber verticals. The wide front windows have three-light casement frames. The brick walls to nos
129 and 130 have been painted; otherwise these houses are substantially intact to the front.

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

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

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

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

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

References
1. Port Melbourne rate book, 1911, nos 1593-1596.
Residences

Formerly: unknown

Address: 152-153 Evans St
PORT MELBOURNE

Constructed: 1872

Category: Residential: detached

Designer: unknown

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)

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

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL OWNER: William Weatherstone

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

BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL RESIDENTIAL USE: Private residences

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This pair of single-storey single-fronted houses is constructed of brick with rendered parapet, cornice and quoining to the corners. The front windows and doors have render surrounds splayed at the window heads and sills. The cornice is supported on distinctive block-like moulded brackets with a simple moulded string
course. At the centre of the plain parapet is a small triangular pediment flanked by scrolled brackets. The concave roofed verandah is supported on timber posts with shaped timber brackets, probably of early twentieth century date. The brickwork to no 152 is painted, while no 153 remains unpainted.

COMPARATIVE ANALYSIS
The restrained Classical revival detailing of this pair of houses is typical of houses built in the 1860s and 70s in the inner metropolitan area. While comparable houses remain in areas such as North Melbourne, Carlton and Fitzroy, they are relatively few in number compared with the overwhelming predominance of more elaborately decorated houses in these areas dating from the late 1870s through to the 1890s. They are also unusual in the context of Port Melbourne, where weatherboard houses predominate.

History
This pair of single storey brick cottages was constructed in 1872, probably by William Weatherstone, their first owner. (1) Weatherstone had previously owned a timber cottage on this site.(2)

Thematic Context
These cottages were relatively early brick structures for Evans Street. When constructed, the street was only partially developed and the building stock comprised largely of small timber cottages. (3)

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

References
1. Port Melbourne rate book, 1872-3, nos. 1576-1577
2. Port Melbourne rate book, 1871-2, nos. 1583-1584
3. Port Melbourne rate book, 1869-70, nos. 1583-1584
Scullin house

Formerly Unknown

Address 63 Farrell St
PORT MELBOURNE

Constructed 1919

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
The house at 63 Farrell Street, Pt Melbourne is significant to the City because:
it is an externally well preserved Federation Bungalow style house built for a railways employee, one of the large employers in the locality.

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

Other Studies

Description
This is a weatherboard Federation Bungalow style house, late in date for the style, with a gabled bay projecting from the main Dutch-hipped roof section of the house. The gable end is enriched with a stylised plant motif while the bullnose and ogee profile verandahs have been decorated with cast-iron brackets and friezes. Although the some of the timber frame of the verandah appears potentially early the mouldings, iron, and roofing have been replaced in a sympathetic form; the verandah floor has been replaced. Chimneys are the typical red brick shaft with stucco detail at the top. The front door has lead lighting and the lower wall boarding is in a narrow chamfer form.

A new but related timber picket front fence has been erected and the plantings, such as the palms, are related to the house construction date.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: In a row of mixed detached housing with a Victorian-era villa adjoining: faces the government school.
complex which has buildings of a similar era.

History
This house was built for John Scullin, engine driver, in 1919, as a 6 room weatherboard dwelling, housing 10 people. Scullin lived there until the 1930s, followed by Clara Scullin. The number of persons living at the house had nearly halved in 1930 to 6 (RB).

The name Scullin is well known in the form of James Scullin the famous politician whose father was John but the latter lived at Trawalla while James moved from there to Richmond and later to Hawthorn (ADB). This John Scullin however was a Victorian Railways employee with the Rolling Stock branch. He was born in 1867 and at the age of 14 joined the railways. In 1914 he was paid 13/6d per week (VGG). John Scullin died at Port Melbourne in 1933, the son of John and Ann (nee Logan) (Macbeth).

Ironically John had commissioned the construction of this house in the year of the national coal strike which cast most railways employees out of a job. The locomotive sheds at port Melbourne were closed and unemployment relief committee was set up to cope with the huge unemployment. It was also the year of the influenza epidemic and disastrous flooding. The nearby school was set up as a temporary hospital (Uren: 213). Nevertheless Port Melbourne was by then the transport hub of Melbourne at that time with the Sandridge piers and railway terminus, as well as upgrading of both tramway and rail services in this era.

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;
Macbeth ‘Death Index Victoria 1921-1985’;
Serle (ed) ‘Australian Dictionary of Biography’ (ADB) V11: 553
‘Victorian Government Gazette’ (VGG) 4/8/1914: 3414
The Anzac Gardens were reserved together with St. Vincent Gardens prior to August, 1854 and severed from the main body of the Gardens by the St. Kilda railway in 1857. The soldiers' memorial hall, now occupied by the local branch of the Returned Soldiers and Sailors Association, was opened in 1924. They are historically significant for its capacity to recall the sacrifices made by the community of South Melbourne during World War I and subsequently.

They are aesthetically significant for their relationship with the St. Vincent Gardens, the Anzac Gardens forming the eastern end of these gardens and in this respect forming an inseparable part of them. Their aesthetic values are reinforced by the position of the memorial hall on the axis of James Service Place which is reflected also in the position of the tower to the former St. Vincents Boys' Orphanage. The Victorian Heritage Register for the St. Vincent Gardens states that the place is "aesthetically important for the outstanding quality of its urban landscape. The major elements that reflect this importance are the gardens with their gardenesque style layout and fine collections of mature specimen trees, and the harmonious relationship of the gardens with the residential buildings facing them around St. Vincent Place". The latter attribute also applies to the Anzac Gardens.

The gardens and hall have social significance for the value placed upon them by the community of South Melbourne and especially in recognition of the sacrifices of those who served in the world wars.
The Anzac Gardens consist of public gardens and a centrally placed Memorial Hall. The hall is a symmetrical stripped Classical Revival building in red face brick with stuccoed parapet, frieze and stuccoed band at first floor level. There is a hipped terra cotta tiled roof, partially concealed by a central projecting front section with parapet and curved pediment and flag pole surmounting the principal entry and cartouche reading “Memorial Hall” in low relief. The eaves are bracketed, the upper sashes of the double hung windows are multi-paned and the secondary elevations are understated.

The hall is located on the axis of the Anzac Gardens which have a semi-circular shape. It faces James Service Place which reinforces the axial location of the hall and which is itself terminated at the east end by the tower of the former St. Vincent de Paul Boys’ Orphanage.

The Gardens themselves are sympathetic and have a recent path layout, ornamental lights and recent plantings. They have been separated from the St. Vincent Gardens area by the St. Kilda railway route and Ferrars Street.

History

The subdivision plan including St. Vincent Place was formed prior to August 1854, possibly to the design of Andrew Clarke, the Surveyor-General of Victoria. The present layout of the gardens is the work of Clement Hodgkinson. The original scheme shows St. Vincent Place having identical elliptical gardens at either end, the eastern gardens being subsequently severed from the main body of the gardens by the St. Kilda railway. The line was opened on 13th. May, 1857 by the Melbourne and Hobson's Bay Railway Company and in 1868 the Council assumed formal control of the public gardens including St. Vincent Place. It commenced to develop the gardens in the following year.

Initially, Ferrars Place ran parallel with the railway at the back of the Gardens and Service Crescent was the name given to the curved street forming the characteristic curved end to the Gardens. This rear roadway has since been closed. After the Great War, the mayor of the City of South Melbourne launched an appeal for a soldiers’ memorial. A site in Service Crescent, looking across the railway cutting to St. Vincent Gardens was chosen in 1920 but the construction of a memorial hall did not start for another three years, the opening taking place in April, 1924. Prior to this, the local branch of the Returned Soldiers and Sailors Association had met in the drill hall. On 25th. April, 1952 a stone was laid and dedicated by the State president of the R-S.S. and A.I.L.A in honour of those who served in the 1939-45 war.

Thematic Context

4. Building settlements, towns and cities
8. Developing cultural institutions and ways of life
   8.1 Organising recreation
     8.1.3 Developing public parks and gardens

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

Statement of Cultural Heritage Significance for St. Vincent Place Precinct, Albert Park, Victorian Heritage Register.
15 Ferrars Place is of significance as one of the first houses built on the St Vincent Place subdivision and for retaining its timber and cast iron decoration that distinguishes it from the complex cast iron decoration typical of similar buildings of the following two decades.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: 1866 (1)

Prior to 1865, block 38 Ferrars Place (originally Service Crescent) does not appear in the South Melbourne Rate Books and the St Vincent Place subdivision of which this was a part had not begun to be built upon (2). However by 1866 a George Wharton was listed as the owner of an 'unfinished' six-roomed brick and slate house given an initial N.A.V. of £50 (3). Wharton was a master tailor and occupied this house until the early 1870s (4) when he sold to George Anthoness, a commercial traveller (5). By 1882 the property was listed as having ten rooms with an N.A.V. of £58 and was occupied by Walter Rayson, a draper (6). Immediately prior to the turn of the century and during the economic depression of the 1890s, the building (7) had decreased its N.A.V. to £31 (8). At that time it was occupied by Patrick Corrigan, a police constable (9).

The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St...
Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1865/66
2 ibid.
3 ibid.
4 ibid., 1869/70
5 ibid., 1873/74
6 ibid., 1881/82
7 The previous street number for the building was 18
8 ibid., 1898/99
9 ibid.
Dr Charles Duret was the owner of fifty-three by ninety-nine feet of vacant land in Crown Section 37B from as early as 1875 (2). By 1877 he had erected his fifteen-roomed brick mansion, given a first N.A.V. of £130 (3). Duret started his practice in Emerald Hill quite early in the area’s development (4) and on his retirement Dr Marcel Crivelli, of the Faculty of Medicine in Paris, carried on the work. Crivelli became the owner and occupier of Duret’s mansion in 1899 and the property remained in his ownership until the turn of the century (5) when the Crivelli family built new premises at No. 40 Ferrars Place (q.v.) (6).

The house has a simple rendered façade marked with ruling to represent ashlar blocks and is decorated with bold architrave mouldings to the opening. The arched moulding and the six panelled front door are intact and particularly fine. The verandah is decorated with cast iron (although the original nature of all the iron required verification), and has slate flagging to its floor. The eave is decorated with sparsely set brackets and the moulded render chimneys and cast iron fence are intact.
History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1876-1878
2 ibid., 1875/76
3 ibid., 1877/78.
4 National Trust of Australia (Victoria), File No. 2790
5 City of South Melbourne Rate Books, 1900/01
6 Refer Citation for 40 Ferrars Place
Identifier  "Balladonia"
Formerly  "Arrou"

| Address       | 40 Ferrars Place  
|              | SOUTH MELBOURNE |
| Constructed  | 1901 |
| Amendment  | C 29 |

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

‘Arrou’ is of significance as one of the largest Edwardian houses in South Melbourne that has a commanding and restrained design despite the wealth of decoration across its façade. It is a major work by the leading architect, William Salway.

**Primary Source**

**Other Studies**

**Description**
Original Use: Residence
Date of Construction: 1901 (1)
Architect: William Salway (2)

Dr Marcel Crivelli purchased a row of three wooden houses from Joseph Harper (3), a bootmaker, in 1900 (4) and demolished them soon after to build this large residence. Described as being of thirteen rooms and constructed in brick, the house had an initial N.A.V. of £170 (5). Originally named ‘Arrou’ (6), after Charlotte Crivelli’s birthplace in France, it was subsequently re-named ‘Balladonia’, the origin of which name is not known. It was one of the first houses in South Melbourne to be wired for electricity, and people reportedly congregated outside to catch a glimpse of the light when the front door was opened (7).

‘Arrou’ is one of very few substantial Edwardian houses in South Melbourne; the area generally attracting a smaller residential building stock by that date. It is two storeyed and squeezed onto a very limited site. As a result, the façade does not have the degree of modelling that it may have otherwise enjoyed. It is however picturesque in massing and asymmetry was effectively contrived in a typically Edwardian fashion. Under the orderly hipped, terracotta-tile roof the walls are busy, with render played against tuckpointed red brickwork. A
square window bay extends out at one side of the arched entrance and pedimented coupled windows are placed on the other side. The whole is lightened in effect by the quite intricately detailed timber decoration to the small side verandah. The main stylistic references are to the English Vernacular Free Style and the design shows restraint from the playful roof forms and verandah decoration so often applied to buildings of the period.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 City of South Melbourne Rate Books, 1899-1901
2 Architects’ Index, University of Melbourne
3 Harper was the owner of vacant land immediately behind this property at what is now known as 10-12 Anderson Street. Refer Citation No. ?
4 City of South Melbourne Rate Books, loc.cit
5 ibid., 1900/01
6 National Trust of Australia (Vic.), ‘Notes on 40 Ferrars Place’, by R.G. Crivelli
7 ibid.
Albert Park Railway Station

Formerly unknown

Address Ferrars St
SOUTH MELBOURNE

Constructed 1880

Amendment C 29

Category Public

Designer unknown

Significance
The Middle Park Railway Station is of significance for having had a station in this position since 1860, and for the distinction in the design of its buildings on both sides of the line. The impact of the station buildings on the streetscapes of Ferrars Street and Ferrars Place are integral to the significance of the whole.

Primary Source

Other Studies

Description

Original Use: Railway Station
Date of Construction: 1880(1)
Architect: Unknown

In May 1857(2) the privately owned Melbourne and Hobson's Bay Railway Company opened Melbourne’s second railway - through South Melbourne to St. Kilda - following earlier suggestions that the route should run parallel to St. Kilda Road(3). The second station along from the city, previously known as the 'Butts' to serve the shooting practice area of the Royal Victorian Volunteer Artillery(4), was opened in November 1860(5). This was totally rebuilt in 1880(6), to become Albert Park Station, by the contractors Messrs Pritchard and Blackwood.

In a manner similar to the South Melbourne Railway station, the Middle Park station is built in polychromatic brickwork with Italianate styling. The east building appears to have been built first, and has heavily bracketed eaves, coupled chimneys, an extremely fine cast iron infill unit to the entrance arch and an elegant concave verandah supported on fluted cast iron columns. The west building has red brick walls into which are set with
contrasting bricks, and it has a cantilevered open truss verandah.

**History**
see Description

**Thematic Context**
unknown

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

**References**
1. Architects Index, University of Melbourne
2. Ibid.
3. C. Daley, 'History of South Melbourne'. p 67
4. Ibid. p. 216
5. National Trust Australia (Vic.) 'Port Melbourne and St. Kilda Railway Lines', research Paper
6. Architects Index, University of Melbourne
Identifier    South Melbourne Railway Station Precinct
Formerly unknown

Address Ferrars St
SOUTH MELBOURNE

Constructed c. 1857

Category Public

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The South Melbourne Railway Station complex is of significance as a group of finely designed structures commenced soon after the laying out of this very early railway line. All have a distinction of design in their own right and as a group their individual significance is magnified.

Primary Source

Other Studies

Description
Original Use: Railway Station, road and pedestrian bridges
Date of Construction: c.1857(1) (bridges) and 1883(2) (station)
Architect: unknown

In May 1857(3) the privately owned Melbourne and Hobson's Bay Railway Company opened Melbourne's second railway - through South Melbourne to St. Kilda - following earlier suggestions that the route should run parallel to St. Kilda Road(4). The first station out from Melbourne was on this site, and was named 'Emerald Hill' which opened in September the following year(5). The existing station buildings were built in 1883(6) and adopted the new name of the municipality, South Melbourne(7).

The station is nestled in a cutting that bisects Coventry Street and is part of an attractive railway precinct. An iron footbridge that crosses the line at the northern end of the buildings and has the name 'Enock Chambers' cast into the end column and the balusters at either end of the footbridge are embossed with 'P. Johns - Flinders Lane East' indicating the name of the manufacturer.

Part of the original works associated with the line are the three basalt bridges crossing the railway at Bank,
Dorcas and Park Streets. Recorded in the Minutes of the Melbourne and Hobson's Bay Railway Co., of 28 July 1856 is the acceptance of the tender by Hope and McKenzie of £11,000 for the erection of the bridges(8). This was one of the first (if not the first) road-over-rail crossings in Australia(9). The bridge at Dorcas Street is incised in the capping with 'W. Elsdon, Engineer, St.K.R'y 1857'.

The station building is typical of the 1880s in its use of polychromatic brickwork over an Italianate-derived design. In this case the essay is particularly complete, with heavily bracketed eaves and brick and render chimneys of Italianate styling with coupled expressed shafts. The decoration is continued into the entrance lobby of the Ferrars Street building with an intact tessellated tile floor, blind arches, and a very fine panelled timber ceiling set in panels with v-jointed lining boards to each panel. The verandah to the west platform is supported on fluted iron columns and the brick and iron picket fence is intact to the west of the building. The east building repeats the polychrome theme, but is less ornate and has a slightly later cantilevered verandah set on open trusses. Of particular distinction are the timber entrance gates.

The basalt bridges are very simple in their forms and have expressed buttresses immediately flanking the railway line. The pedestrian bridge is an intact example of an open truss bridge with metal strapwork in the trusses and timber joists spanning between in order to support the pathway.

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. Date on the Dorcas Street Bridge
2. National Trust Australia (Vic.) 'Port Melbourne and St. Kilda Railway Lines', research Paper p. 8
3. ibid.
4. C. Daley, 'History of South Melbourne'. p 67
5. National Trust Australia (Vic.) loc.cit.
6. ibid.
7. C. Daley, 'History of South Melbourne'. p 143
8. National Trust Australia (Vic.) 'Research into Dorcas-Bank-Park Street Bridges', 19 July 1986
9. National Trust Australia (Vic.) 'Port Melbourne ..' loc.cit.
City of Port Phillip Heritage Review

Place Name: Shop & Residence
Other names: 

Address: 125-127 Ferrars Street, Southbank
Category: Commercial: shop and residence
Style: Federation
Constructed: c1900
Designer: unknown
Amendment: C117
Comment: New Citation

Heritage Precinct Overlay: HO4
Heritage Overlay(s): None
Graded as: Significant
Victorian Heritage Register: No

Significance

What is Significant?

The buildings at 125-127 Ferrars Street, Southbank are two brick two-storey shops and residences constructed in about 1900.

How is it Significant?

The place is of historical, technical and aesthetic significance at the local level.

Why is it Significant?

The two shops and residences are of historical significance as rare surviving examples of residential properties in the former Montague slum neighbourhood, which otherwise had been almost entirely demolished and replaced with commercial and industrial buildings in the period 1930-1960. As such they reflect a now disappeared aspect of South Melbourne's history (Criterion A).

The place is of aesthetic significance as a representative example of early 20th century domestic architecture at a pared back form demonstrating the economies of design applied to the cheaper parts of Melbourne (Criterion E and F).
Thematic Context

Victoria’s framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5.5 Settlement: Growth and change: 5.5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.5.3 The late Nineteenth Century boom

History

Better quality terrace houses were built on main roads in the Montague area, and some survived the slum clearance. The north east corner of Ferrars and Douglas Street was vacant in 1895, and this end of Ferrars Street appears to have undergone renumbering, as the lot to the south was number 60 at the time.

These two buildings were evidently erected in about 1900, but were absorbed in the Union Can Company site by the 1950s, possibly as offices. To the north and east surrounding the buildings was saw tooth roof factory.

Figure 1 - MMBW plan 489, 1895 subject buildings not shown

Figure 2 - Extract from Mahlstedt’s Plan ‘City of South Melbourne and section of Port Melbourne detail-fire-survey’, Mahlstedt’s (Vic) Pty Ltd 1950
References

Mahlstedt's Plan 'City of South Melbourne and section of Port Melbourne detail-fire-survey', Mahlstedt's (Vic.) Pty. Ltd. 1950

Melbourne and Metropolitan Board of Works detail plan, 475 & 489, South Melbourne: Melbourne: MMBW Date(s): 1895

Description

Two, two-storey shops and residences, constructed in face brick, with pitched timber-framed, corrugated iron-clad roofs, behind cement-rendered brick pediments. Modified front timber verandahs and various rear alterations and extensions. The ground floor verandah of No. 127 on the corner has been infilled.

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 E: Importance in exhibiting particular aesthetic characteristics.

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

Recommendations

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

- Include in Port Phillip Planning Scheme as part of heritage overlay HO4.

Primary heritage study

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

Other heritage studies

Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013
Significance

What is Significant?

The former Interstate Rubber Company at 185 Ferrars Street, Southbank, a brick-fronted single-storey factory/warehouse constructed in about 1945, is significant. This is a simple brick single-storey industrial building with steel-framed corrugated iron roof. The facade is embellished with a stepped parapet, large boxed rainheads, cement panels over the continuous lintel spanning the vehicle door, a painted name panel above, and an oculus window above the pedestrian door. Remnants of a painted dado are also evident.

The modern coloured panelled tilt vehicle door is not significant.

How is it Significant?

The former Interstate Rubber Company factory at 185 Ferrars Street, Southbank is of historical and aesthetic significance at the local level.

Why is it Significant?

The former Interstate Rubber Company building is of local historical significance as one of the early examples of the conversion of the former Montague residential district into a commercial and industrial zoned area through official slum clearance policy (Criterion A). It is also aesthetically of interest for the treatment of the facade, which, while being reserved, indicates the characteristic elements of mid-century modernism on a very modest scale (Criterion E).
Thematic Context

Victoria’s framework of historical themes

5. Building Victoria’s industries and workforce: 5.2 Developing a manufacturing capacity.

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

A number of small industrial buildings were erected in the Montague area in the early to mid-20th century as this former swamp and slum was rehabilitated as an industrial zone. The Union Can Company Pty. Ltd., grew from a small manufactory in 1908 to occupy a three acre site in Ferrars Street and expanded to cover most of the block between Ferrars and Meaden Streets by 1938. W. H. Johnsons Jams was also in Meaden Street, next door was a paint manufacturer Brolite Pty Ltd., which had a spectacular explosion destroy much of the factory in 1947, but it continued to operate at least into the late 1950s.

References

Melbourne & Metropolitan Board of Works (MMBW) Sewerage Plan 1895.

NSW State Records "Interstate Rubber Co. Pty Ltd " 18/12/1933 to 08/10/1975

Queensland Archives, Register of companies, Index.

Sands & McDougal Directories

‘The Michaelis, Hallenstein story, 1864-1964 one hundred years in leather’, Image Australia Pty. Ltd. 1965

Transport Workers (Mixed Industries) Award 2002 AP813166 -


Description

185 Ferrars Street is a simple brick single storey industrial building with steel framed corrugated iron roof. The facade is embellished with a stepped parapet, large boxed rainheads, cement panels over the continuous lintel spanning the vehicle door, a painted name panel above, and an oculus window above the pedestrian door. Remnants of a painted dado are also evident. A modern coloured panelled tilt vehicle door is installed.
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 E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

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

- Include in Port Phillip Planning Scheme with site specific heritage overlay.

Primary heritage study

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

Other heritage studies

Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013
Identifier: Railway cutting and road bridges

Formerly

Address: 221-351 Ferrars St
SOUTH MELBOURNE

Construct: 1856-57

Amendment: C 52

Comment: New citation

Category: Public

Designer: William Elsdon

Significance: (Mapped as a Significant heritage property.)

What is Significant?
The railway cutting extends for about 800 metres between the former South Melbourne and Albert Park railway stations. Originally excavated in 1856-57 as part of the St Kilda branch line of the Melbourne & Hobson's Bay Railway Company, this landscaped cutting includes three bluestone bridges at Dorcas, Park and Bank streets.

How is it Significant?
The railway cutting and bridges are of aesthetic and historic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the railway cutting is of significance as an important vista between the railway stations at South Melbourne and Albert Park. Extending in a straight line for almost a kilometre, this notably long view can be appreciated from several vantage points including the road bridges at Dorcas, Bank and Park streets, the footbridge at Coventry Street, and the level crossing at Bridport Street. The bridges themselves are important visual elements, punctuating the vista, while the grassed embankments and mature trees also contribute to its aesthetic qualities. It contrasts with many other early railway cuttings (eg that in Alma Park) which tend to be curved. Historically, the railway cutting and road bridges are of significance for their associations with the initial development of Melbourne’s railway network in the 1850s. Although much of the actual railway infrastructure was removed following the line’s conversion to a light rail, the cutting itself remains as one of the oldest and longest in the inner city area, while the three bluestone bridges are also rare and significantly early surviving examples of their type.

Primary Source

Other Studies
Description
The railway cutting extends for 800 metres between Coventry Street and Bridport Street, corresponding, approximately, to the portion of railway line between what are now the South Melbourne and Albert Park light rail stations. The cutting is crossed at Dorcas Street, Bank Street and Park Street by three bluestone bridges of identical design. Each of these comprises, at the lower level, a central segmental-arched opening with rock-faced voussoirs, flanked by smoother battered piers, and thence by rock-faced abutments. The upper level, with smoother ashlar masonry, is delineated by two projecting courses of smooth-faced stonework. On the inside of this wall, facing the road, the stonework has a bush-hammered finish with a smooth border, and there are some iron spike railings. The bridge closest to South Melbourne station also has an engraved panel bearing the name of the original engineer, William Elsdon, and the date 1857.

The steeply sloping sides of the railway cutting are grassed, and there are also a number of mature pepper trees (Schinus molle, a ubiquitous element along railway reserves such as these) and other plantings. A number of buildings have been erected alongside the railway cutting, variously fronting Ferrars Street or Ferrars Place. The scout hall, on Ferrars Place near Bridport Street, is a utilitarian red brick structure with buttress-like brick piers and a broad gabled roof. The premises of the South Melbourne Cycle Club at 335-337 Ferrars Street is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes. There is also row of townhouses, of quite recent origin, at 339-349 Ferrars Street.

History
The first railway line in the present-day City of Port Phillip, and also the first public steam train service in Australia, was the 2¼ mile (3.6 kilometre) link between Sandridge Pier to Flinders Street, which was laid out from 1852 by the Melbourne & Hobson’s Bay Railway Company. This opened on 12 September 1854 and such was its success over the next twelve months that the company, having returned an eight percent dividend to its shareholders, decided to erect a branch line to St Kilda. A public meeting was held in December 1855 to consider possible routes; A proposal to locate the line to the south and west of the hill was rejected by residents, who considered that it would hinder their access to the beach, and it was subsequently decided that the line should be on the east of the hill, along Moray Street. Early the following year, this option was also dropped when a select committee deemed it too expensive. Instead, it was decided that the new line should neither follow the east or west of the hill but, rather to extend through the centre of it, parallel to Ferrars Street.

Construction of the branch line commenced in Spring 1856, with 200 workmen under the direction of the company engineer, William Elsdon, who had replaced its original engineer, James Moore, in December 1854. The new line turned off the main Sandridge railway soon after the Flinders Street terminus, extending 3 miles (4.8 kilometres) to a purpose-built station building on Fitzroy Street. Completion of the project was delayed due to difficulties with the original contractor, who was eventually replaced by another from Sydney, and the new line opened on 13 May 1857. Over the next few years, the Melbourne & Hobson’s Bay Railway Company upgrading both of its lines, which included the duplication of tracks and the opening of new stations. On the St Kilda branch, stations were opened at Emerald Hill (now South Melbourne) in September 1858, and at Butts (now Albert Park) in November 1860.

Thematic Context
COMPARATIVE ANALYSIS
The railway cutting at South Melbourne can be compared to a small number of similar cuttings in the inner metropolitan area. In terms of its early date, it is most comparable to the cutting that runs between Windsor Station and Alma Road, East St Kilda. The railway line between Windsor and North Brighton opened on 19 December 1859, being part of a longer route to Brighton Beach that was laid out by the St Kilda & Brighton Railway Company, in several stages, from 1858. The cutting, which is approximately 600 metres long, bisects Alma Park and includes the road bridges at Chapel Street and Dandenong Road. The cutting retains some historic infrastructure, including red brick bridges and retaining walls (within the City of Stonnington), while the portion through Alma Park (within the City of Port Phillip) is delineated by rows of mature pepper trees. While this cutting is clearly of some aesthetic and value, it is of a curving form and thus lacks the continuous vista qualities that are so strongly evident at South Melbourne. A second cutting, in the portion between Hotham Street and Elsternwick Station, is straighter but shorter (about 500 metres), and this is located within the City of Glen Eira.

Other railway cuttings in the inner suburbs also tend to be of curved profile, and are generally shorter, and of more recent origin, than the example at South Melbourne. The cutting between Brewster Street and Glenbervie station in Essendon, which dates from 1872, is about 500 metres long and is also of a gently
curving form. Like the cutting at South Melbourne, it has roadways running parallel to it. Slightly different is the example that runs between Jolimont and West Richmond Stations. This is a distinctive element in that local landscape, as it actually runs below houses and incorporates two bridges and a long viaduct beneath Wellington Parade. Laid out during 1901 as part of the railway line between Princess Bridge and Collingwood, this cutting is also about 600 metres long, and curves at a particularly sharp angle.

Further east is the substantial railway cutting between Burwood Road and Camberwell Station, which dates from 1882. This is about 800 metres long, and, with multiple tracks, is considerably wider than its counterpart at South Melbourne. It is also curved, thereby lacking the same vista qualities. It is of aesthetic significance in its own right, but its character is more industrial; the western portion, running parallel to Burwood Avenue/Auburn Parade, having vast buttressed red brick retaining walls, some with early painted advertising signage.

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

**References**
Former Freemasons Hall

Formerly unknown

Address 254-256 Ferrars St
SOUTH MELBOURNE

Constructed 1876

Amendment C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The former Freemasons Hall is of significance as a South Melbourne landmark and for having been built to house the Yarra Yarra Masonic Lodge. Architecturally it is also one of the most commanding institutional buildings in the area and is unusual in its two storeyed form for a hall structure. The building’s significance is enhanced by its intact state.

Primary Source

Other Studies

Description
Original Use: Freemasons Hall
Date of Construction: 1876 (1)
Architect: Adamson and McKean (2)

The site of the Freemasons Hall on the south-west corner of Dorcas Street was acquired by the Yarra Yarra Masonic Lodge in 1875 (3). The following year and at a cost of £2,000 (4), Leonard Haffner (5) was commissioned to build the hall to the designs of local Emerald Hill architects, R. Adamson and W. McKean. Erected as the first permanent rooms of the Yarra Yarra (Scottish) Lodge, No. 714 E.C. (6), the building was used by the Freemasons until 1881, when financial difficulties forced them to vacate (7). After a short period in the hands of real estate agents (8) the building was owned and occupied from at least 1884, by Henry Mortimer Franklyn, the Victorian publisher and journalist. Although no confirming evidence has been found it is thought that Franklyn may have used the Masonic Hall for publishing purposes (9). James Munro, businessman, former Premier and Treasurer of Victoria, is listed as the following owner of the building in 1887(10), when it is described as a hall and store, having an N.A.V. of £150 (11). By 1895 the ‘Try Boys Society’ were the new occupants (12). The Yarra Yarra Lodge re-acquired the hall in 1910, however with
increasing membership it again became necessary to secure new premises (13).

On its corner site, the hall is a landmark in South Melbourne and while relatively close to the Town Hall, it is one of the few institutions to have been built to the west of the St Kilda railway line. The façade is fashioned in render, the ground floor with its rusticated piers forming the basement course to the decorated piano nobile floor above. The first floor is decorated with shallow corinthian pilasters and the cornice above it is surmounted by a balustrated parapet. The Coat of Arms, name and date remain intact above the Dorcas Street entrance, while the Ferrars Street entrance houses a commanding entrance way.

**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 Estate, ‘Listing for South Melbourne Freemason’s Hall’, as at 22 September 1986
2 Architects’ Index, University of Melbourne
3 National Trust of Australia (Vic.), ‘Submission for the Addition of the Former, Freemason’s Hall…’,
   held in File No. 2746
4 HBPC, ‘Findings of the Sub-committee’, in File No. 83/2803
5 ibid.
6 National Trust of Australia (Vic.), ‘Building Citation: 254-256 Ferrars Street’
7 National Trust of Australia (Vic.), ‘Submission for the Addition…’
8 ibid.
9 [not recorded]
10 ibid.
11 City of South Melbourne Rate Books, 1887/88
12 An inscription on the front wall of the building reads ‘South Melbourne Try Boys’ Society, 1895’
13 National Trust of Australia (Vic.), ‘Submission for the Addition…’
William Parton Buckhurst, the highly successful South Melbourne real estate entrepreneur built a row of speculative houses in Finlay Street, including No. 44, 1881-82. This six-roomed wooden dwelling was first rated at £14 (2). The following rateable period of the N.A.V. had jumped to £34 and was then owned and occupied by William Robertson, a tailor (3). After about six years, ownership passed to Thomas Brown, a ‘manufacturer’, who leased it to Henry Green, a miner (5). By 1900 Brown and Green still owned and occupied the property.

The house, while a small building and built as an investment property, was given some very unusual quirks of detailing that remain substantially intact. The house is clad in timber to represent ashlar blocks, but is dominated by the projecting gable and the decoration under it. The barge board has an accentuated scalloped edge and turned timber finial and drops, while the bay window under has – all in timber – bold castellation drowning it, a moulded cornice, hood moulds terminated with consoles to each of the three double
hung sash windows, and the whole is flanked by pilasters. Despite such intricate work in timber, the building remains substantially intact. The main elements that have not survived are the frieze and capitals to the 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, 1881-1882
2 ibid.
3 1861-1862
5 ibid, 1890-1901
### City of Port Phillip Heritage Review

**Identifier**  Railway Station and Surounds

**Formerly**  unknown

**Address**  Fitzroy St  
ST. KILDA

**Constructed**  1857

**Amendment**  C 29

**Category**  Public

**Designer**  unknown

**Comment**

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

This railway station is very important as it is an early Victorian example of this building type and the only one to remain from the days of the Melbourne and Hobson's Bay, Railway Company. The unique platform canopy dates from the original construction and is substantially intact. The bluestone retaining wall dating from 1857 and Edwardian planting featuring mature date palms are an important part of the complex.

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

**Other Studies**

**Description**
The St Kilda Railway Station was erected for the opening of the line on 13th May 1857 at the termination of a Hobson's Bay Railway Company branch line and included refreshment, retiring rooms and a bar. The restrained Italianate building originally featured a semi-circular portico probably demolished in 1913, when buildings were also erected at the southern end of the station and the single train track was duplicated. The unusual platform canopy displays timber valencing and is supported on open web joists. A timber signal box and mature railways planting (probably dated from the 1906 renovations) all add character to the precinct. The bluestone retaining wall along Canterbury Road is clearly shown in an 1857 engraving by Sands, Kenny & Co.

**Intactness**
The demolition of the portico, the addition of buildings, the lengthening of the platform and the brickling up of openings detract from the original design, although the original platform canopy (extended on the Fitzroy Street end) and timber valancing remain substantially intact as does the platform elevation.
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 Illustrated Journal of Australasia', vol.4, No.XXI, March, 1858, p.119
'The Illustrated Melbourne Post', 9 August 1862, p5
Information from Andrew Ward, 1982.
The Age, 14th May 1857.
St Kilda Park Primary School

Formerly  unknown

Address  ST. KILDA

Constructed  1882

Amendment  C 29

Category  School

Designer  H. R. Bastow

Significance  (Mapped as a Significant heritage property.)

This building provides an intact example of the more exuberant style of Gothic adopted for Victorian schools. The two-storey splayed corner element is unusual. The school is situated at the edge of an important architectural area of St Kilda.

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

Other Studies

Description

The St Kilda Park Primary School was erected in 1882 by contractors Beardall and Glenncross to a design of architect H.R. Bastow prepared three years earlier. As early as 1874 land was applied for, but it was not granted until 1878 when a bill was passed in the Legislative Assembly for the annexure of land from the permanent reserve, Albert Park. The two-storey, red brick school is in the Gothic style, which had been developing in the late 1870s in Victorian school design. Polychromatic brickwork, pointed arches surmounting openings and steep gable roofs give a Gothic character. The two storey splayed corner element is unusual in school design, but provides a visual transition between the two facades. A prominent tower exhibits decorative iron cresting and arches below supported on iron columns. Similar school plans were adopted in the late 1880s.

Intactness

This school building is very intact and the steep roof has been re-slated. Additions and alterations were carried out in 1923 and two additional rooms erected in 1969.
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
Wesleyan Church Complex

Formerly unknown

Address ST. KILDA

Description
The existing bluestone Wesleyan Church, Fitzroy Street, was erected in 1857-58, and was the second church to be built on the site. Designed by Crouch and Wilson, the Gothic church features a square central entrance tower with Early English stepped buttresses and pinnacles above. The sides of the rectangular nave feature narrow lancet windows which alternate with buttresses. Adjacent to the church is a brick school building which replaced the original timber one in 1888. The red brick Gothic building, which features cream brickwork, was designed by Percy Oakden. The original parsonage, erected in Princes Street at the rear of the church in 1856 and designed by T.J. Crouch, was demolished in 1888 and the second one erected in the following year. This two storey residence was probably designed by Percy Oakden and Ralph Wilson and built by T.B. Allen. The fourth building on the site is the third parsonage which was designed by A. Eggleston, the result of an architectural competition early this century and erected by R.J. Jones.

Intactness
The complex of buildings are substantially intact.

Significance
(Map as a Significant heritage property.)
The Wesleyan church itself is an early building of its type and together with the other buildings on the site, forms an intact complex of church buildings.

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

Other Studies

Category Church

Designer Crouch and Wilson

Address Fitzroy St
ST. KILDA

Constructed 1857-58

Amendment C 29

Comment
None

Heritage Precinct Overlay None
Heritage Overlay(s) HO128
**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**

Cooper, J.B., 'The History of St Kilda', Vol 1, p.354-6, Melbourne, 1931.
"Elenara" and "Thalassa"

Formerly
unknown

Address
Cnr. Fitzroy St and Beaconsfield Pde
ST. KILDA

Constructed
c 1900

Category
Residential:detached

Designer
unknown

Amendment
C 29

Comment

Significance
(Mapped as a Significant heritage property.)

Elenara and Thalassa are intact examples of large Edwardian residences erected in St Kilda. In addition to their architectural significance, the buildings are located in a critical position, at the gateway to the important foreshore area, opposite the Catani Gardens. The pair of buildings form an extremely important link at the corner of Fitzroy Street and Beaconsfield Parade. In spite of the losses of important buildings in both these streets the survival of this corner group manages to maintain much of the original character of this area.

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

Other Studies

Description
Elenara and Thalassa, Fitzroy Street, St Kilda are two adjacent Edwardian residences erected at the beginning of this century. A contemporary description in 1914 spoke glowingly of Elenara:

"A home of palatial residences and hotels is Fitzroy-street, the main thoroughfare leading down to the Esplanade, but none are more attractive than “ELENARA” at the corner of Acland-street, with its quaint architecture and great stretch of windows, making one of the most pleasant pictures on a summer’s eve when the lights are glowing. It gives so reposeful an impression, and that is deepened as one moves through the sumptuously furnished and carpeted rooms, finished with the touch of an artist. Facing the water, just a few steps from all the life, and joy of the Esplanades it is an ideal private residential hotel."

Originally both of exposed red brickwork, the buildings feature many elements of the Federation period often in an extreme manner. The two storey residences incorporate half-timbered gables, bow and bay windows with leaded glass, rectangular, triangular and oriel de boeuf windows, timber fretwork, arches, a glazed tile hip and gable roof with terracotta ridging and finials, and substantial tall red brick chimneys. Cement render is
employed to highlight window bays and to provide a continuous contrasting band around the buildings. The resulting compositions are highly asymmetrical, complex and diverse and show the influence of the Queen Anne revival style in England in the latter half of the nineteenth century.

Intactness
Both residences are substantially intact with Elenara retaining its exposed brick and render facades.

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
Sands and McDougall Directories, various dates.
St. Kilda by the Sea, 1914, p. 95, also illustration.
Rose postcard, u.d. held by City of St Kilda.
George Hotel

Identifier
Terminus Hotel

Formerly

Cnr. Fitzroy St and Grey Street

Address

ST. KILDA

Description

Originally the Terminus Hotel stood on this site although this was renamed in 1867 by the new proprietor, Charles Forster after the George Hotel, Ballarat. Extensions and alterations to the hotel occurred with one extensive addition being designed by Robert Rusby Cowl in 1873 for the proprietor Fredrick Wimpole (who owned the hotel from 1870 to well into the next century). The hotel as it exists today comprises two buildings which reflect two styles; one being erected on the corner by 1889 and the other adjoining in Fitzroy Street in 1925. The four storey Victorian building originally of two hundred and fifty rooms, was designed by Harry B. Gibbs and features a curved corner tower and recessed balconies on both elevations. Arched openings dominate the composition with applied decoration including Corinthian pilasters and bosses. The 1925 section which abuts the earlier one is an austere building of five storeys which employs vertical oriel window bays to relieve the facade. Strips of rectangular windows maintain the horizontal line of the Victorian building and the parapet is balustraded in a similar manner to the adjoining building.

Intactness

The existing building is reasonably intact and the extensive 1925 addition does not distract greatly from the earlier building. A mansard roof to the corner tower shown in an early illustration is no longer extant.
History
see Description

Thematic Context
unknown

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

References

'Argus', 29 October 1873, s.p.2.
'Building, Engineering and Mining Journal', 30 November 1889, p.450.
Summerland Mansions

Identifier: Summerland Mansions
Formerly: Summerland House

Address: 17-25 Fitzroy St
ST. KILDA

Constructed: 1920-1921

Category: Commercial: residential

Designer: Christopher A Cowper

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
Summerland is of significance both as a key example of the 'flats over shops' building type and as an example of mansion flats. This combination together with the scale of the apartments and the scale of the complex as a whole, sets it apart from other buildings of this type. This significance is enhanced by the sophisticated relationship of the design to the predominantly commercial Fitzroy Street frontage on one hand, and the residential Acland Street on the other. Its location in St Kilda reflects a key part of St Kilda's history as an important seaside resort in the first half of the twentieth century. Architecturally, it is a fine representative example of a transitional style between the eclectic survival of the early 20th century and the emergent functionalist styles.

Primary Source

Other Studies

Description
Style: Arts and Crafts, Free Classical
Two and three storey walk-up flats, shops
Original owner: ER & GHC Crespin

"Summerland Mansions" is a complex of shops and large residential flats situated on the corner of Fitzroy and Acland Streets. The site itself is strongly connected with St Kilda's earliest history. It was the first block of land sold in the first Crown Land sales in St Kilda in December 1842. The buyer, Lieut. James Ross Lawrence RN, was Captain of the schooner "Lady of St Kilda" from which the city took its name. Captain Lawrence named Acland Street after Sir Thomas Dyke Acland, the owner of the vessel.

Before Elsie Rowe Crespin and her husband GHC Crespin acquired the property in 1919, it had been known...
as "Summerland House", a Victorian mansion owned by Georgina Wilson Watt. They engaged the architect Christopher A. Cowper of Collins Street to redevelop the site as the grand block of mansion flats and incorporated shops that remains to this day.

The flats were built in two stages. The first part was the main three storey section fronting Fitzroy Street consisting of six shops and a dining room on the ground floor and eight flats of approximately 175m2 above. While these were being built in 1920 a further permit was granted for the erection of four more flats of approximately 200m2 behind the first stage forming a two storey block with its entrance on Acland Street. The disposition of the two blocks consolidated the emerging retail and commercial character of Fitzroy Street on one frontage and the long standing residential character of Acland Street on the other. They formed a landmark at this important intersection that announced St Kilda's urban residential and commercial character to those arriving in its heart from Beaconsfield Parade and Fitzroy Street.

The buildings present massive symmetrical facades to both streets capped with broad terracotta tiled hipped roofs. The ground floor walls are of exposed brick, forming a base for the roughcast rendered facades. The horizontal banding of the triple bayed sash windows, the cut out openings of the deep balconies, and the visual heaviness of roof and eaves, all emphasise the massiveness of the building. The composition and detailing is very orderly and stripped back, in a style quite characteristic of the period without fully following any one in particular of the styles fashionable at the time. Cowper appears to have employed a number of Classical and Arts and Crafts motifs to articulate a bolder, more modern massing setting this work apart from earlier Queen Anne buildings for which he is renowned.

Internally, symmetrical Beaux Arts ordering combines with solid Arts and Crafts interiors to produce two bedroom mansion apartments of considerable space, luxury and ingenuity. A central feature of each of the Fitzroy Street flats is a large timber panelled reception hall at the head of each stairway entry. The Acland Street flats are planned less formally but also feature graciously proportioned main rooms. Each flat is provided with a balcony, a screened porch and a fully glazed sleepout. The Acland Street block has a huge flat roofed area at the back providing recreational and clothes drying facilities to all the residents, and calculated to circumvent the Council's requirement for half the land area to be open space.

Perhaps the most interesting planning feature of the flats was the large communal dining room centrally located on the ground floor. (The dining room and kitchen is occupied by the present Mexican restaurant). Residents had direct access to this facility from the two internal staircases and could dine looking onto Fitzroy Street through the large plate glass "shop front" windows. With this added amenity, each apartment was fitted only with a "kitchenette".

Summerland Mansions marks the heyday of apartment living in St Kilda. Its programme of retail shops below the residential flats typifies St Kilda's non-suburban residential nature, and the attraction of living near the seaside is clearly evident in "Summerland's" character.

The buildings have remained as residential flats (minus the dining room), commanding lower and lower rents as the district ran down over the years. Recently the apartments have been extensively renovated and strata titled, reflecting the upsurge in St Kilda's residential desirability. These works, carried out by the architects Peter Johnson and Tony Walliss, have carefully maintained and enhanced the original character.

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

Identifier
Formerly
unknown

Address
18-20 Fitzroy St
ST. KILDA

Constructed
c.1881-1882

Category
Residential:attached

Designer
unknown

Amendment
C 29

Comment

Significance
(Mapped as a Significant heritage property.)

These residences are of State significance as a unique three storey arcaded terrace pair. The arcading, columns, balustrading and articulated side facade are important elements. Because it is one of the few surviving buildings remaining from 1880s in Fitzroy Street it is an important remnant of the early Victorian street character. It is a prominent corner element with an unusually large front garden and intact cast iron fence and edged garden path.

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

Other Studies

Description

The pair of three storey Italianate residences are the remains of three erected in 1881-1882 for James Hogan as twelve roomed houses in Fitzroy Street, St Kilda. The arcaded terraces feature fluted cast iron Corinthian columns at each level and infilled incised balustrading. The transition from the Fitzroy Street facade to the simpler Park Street one is successfully resolved by the continuation of heavy rustication of the ground floor section and string courses to define the second and third floors. Arches feature chevron moulding and patterned bands decorate the front facade. 20 Fitzroy Street was the residence of the politician Sir Graham Berry from 1891-1894.

Intactness

The pair of buildings are substantially intact with original detail surviving internally and externally. Although the third terrace was demolished in 1970, it does not distract from the surviving pair because the three terraces were identical in external treatment.
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

National Trust of Australia (Victoria) research notes
MMBW Detail Plan City of St Kilda, 1897.
Identifier  Prince of Wales Hotel
Formerly  unknown

Address  29 Fitzroy St
ST. KILDA

Category  Commercial

Constructed  1937

Amendment  C 29

Comment

Significance
A representative example of Modernist streamlined hotel design, primarily of significance as one of an important series of residential hotels and guest houses in Fitzroy Street, and as one of the 'bookends' to the cafe and retail strip on the north side of Fitzroy Street. The hotel has been a significant social landmark in its various forms since the nineteenth century and has important historical associations as the wartime headquarters for American officers and as an entertainment venue.

Primary Source

Other Studies

Description
Style : Functionalist
Four storey hotel
Builder: Hansen and Yuncken

The current Prince of Wales Hotel is a rebuilding of an earlier hotel that existed on this site. At the time of its completion the new building was regarded as one of the most up to date in Melbourne, with a shift away from the reliance on bar trade, which had formerly characterized the establishment, towards more diverse venues including lounges with fireplaces, private rooms for functions and a dining room. The entrance to the residential section was faced in black Carrara glass with the motif of the Prince of Wales feathers in stainless steel. The motif was continued in sand blasted glass panels elsewhere in the hotel.(1)

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
(1) J. Ramsay Johnson, "The Hotel Dresses Up", The Modern Store (February 1937), pp.11-14
Edmaro
Identifier

Formerly
unknown

31 Fitzroy St
Address
ST. KILDA

1930s
Constructed

Commercial: residential
Category

unknown
Designer

(Amendment C 29)

(Mapped as a Significant heritage property.)

A small, finely crafted flat over shop building in the Georgian Revival style, notable for the symmetrical composition of the upper facade centred on a deep balcony framed by a crisply delineated Serlian motif. The balcony recess is given solidity and depth by the curved ceiling extending back from the central arch. The facade is constructed of variegated roman brick work, carefully detailed to form flat arches over the windows and chevron patterned panels below the sills. The building is largely intact though the rendered detail to the cornices, keystones and balustrading is painted an unsympathetic colour. The restrained design of the recent Di Stasio restaurant on the ground floor, undertaken by Architect, Allan Powell, contributes to the quality of the building.


Primary Source

Other Studies

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 Gatwick Private Hotel at 34 Fitzroy Street, St Kilda was constructed by 1938 and is one of a number of substantial apartment buildings or private hotels constructed in St Kilda during the inter-war period. It is a three-storey stuccoed building with three street frontages, executed in a restrained Spanish Mission manner. The building is built to the property boundaries to the three streets. The façade (south facing) has a parapet at the top with curved accents at the centre and corners. There is a diamond-shaped motif, made up of four square tiles, at either end of the parapet. The central raised area of the parapet has the inscription ‘GATWICK’. Below the parapet is a band of projecting bricks (three courses, each successive course projecting more), which acts as a cornice, though it does not stretch the entire length of the façade. The long Loch Street elevation (east side) is broken up into five sections: three have similar curved parapets to the façade (with the same diamond-shaped tile motif), interspersed with two sections with overhanging eaves, making the terracotta roof tiles visible. The rear elevation (overlooking West Beach Road) has an identical parapet to that of the façade, without the central raised section. The west elevation, which abuts the neighbouring property, has three parapeted sections (front, rear and near the rear) interspersed with two broad setbacks, creating window wells, with overhanging eaves. The exterior of the building including the entrance foyer and awning and other detailing such fenestration is intact. There have been recent repairs to the cement render above many of the windows (possibly to repair the lintels).

The interior of the hotel is also highly intact. On the ground floor the reception office and a spacious (former) telephone booth feature Jacobean dark wood panelling with beveled glass lights above. The former lounge (in the south-east corner) has a large Adamesque ceiling centre in fibrous plaster. The upper two floors also feature fibrous plaster ceiling centres in the stairwells; these are Art Deco in style. The staircase has a wrought-iron balustrade with a lyre motif. The walls of the corridors and stairwell are finished with textured plaster in a swirled pattern below the picture rail. The upper two floors also have timber panelled telephone booths on the landings. The doors to the rooms are highwaisted with two small horizontal panels over two vertical ones. Most doors retain Art Deco door hardware. Reportedly most of the hotel rooms are intact.
Modern fire doors (partially glazed), which have been installed in the corridors and other post-World War II alterations are not significant.

How is it significant?
The former Gatwick Private Hotel is of local historic, social, aesthetic and architectural significance to the City of Port Philip.

Why is it significant?
The former Gatwick Private Hotel at 34 Fitzroy Street, St Kilda is considered to meet Criterion A.4 as one of a number of substantial private hotels or residential apartments constructed in Fitzroy Street during the inter-war period, which illustrate the continuing development of St Kilda as a seaside resort during that time and the transition to higher density living. It is also significant for its use as a boarding house in the post-war era, which illustrates the changing socio-economic circumstances in St Kilda during that time (AHC criterion A.4). Its significance is enhanced by its rarity value as surviving example of a residential hotel that remains in an intact condition both externally and internally (AHC criterion B.2). The former Gatwick Private Hotel is historically significant for its strong associations with the Carbone family who have owned and managed the building at least since 1977. Vittoria Carbone or ‘Queen Vicky’, in particular is fondly remembered for her compassionate management of the Hotel and her legacy is carried on by her daughters Rose and Yvette today (AHC criterion H.1).

The former Gatwick Private Hotel at 34 Fitzroy Street, St Kilda is architecturally significant a good and very intact representative example of the substantial residential hotels erected for professional people in St Kilda during the inter-war period. The significance is enhanced by the high degree of intactness to both the exterior and interior (AHC criterion D.2).

The Gatwick Hotel at 34 Fitzroy Street, St Kilda aesthetically significant as an intact interwar hotel that contributes to the historic character of Fitzroy Street. Although it is architecturally undistinguished its scale and siting of the building on the street frontage on two sides on a corner site gives it landmark qualities and makes it a prominent and important part of the streetscape on the north side of Fitzroy Street (AHC criterion E.1).

The Gatwick Hotel at 34 Fitzroy Street, St Kilda is socially significant as a long-standing boarding house in St Kilda. It has strong associations with people of different socioeconomic circumstances who have been an important part of St Kilda society since World War Two. While many residents are short term, some have lived at the Hotel since the 1960s and regard it as ‘home’. The strength of association and attachment to the Gatwick is demonstrated by its celebration in artworks and writing produced since 2002 (AHC criterion G.1).

Levels of significance:
Primary significance – all 1938 fabric as noted above including the interiors.
Secondary significance – none specified.
No or limited significance – post-WWII additions or alterations.

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

Other Studies

Description
The Gatwick Hotel, at 34 Fitzroy Street, Saint Kilda, is a three-storey stuccoed building with three street frontages, executed in a restrained Spanish Mission manner. The building is built to the property boundaries to the three streets. The façade (south facing) has a parapet at the top with curved accents at the centre and corners. There is a diamond-shaped motif, made up of four square tiles, at either end of the parapet. The central raised area of the parapet has the inscription ‘GATWICK’. Below the parapet is a band of projecting bricks (three courses, each successive course projecting more), which acts as a cornice, though it does not stretch the entire length of the façade.

The long Loch Street elevation (east side) is broken up into five sections: three have similar curved parapets to the façade (with the same diamond-shaped tile motif), interspersed with two sections with overhanging eaves, making the terracotta roof tiles visible. The rear elevation (overlooking West Beach Road) has an identical parapet to that of the façade, without the central raised section. The west elevation, which abuts the neighbouring property, has three parapeted sections (front, rear and near the rear) interspersed with two
broad setbacks, creating window wells, with overhanging eaves.

The façade is five bays wide. The entrance, in the central bay, is a segmentally arched opening, with a Tudor label mould, inside which are white marble steps leading up to the front door. The walls of the stairway are panelled with brown marble bordered in dark grey marble. The double doors are dark-varnished timber with four horizontal glazed panels below an Art Deco ziggurat motif at the top (comprising a square central window pane and four narrow side bars). There is a large transom with three panes above the double doors. The entrance is sheltered by a small cantilevered box awning.

Above the entrance are windows to the first and second floor corridors. They are single sash windows with leadlights in the upper sashes. The leadlights have small yellow glass lights with a heraldic motif at the centre. Identical leadlights are found to the stairwell windows on the Loch Street elevation. On either side of the central bay are two bays of windows to hotel rooms. They are paired two-over-two sashes with horizontal muntins. All of the windows on the first and second storeys have concrete flower boxes resting on small corbels (the paired windows share a single, longer box). The ground floor windows also have two-over-two sashes, but have simple rendered sills instead of flowerboxes.

The side and rear elevations have mainly the two-over-two sash windows with horizontal muntins and simple rendered sills (apart from the stairwell windows, as noted). On the Loch Street elevation, near the rear (in the second parapeted section), three differentiated ground floor windows indicate the presence of a former common room: there is a large picture window with a curved muntin between it and three transom panes. On either side of this window is a pair of the two-over-two sash windows. There are two chimneys on the Loch Street elevation, still near the edge of the roof. They are rendered with a projecting band near the top below with an upside down ‘T’ motif on each face. A single terracotta chimney pot survives on the rear chimney. At the very rear of this elevation, the building steps in to provide a tiny walled courtyard at ground-floor level, presumably for storage of rubbish bins. Above the bins storage are three levels of toilets, indicated by the external waste pipes and smaller, louvered windows. The rear of the building also has a raised basement, due to the slight slope of the site. There are two one-over-one sash basement windows on the Loch Street side and five on the West Beach Road side.

The exterior of the building is intact. There have been recent repairs to the cement render above many of the windows (possibly to repair the lintels).

The interior of the hotel is also highly intact. On the ground floor the reception office and a spacious (former) telephone booth feature Jacobean dark wood panelling with beveled glass lights above. The former lounge (in the south-east corner) has a large Adameseque ceiling centre in fibrous plaster. The upper two floors also feature fibrous plaster ceiling centres in the stairwells; these are Art Deco in style. The staircase has a wrought-iron balustrade with a lyre motif. The walls of the corridors and stairwell are finished with textured plaster in a swirled pattern below the picture rail. The upper two floors also have timber panelled telephone booths on the landings. The doors to the rooms are highwaisted with two small horizontal panels over two vertical ones. Most doors retain Art Deco door hardware. Reportedly most of the hotel rooms are intact. The one viewed (on the first floor) was divided into bedroom and sitting room areas by a head-height timber and glass partition. Each section of the room had its own fibrous plaster Art Deco ceiling centre. Modern fire doors (partially glazed) have been installed in the corridors.

History

The Gatwick Private Hotel was constructed by 1938. It replaced a nineteenth century house known as ‘Lockings’ that was occupied by members of the O’Donnell family in the early decades of the twentieth century. The O’Donnells owned both this property and the adjoining lot to the south-west. In May of 1936 the subject property was sold to Margaret Carter who later that month transferred the property to ‘Maribeale Pty Ltd’ of 34 Fitzroy Street, St Kilda (Land Victoria 1). Sands & McDougall Directories show that in 1936 the house on this site was still listed as being occupied by the ‘Misses O’Donnell’. In 1937 the notation is ‘Flats being built’ and by 1938 the Gatwick Private Hotel is listed at 34 Fitzroy Street along with Mrs L.M. Beale who presumably was the manager.

As noted above, the Gatwick Private Hotel was one of the last of the substantial private hotels erected in St Kilda during the inter-war period that catered for a more up-market clientele. During World War Two it provided accommodation for the U.S. armed forces when officers from Base Section Four headquarters at Port Melbourne, under the command of Colonel Galloway were billeted at the Prince of Wales Hotel (where an officer’s club was established), and at the Gatwick Hotel, which were both owned or managed at that stage by Edwin Jewell. According to Longmire (1989:122) both hotels were ‘highly regarded for the facilities they provided’. The Gatwick Hotel lacked a dining room so officers and their ‘female friends’ dined at the Prince of Wales where ‘the freezer was stacked with ice-cream and the pantry full of unprocurable goods’
(Longmire, 1989:122) After WWII, standards at the Gatwick Private Hotel and other guest houses declined.

At some time in its history the Gatwick, like many other buildings as noted above, became a short or long term rooming house for people of more limited means and it was no longer the ‘gentleman’s hotel’ with its ‘highly regarded facilities’ of before the war. Title information shows that from 1944 to 1977 it was owned by Louis Whyte, an ‘investor’. In 1977 it was purchased by Ronald and Vittoria Carbone as joint proprietors with Vittoria continuing as sole proprietor from 1983 after Ronald’s death (Land Victoria 2). Vittoria or ‘Queen Vicky’ as she affectionately came to be known ran the guest house until her death in 1998 and according to her daughter, Rose, ran the Gatwick ‘more like a home than a hotel’ and held the view that ‘everyone deserves to be treated with respect’ (SKHS, 2007).

As previously noted the Gatwick Hotel was one of 12 boarding houses listed in a 1978 St Kilda accommodation guide. The rates were $20 per week ‘room only’ or $25 p/w ‘bed and breakfast’ with different rates for casuals. The bathrooms were shared, but it was noted that each room had a ‘vanity basin with hot and cold water’. Linen blankets were supplied. There were no kitchens for tenants, and some rooms had a sitting room area which is furnished with a table and chairs and easy chairs. The building was described as ‘old but fairly clean’ and they advised that they would accept ‘pensioners, people on unemployment benefits and families’ (Davis, 1978:50).

Rose and her twin sister, Yvette, helped their mother with the running at the Gatwick ‘from an early age’. They continue to own and manage the Gatwick today and carry on the tradition established by their mother. As noted above it is now one of the few remaining rooming houses in St Kilda. According to Rose around 85% of the residents have lived at the Gatwick for more than 5 years and the longest staying resident moved in, in the 1960s and many now regard it as ‘home’ (SKHS, 2007).

As one of the last boarding houses in an increasingly gentrified St Kilda the Gatwick is often (rightly or wrongly) perceived as reason for many of the anti social activities happening in and around Fitzroy Street. This has inspired a former resident to write a witty poem where all manner of social ills from local drunks to world events can be explained away by the phrase ‘Blame it on the Gatwick’ (SKHS, 2007). In 2002 an exhibition of historical and contemporary photographs of the Gatwick and artworks by about 30 residents was exhibited at St Kilda Town Hall (The Age).

Comparative analysis

As noted in the History, the former Gatwick Private Hotel is one of a number of substantial private hotels or residential apartments constructed in Fitzroy Street during the inter-war period, which illustrate the continuing development of St Kilda as a seaside resort during that time. Architecturally it is undistinguished, but its significance as an important component in the Fitzroy Street streetscape is a consequence of its scale, massing and siting, which is comparable with other landmarks including the former ‘Ritz’, ‘Mansions’, ‘Majestic’, ‘Regal’, ‘Seaview’, and ‘Kingsgrove’. It is also significant for the level of intactness to both the exterior and the interior. The interior is especially notable as all of the other buildings have been significantly altered internally as part of conversion to apartments and other uses from the 1980s onwards.

The continuing use of the Gatwick as a private hotel/boarding house adds to its significance. It is one of only three original buildings along Fitzroy Street still used for their original purpose – the others are the private hotels ‘Elenara’ and ‘Thalassa’, which were constructed in 1912. The Prince of Wales Hotel retains its residential hotel component and there is a recently constructed boarding house building at the rear of the Regal apartments.

Thematic Context

Settlement: Growth and Change; Depression and recovery: the inter-war years
Ways of life: St Kilda

Recommendations

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

References

Primary sources
Land Victoria 1, Certificates of title Vol. 6047 Fol. 281/282
Land Victoria 2, Certificate of title Vol. 6733 Fol. 480
Sands & McDougall Directories, 1934-38

Secondary sources
‘Apartments and boarding houses in St Kilda, January 1978’, compiled by Irena Davis Accommodation Officer with St Kilda Community Group
Longmire, Anne, St Kilda. The show goes on. The history of St Kilda Volume 3: 1930 to July 1983, Hawthorn, 1989
St Kilda Historical Society (SKHS), ‘Gatwick Hotel, Fitzroy Street St Kilda’ article in ‘St Kilda Times’, Newsletter Issue No.186, August-September 2007
The Tolarno Gallery and Restaurant was opened here in 1966 by Georges and Mirka Mora. The business was established in the existing hotel which at that time was largely intact. Longmire cites a conversation with artist Mirka Mora who used the bridal suite and later the cellar of the building as her studios. Tolarno Galleries and the Moras played important roles in the re-emergence of St Kilda in the 1960s as a focus for artistic activities in Melbourne.(1) The building complex is centred around a two storey Victorian house that bore the name 'Tolarno'. The house subsequently became a guest house with substantial additions being made to the rear in 1933. These additions included 29 bedrooms, and a new dining room and kitchen. The proprietor at the time was S.C. Cronin and the permit drawings were executed by G.G. Cronin. The front bedroom wing and present restaurant were added to the front of the Victorian house in the 1960s.

Significance  (Mapped as a Significant heritage property.)
An important element of the Fitzroy Street precinct, 'Tolarno' incorporates the two storey Victorian residence which bore this name in the nineteenth century. The building complex is important for its associations with Melbourne's artistic and gastronomic circles. The mixed residential, restaurant and gallery uses of the building have contributed to St Kilda's cultural life. The interior of the Tolarno Restaurant features a whimsical scheme of decoration by noted St Kilda artist Mirka Mora and is an interior of significance.

Primary Source

Other Studies
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
Identifier "Kingsgrove"
Formerly unknown

Address 44 Fitzroy St
ST. KILDA
Construct 1926
Amendment C 29

Category Residential:apartment
Designer P.J. O'Connor

Significance (Mapped as a Significant heritage property.)
An unusually large apartment complex incorporating a central open courtyard, one of the few examples of this type of residential design in Melbourne and one of the most intact. The reduced classicism of its front and rear elevations is well-mannered but unremarkable. The building makes an important contribution in its scale and dignity to the character of Fitzroy Street. The view through its front entrance arch past its letterboxes to the central courtyard adds to the interest of the footpath environment.

Primary Source

Other Studies

Description
Style : Free Classical
Three storey serviced apartments

A substantial three storey complex of apartments centred around a large open courtyard, and which stretches through a whole block, with frontages to both Fitzroy Street and West Beach Road. The building was erected in 1926 and the architect was P.J. O'Connor. Externally, the building is unremarkable with its centrally placed front entrance and classically derived facades incorporating standard motifs such as bay windows and recessed balconies.

History
see Description

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

References

NOTES
The ‘Boncap’ complex comprises two parts that were erected in quick succession. The first part comprises the three storey section fronting onto Fitzroy Street. This section provided shops on the ground floor with residential accommodation on the upper floors. The drawings for this section were prepared by L. Garrard Cahn and submitted to St Kilda Council for approval in 1934. The building permit application for the rear section was submitted in the following year and provided bachelor flat accommodation. The earlier section has more architectural pretensions than the later section and with its fine cream brick façade to Fitzroy Street demonstrates a very assured interpretation of the then current European architectural styles, particularly Dutch architecture. The projecting balconies work well to shade the main living spaces and solid brick balustrades provide privacy to the occupants and with their curved ends give a strong streamlined effect to the building. The effect is further enhanced by the small rectangular windows at each of the balcony ends.
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.8565 issued 9.4.34, also contains drawings for bachelor flats, 1935.
State Bank

Formerly unknown

Address 54 Fitzroy St
ST. KILDA

Constructed 1914

Amendment C 29

Category Commercial: residential

Designer Sydney Smith and Ogg

Significance (Mapped as a Significant heritage property.)
A typical example of one of the many State banks designed during the 1910s by the architects Sidney Smith and Ogg. The banded rustication, Ionic pilasters and pediments and balconies emphasising the corner of the site are typical of the architect's style, and this small cubic building is important in defining this prominent corner with Canterbury Road and in terminating the northern streetscape of Fitzroy Street.

Primary Source

Other Studies

Description
Style: Free Classical
Two storey bank with dwelling
Builder: T. Cockram
Original owner: State Savings Bank

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
NOTES
St K C C building approval issued Jan 1914.
A Melbourne institution, Leo's Spaghetti Bar is one of the first of a wave of cafes established by Melbourne’s post war migrants. The shopfront spells out the name of the premises in giant brickwork letters, and the use of the structure of the building to create a sign is an unusual and possibly unique feature. At night, the extensive neon signage also contributes to the restaurant’s lively street presence.

**Primary Source**

**Other Studies**

**Description**
Style: Vernacular Functionalist
Restaurant
Original owner: Leo Mastrototara

Leo’s was opened in 1956 by Leo Mastrototara, an Italian who had lived in Australia since 1928 and who had been interned during the war. The restaurant is among the earliest Italian restaurants in Melbourne and its construction reflects the social changes that occurred in St Kilda following the influx of migrants of the post war period. Initially consisting of laminex tables and fewer than thirty chairs, Mastrototara served Italian food and the restaurant was reportedly popular with the Italian Olympic Team who visited Melbourne for the 1956 Olympics. The restaurant was extended in 1972 with the addition of a licensed bistro seating 100 people. The Fitzroy Street elevation of the premises is interesting for the giant size letters incorporated in brickwork into the shopfront spelling out the name of the restaurant.
History
see Description

Thematic Context
unknown

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

References

NOTES
(1) A. Longmire, ‘St Kilda, the Show Goes On’ (Hawthorn 1989) p.174
(2) Ibid., p.231.
**Identifier**  
Banff

**Formerly**  
unknown

**Address**  
145 Fitzroy St  
ST. KILDA

**Constructed**  
1940

**Amendment**  
C 29

**Category**  
Commercial: residential

**Designer**  
unknown

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

'Banff' is one of St Kilda's largest and most strongly designed Functionalist style blocks of flats. Built in 1940, it marks the end of an era of experimentation and advancement in flat design through the inter-war period. Its advanced design offered its 27 tenants a large courtyard garden area, a cafe/restaurant at its street front, and extensive basement car parking. The concept of incorporating a cosmopolitan European style cafe into a residential block had only begun to be revived in the mid to late 1930s, and the introduction of underground parking was possibly a first for Melbourne. (The quaintly old fashioned Banff Garage sign over the car park entry suggests a certain unsureness in how to handle this new concept.) The bold brick geometry of the building's facade has been severely diminished by having been painted only a few years ago. 'Banff' is an important component of Fitzroy Street's high density residential zone and has the potential to play an increasingly important role in the street life of the area.

**Primary Source**  

**Other Studies**

**Description**

Style : Functionalist  
Three storey walk-up flats and restaurant

**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 Nos. 10509, issued 25.4.40 for twenty-seven flats & cafe and U1190, 27.8.51 for alterations
The Regal Hotel

Identifier
unknown

Formerly
unknown

Address
149 Fitzroy St
ST. KILDA

Description
Style: Free Classical
Three storey private hotel, former residence
Builder: J R Daley
Original owner: J R Daley

The nucleus of the present Regal Private Hotel complex is a two storey Victorian residence. It appears that additions were made to the front and rear of this original building in 1922 for the then owner J.R. Daley; no major alterations have been made to the premises since that time. The three storey wing facing Fitzroy Street has no architectural pretensions and is little more than a scaled down version of the adjacent Majestic Hotel the only difference being that this facade is clad in a watered down version of the then popular neo-classic style. The Victorian residence behind survives in a recognizable form and in many respects is quite intact. The rear wing is utilitarian in design.

Significance
(Mapped as a Significant heritage property.)
With its continuing residential usage, the Regal Private Hotel complex is an important element of the Fitzroy Street precinct. The building is a prominent example of a conversion of an earlier Victorian residence. J.R. Daley, who owned and constructed the additions to the original house, was an important land holder and developer in St Kilda during the early part of this century. He also owned the Majestic and the Waldorf Hotels which he combined into a large integrated complex which included the Regal. It contributes to the character of this area of large scale residential buildings.

Primary Source

Other Studies

Heritage Precinct Overlay
HO5
Heritage Overlay(s)
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. 4794 issued 12.4.22.
**Junction Oval**

**Identifier**    Junction Oval

**Formerly**    Unknown

**Address**    152-190 Fitzroy St

**ST. KILDA**

**Description**

- **Style:** Various Cricket ground and grandstands
- **Original owner:** St Kilda Cricket Club

**Significance**

The St Kilda Cricket Ground has its own small claim to international significance as the longest serving home ground site of any cricket club in the world. Its playing surface is also known as one of the finest in the world. As a venue, it is of historical significance on several counts: as one of the earliest established sites in St Kilda (predating the formation of the Municipality); in its associations with the early days of organised cricket and the genesis of Australian Rules football in Victoria; as one of the original VFL home grounds; and as a communal focus in St Kilda in an era in which so much of the civic identity of each of Melbourne's inner suburbs was invested in its sporting teams. Though none of its architecture is outstanding, its four grandstands, and, behind them, an array of red brick out-buildings, walls and entrance gates, are strong examples of their type and have survived virtually untouched from the first half of the century. Numerous structures associated with the ground's use for cricket and football are evocative reminders of the oval's history and of the days of pre-commercialised sport. The grandstands, structures and relics together have a strong and coherent character. Their physical presence is of great significance to the identity of St Kilda. They hold the collective memory of generations of St Kilda followers; a virtual sacred site in Melbourne's sporting culture.

**Primary Source**


**Other Studies**

**Category**    Public

**Designer**    Unknown

**Constructed**    c.1856-1930

**Amendment**    C 29

**Comment**

**Heritage Precinct Overlay**    HO3

**Heritage Overlay(s)**

---

The St Kilda Cricket Ground has occupied a prominent place in the history of the City since the St Kilda Cricket Club played its first match there in 1856. (1) No other cricket club in the world has played on the same
The oval is said to be one of the finest playing surfaces in the world, and it has been graced by many of Australia's greatest cricketers, of which the St Kilda Club produced more than its share. The St Kilda Football Club also had a long association with the ground. Football matches were played on the adjacent "Alpaca Reserve" as early as 1864. The Football Club's links were severed, amidst bitter controversy, in 1965 when it relocated to Moorabbin. For generations of St Kilda residents the ground had been a focal point of the City's civic identity within the sports-mad Melbourne metropolis. Along with its venerable association with Victorian cricket, the Junction Oval still holds a permanent place in Melbourne's folklore as one of the original VFL football grounds. (Between 1972 and 1983 the Fitzroy Football Club used the oval as its home ground and in recent years Sheffield Shield cricket has been played at the ground.)

The architecture of the ground reflects the days before big money and ground rationalization by the VFL began to change the face of its suburban venues. Of the three larger grandstands, two are of the old style timber variety: the Kevin Murray (formerly G.P. Newman) Stand, built in 1925, and the Don Blackie, Bert Ironmonger Stand of 1934. The two are identical in style: built on red brick bases housing changing rooms and other facilities, roofed with long, pitched roofs supported at the front on eight slender posts and sporting over each end bay smaller forward-facing gabled sections with flagpole finials. Ornamental treatment is limited to the bracket supports at the top of the columns, but the visual effect of both grandstands is rich in character and old fashioned charm. The third major grandstand is the R.L. Morton Stand. Though built only a couple of years after the Blackie Ironmonger Stand, it is a complete departure into modern functionalism. Its reinforced concrete and its minimally supported curving cantilevered steel roof lack the character of the older stands, but it is nonetheless a strong example of its type and an indispensable part of the ground's character. The ground's oldest stand is a modest timber structure between the social club and the scoreboard. Known as the "Racecourse Stand", it was shifted from the old Elsternwick Racecourse to its present location in the 1920s. Also of considerable note are the red brick perimeter walls, entrance gates and facilities and outbuildings behind the grandstands, all dating from around the 1930s. Associated structures, such as the outer terracing, the scoreboard, kiosks and pressboxes, though of no architectural significance, are integral parts of the ground and its historical use. Relics of the VFL era, such as the timber bench seating around the boundary fence, the coaches' boxes on the boundary line, and the Cyclone fenced players' races are all evocative reminders of the Saturdays of old when the ground would shake to the roar of 30,000 or more parochial football fans.

History
see Description

Thematic Context
unknown

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

References

NOTES
(1) Centenary Report of the St Kilda Cricket Club, 1956.(2) Conversations with Mr Orm Bird, Secretary of the St Kilda Cricket Club.(3) Cooper, Vol 2 p 35. see also Vol 1 pp 310-312.(4) Longmire, pp 212-213. see also pp 11-13.(5) The ground's record attendance was 46,973 in 1950; Rodgers, 'The Complete Book of VFL Records', p 127
The Majestic Hotel

Formerly: unable to determine

Address: 153 Fitzroy St, ST. KILDA

Description:

Five storey former serviced apartments
Style: Freestyle

The Majestic Private Hotel was built as a block of flats in 1912. It offered accommodation in two-room suites, with shared bathroom facilities on each floor and a communal dining room on the fifth floor. The suites opened onto steel-framed galleries around a central light well. A single caged lift served the five levels. To the North on each floor, larger apartments opened onto balconies overlooking Fitzroy Street. Servants’ quarters were located at the South East corner of each floor.

The entire development was undertaken by J R Daley, who financed, designed, built, and managed the flats. He reportedly disliked architects and never employed them, which may account for the seemingly outmoded planning and format of the accommodation. Daley also owned substantial amounts of property throughout St Kilda.

Significance: (Mapped as a Significant heritage property.)

The former Majestic Hotel is one of the most prominent landmark buildings in St Kilda. Originally built as flats and later converted to a private hotel, the building is a cogent indicator of the city's historical development. With the neighbouring and adjacent group of hotels, former hotels and apartment buildings, the Majestic is part of an important group of residential buildings along the city's main thoroughfare from St Kilda Road to the Beach. The building's height and balconied facade make the Majestic a prominent element of this group. One of the oldest surviving large scale apartment buildings in Melbourne, the Majestic, with its central light court, demonstrates an early design concept in the evolution of this residential building type.

Primary Source:

Other Studies:

Amendment C 29

Citation No: 1483
Kilda and the Majestic remained in the hands of his family until the 1980s.

The Majestic was later converted into a Private Hotel and a new facade and portico were added in 1935, in the art deco style that still characterizes the building today. Further alterations, such as connecting passages to the Waldorf and Regal Hotels on either side, the provision of bathroom and kitchen facilities to each unit (1962?) and the glazing of the balconies, marked the various phases of the building's evolution from a hotel to a low tariff boarding house and eventually to low rental flats. The Majestic was closed in November 1989.

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 Waldorf was constructed in 1912 as a Private Hotel. The two storey brick structure is designed in the popular Edwardian style of the time with exposed red face brickwork and a terra-cotta tile roof. In contrast to the later and neighbouring guest houses and boarding houses, the Waldorf takes on the character of a large single residence rather than a hotel, perhaps due to the dominantly residential nature of Fitzroy Street at the time prior to its transformation as a popular tourist and holiday venue. The building is well planned with premier accommodation being located on the street frontage and secondary accommodation located in a rear wing separated from the front section by a dining room and light court. Few alterations have taken place to the building since its construction, however its recent vacant state has resulted in most of the internal features and external glazing being vandalized or 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
NOTES
Ritz Hotel

Formerly unknown

Identifier

Address 169 Fitzroy St
ST. KILDA

Constructed 1920s

Category Commercial

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This Intact Three Storey former hotel, prominently located on the corner of Grey and Fitzroy Streets, has served as an entertainment and night club venue for many years. Its curved corner, the bay windows and arched openings create a composition that addresses its corner location and contributes strongly to the physical character of Fitzroy Street.

Primary Source

Other Studies

Description
Style : Classical Freestyle
Three storey hotel

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
**Address** 171 Fitzroy St
ST. KILDA

**Category** Commercial: residential

**Constructed** 1920s

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)
This grand urban apartment block of the 1920s is one of the very few buildings of its type in Melbourne that approaches a truly cosmopolitan character in its scale and setting. The massive street facade is dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades. The centrally located front entrance is marked at street level by a cantilevered canopy and on the parapet above by a stepped pediment. The building is an important element of Fitzroy's mixed residential and retail character.

**Primary Source**

**Other Studies**

**Description**
Style : Classical Freestyle
Five storey flats, offices and shops

**History**
see Description

**Thematic Context**
unknown

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

References

unknown
Identifier  "Lynbrae"
Formerly  unknown

Address  193 Fitzroy St
ST. KILDA

Category  Residential:apartment

Constructed  1940

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
A well designed and substantial complex of apartments in the functionalist style comprising a pair of wings
separated by a dramatically planned pedestrian space. The staircases to the front apartments on each wing
are expressed on the elevation as solid vertical brick masses and contrast with the horizontality of the flanking
apartments. Cantilevered balconies further enhance the contrast between these elements. The cantilevered
landing of the staircases to the rear apartments provide a dramatic spatial effect to the narrow space between
the wings. This effect is further enhanced by the thin horizontal plane of metal at third floor roof level. This
element bridges the two wings, providing the only connection between the buildings. The complex is an
important element in the residential character of Fitzroy Street. Few, if any, alterations have been made to the
exterior of the buildings since their completion.

Primary Source

Other Studies

Description
Style : Functionalist
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
The building at 22 and 22a Foam Street is a semi-detached single-storey inter-war rendered brick duplex, each half articulated separately: one (22) as a conventional double fronted villa with exposed hip roof and external porch, the other (22a) as a quirky element with a curving corner wall, parapet and recessed porch. The former portion was erected c.1937 and the latter portion evidently completed the following year.

The duplex is of aesthetic significance to the City of Port Phillip. Aesthetically, the duplex is significant for its unconventional and hybrid appearance, comprising two attached dwellings that are quite disparate in their form, composition and fenestration but are linked by a common vocabulary of materials (roughcast render, terracotta tiles) and detailing (Tuscan columns, dark brick trim). The southern half (No 22A) is the more distinctive of the two dwellings, of particular note for its unusual curving wall (presumably influenced by the acute triangular shape of the corner site) and parapet. In the broader Foam Street streetscape, the building forms a unique and distinctive element on this irregular corner site overlooking the canal, its setting enhanced by an equally unusual stone fence with rubble piers and cast iron gates retaining original timber escutcheons.

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

**Other Studies**

---

**Duplex**
Formerly unknown

**Address**
22-22a Foam St
ST KILDA

**Constructed**
1930s

**Category**
Residential:attached

**Designer**
unknown

**Amendment**
C 54

**Comment**
Updated citation

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

What is Significant?
The building at 22 and 22a Foam Street is a semi-detached single-storey inter-war rendered brick duplex, each half articulated separately: one (22) as a conventional double fronted villa with exposed hip roof and external porch, the other (22a) as a quirky element with a curving corner wall, parapet and recessed porch. The former portion was erected c.1937 and the latter portion evidently completed the following year.

How is it Significant?
The duplex is of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the duplex is significant for its unconventional and hybrid appearance, comprising two attached dwellings that are quite disparate in their form, composition and fenestration but are linked by a common vocabulary of materials (roughcast render, terracotta tiles) and detailing (Tuscan columns, dark brick trim). The southern half (No 22A) is the more distinctive of the two dwellings, of particular note for its unusual curving wall (presumably influenced by the acute triangular shape of the corner site) and parapet. In the broader Foam Street streetscape, the building forms a unique and distinctive element on this irregular corner site overlooking the canal, its setting enhanced by an equally unusual stone fence with rubble piers and cast iron gates retaining original timber escutcheons.
The building at 22 and 22a Foam Street, occupying an odd-shaped triangular corner site, is a semi-detached single-storey inter-war rendered brick duplex with a hipped roof of glazed terracotta tiles. Each half of the building is quite different in articulation; the northern dwelling (No 22) is more conventional, having its hipped roof exposed and a double-fronted asymmetrical façade, with a projecting bay to the left side and a semi-enclosed porch alongside. The porch has a pair of Tuscan columns in antis, and the flanking bays have tripartite steel-framed sash windows and corners enlivened by brown Roman brick quoining. The southern half (No 22a) has a distinctive curving front wall that goes around the corner (following the acute triangular shape of the site) and rising up to form a capped parapet. The curved wall has a single multi-paned timber-framed double hung sash window at the corner and, on Foam Street, a recessed porch with depressed archway and in antis Tuscan columns, its surround embellished with banding in brown Roman bricks. The street frontage has a low rock wall and, to each dwelling, a gateway comprising a pair of tapering rubble pillars and woven wire gates with curved wrought-iron ridging, and small wooden escutcheons bearing the respective house numbers.

**History**

This duplex was evidently erected in two stages; the first portion, comprising the house at No 22, was evidently erected during 1937, as it first appears in the Sands & McDougall Directory in 1938, with one Albert W Bricker listed as occupant. The same source listed a ‘house being built’ alongside; this was identified in subsequent directories as No 22A, occupied by Frederick P Harris, identified in electoral rolls as a joiner. The earlier house was listed as ‘vacant’ in 1939, and thence by Harold Francis (1941), William B Hodgson (1943-46) and Stanley Hodgson (1947-55). The house at No 22a, meanwhile, remained occupied by its original resident, Frederick Harris, until his death in 1956.

**Thematic Context**

Single-storeyed semi-detached that were houses erected during the inter-war period were generally articulated in two ways. Typically, they were expressed as a symmetrical pair, with each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can be seen in such examples as 11-11a Hammerdale Avenue and 2-8 Jervois Street, all in East St Kilda, or 156-158 Brighton Road, Ripponlea. An alternative approach was for the pair of attached houses to be ‘disguised’ as a single detached house. The latter technique developed in Victorian period, and became increasingly common during the Edwardian era (eg 6-8 Robertson Avenue, St Kilda, of c.1910). The articulation might be as a house with a symmetrical frontage (eg a large gabled roof, evoking a bungalow, as at 17-19 Havelock Street, St Kilda) or an asymmetrical double-frontage façade, evoking a single Tudor Revival or Moderne villa (eg the paired houses in McRae Street, Elwood).

The duplex in Foam Street, by contrast, is a rare example of a single-storey duplex that makes no attempt at cohesion in its composition, form and fenestration, although the actual materials and detailing are common. While it has no directly comparable examples, it can broadly be compared a house (not a duplex) at 2 Albion Street, St Kilda, which has similar Tuscan columns in antis to a recessed porch, and a hybrid roofline that combines projecting eaves and parapets.

**Recommendations**

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

**References**

Identification: "Darjeeling"
Formerly: unknown

Address: 15 Foster St
ST. KILDA

Constructed: 1924

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.)
Darjeeling is the best and most intact surviving example of the work of architect H V Gillespie in the St Kilda area, and a fine example of his work generally. Gillespie's designs are highly individual, and his work stands out amongst that of his more conventional contemporaries for its fragmented appearance and bold assembly of disparate architectural motifs, characteristics which are well demonstrated at Darjeeling. The significance of the building is further enhanced by its very intact state, its original front fence and its overgrown gardens. It is also a rare example of a development containing one single bedroom flat located above another, and the planning of these flats is distinctive both in layout and in the generous provision of space.

Primary Source

Other Studies

Description
Style: Free
Two storey walk-up flats

15 Foster Street was designed by the architect H V Gillespie. Gillespie practiced from an office in Chancery Lane, Melbourne, but undertook a number of projects in St Kilda, including a service station and motor garage on the Esplanade and Acland Street (later altered), shops at the corner of Barkly and Blessington Street (later heavily altered), the San Remo flats at 354 Beaconsfield Parade, and extensive alterations to the factory at 37 Greeves Street.

Gillespie's buildings can be identified both through his use of certain motifs and through the use of certain compositional principles. The prime characteristic is an almost careless fragmentation of the forms of his buildings; an impression of 'loose fit' between the parts of the composition which are then resolved by a
casual use of props, chains, columns and bands of feature brickwork to tie the whole design together. At Darjeeling, Gillespie's favoured prow windows (a projecting window with a triangular plan form supported on expressed beams and propped from below) jockeys for attention on a facade that also features corner buttresses, small prow windows with roofs 'supported' by chains, small square porthole windows, a large arched opening to an upstairs balcony, a concrete canopy on brackets over the ground floor entrance and a skillion roof supported on thin struts which sweeps down from the main line of the roof to protect the exposed stair leading to the upper apartment. To this cacophony of elements he adds a stepped balustrade to the side of the stair and feature bands of red brick relieving the unpainted roughcast render. The overall effect is eccentric and highly characterful, and the ad hoc feel of the design seems especially appropriate in a suburb like St Kilda.

In terms of planning, the building is a rare example of one flat above another with the upper flat served by an open stair. It was much more typical of this period to provide two flats per level, with the building taking up the bulk of the site, but here in contrast much of the site is left for gardens. This oddity is compounded by the provision of unusually large balcony areas, while the flats themselves contain only one large bedroom with an adjoining generously scaled sleepout, a big kitchen giving onto a bathroom and lounge/living room. The scale of the rooms and their arrangement is notable in a plan area that might normally be expected to accommodate at least two bedrooms rather than one.

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. 5626
"Carolina Court"

Formerly unknown

Address 1 Fulton St
ST. KILDA

Constructed 1920s

Category Residential:apartment

Designer unknown

Significance
A locally prominent block of flats which appears to have had a third storey added in the 1950s or 60s. With its prominent eaves line, this well integrated addition has accentuated the stepped plan form of the western end of the block, and given the building its distinctive tall and narrow proportions. This building contributes to the area's architecture primarily for its stylistic and visual oddity.

Primary Source

Other Studies

Description
Style : Vernacular
Three storey walk-up flats

This apartment block takes on an unusually long thin form derivative of the dimensions of the land on which it is built. This form is accentuated by the stepped form of the building and the 'stretched' cornice effect produced by the position of the cornice between the first and second floors. The second floor wing at the eastern end adds to the structure's puzzling qualities with its symmetrical facade dominated by a large leadlight window displaying the building's name. Apart from the painted face brickwork, the building is in a generally intact condition.

History
see Description

Thematic Context
Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation
References
unknown
Address 12 Fulton St
ST. KILDA

Constructed early 1920s

Category Residential:detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
A sparsely adorned two storey attic villa notable for its distinctive square balcony void set symmetrically in its plain brick central bay. The property is basically intact including the front fence.

Primary Source

Other Studies

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
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**Category**  Residential:apartment

**Designer**  unknown

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

An intact two storey block of apartments of simple design. The building is significant for the clarity of its form emphasised by its elevated siting, the definite delineation of the base and upper storey of the building with contrasting clinker brick and render finishes, the fine detailing of some of its window openings, and the general intactness of its finishes.

**Primary Source**


**Other Studies**

**Description**

Style : Vernacular

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
Former "Crawford", now "Barrington Flats"

"Katoomba"

Address 22 Fulton St
ST. KILDA EAST

Construct 1882

Category Residential: detached

Designer unknown

Amendment C 29

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

Comment
(Mapped as a Significant heritage property.)

Significance
The building formerly known as "Crawford" at no. 22 Fulton Street, St. Kilda East, was built for Oliver Levey in 1882 and substantially altered in 1936 when it was re-named "Katoomba". It is aesthetically important. This importance (Criterion E) is derived from the arrangement of the elements, generally in the Italianate manner but with an unusual and presumed inter-war conical porch giving it distinction at the Municipal level.

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

Other Studies

Description
An unusual and imposing single storeyed late Victorian Italianate villa with a distinctive semi-circular porch having slender Ionic Order columns mounted on balustrade pillars and having a shallow conical roof with slender ball finial. This element may be a late addition. There are projecting wings on either side, the eastern wing having a faceted bay and the western wing being possibly of a later date, the absence of vermiculated quoins and incised work being suggestive of an addition. The window reveals have cement colonettes and there are aedicules to the window heads.

Condition: Sound

Integrity: High

History
At Crown land sales, the partnership of Fulton, Mackinnon and Sargood bought numerous allotments including allotment 155A which comprised five acres on Dandenong Road between the railway reserve and Hotham Street. By 1873, Fulton Street had been formed and there were three houses on each of its north and south sides. Lot 12 on the north side was undeveloped and was owned at the time by a person named White. The land had a frontage of 110 feet and an NAV of 20 pounds and was purchased by Oliver Levey.
c.1880. Levey, described as an agent in 1882 and a publisher in 1883, built a brick house for his residence on the east side of the block in 1882. The house had nine rooms and an NAV of 120 pounds.

By the turn of the century, the house which was owned and occupied by Mary Bage, was named "Crawford" and had been extended to 13 rooms. The Bage family owned several properties in the area at the time. By 1930, the house had been acquired by William John McCarthy of Hawthorn. In 1935-37, ownership changed three times from John James Cotter to Ward Investments Pty. Ltd. and then to Louis William Sigel of the "Hotel Mentone". The Rate Books at the time are unclear however during these years the property was redeveloped. Pilley Street at the rear of the site was extended. In order for this to occur, MMBW plans indicate that the rear of the house would have had to be demolished. Substantial additions were carried out in 1936 which presumably gave the building its present appearance. It was named "Katoomba" and was comprised of four flats, three with four rooms and one with three rooms. The NAVs ranged from 60 to 70 pounds.

The Commercial Bank at Balaclava took over ownership of the flats in 1939. In that year, they were occupied by Horace Roberts (estate agent), William Stone (commercial traveller) and Angus Burrows (chemist). Flat three was vacant. Thomas William Cooper of Toorak was the owner in 1950. Flats 1 and 2 were still occupied by the Roberts and Stone families, the hairdresser David Charlesworth rented flat 3 and Ellen Dove rented flat 4. By 1973, it seems the flats had been converted to a single residence occupied by A.L.Spooner.

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.46, undated.
Parish Plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.
### City of Port Phillip Heritage Review

#### Identifier
- Residences

#### Formerly
- Shop

### Address
- 4 Garton St
- PORT MELBOURNE

#### Constructed
- 1886

#### Amendment
- C 29

#### Category
- Commercial: residential

#### Designer
- unknown

### Significance
(Mapped as a Significant heritage property.)
The former shop at the corner of Ingles and Garton Street is of local significance. The substantially intact interior has a notably restrained Renaissance Revival design, particularly to the pilastered and parapeted corner block. The building is representative of typical small combined shops and residences located in residential areas, and is a prominent streetscape element in conjunction with 92 Ingles Street (q.v.).

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

### Other Studies

#### Description
- PRINCIPAL THEME: Commerce/Trade
- SUB-THEME: Shops
- Residential
- ORIGINAL OWNER: Partick McCarthy
- LOCAL/PRECINCT CHARACTER: AUTHENTICITY
  - Individual Character (Individual, different from adjacent)
  - 90%+ original
- BUILDING TYPE: Former shop
- ORIGINAL RESIDENTIAL Residence attached to commercial premises
- USE TYPE:
- ARCHITECTURAL STYLE: Victorian Free Classical
- PRINCIPAL MATERIAL: Rendered masonry

#### PHYSICAL/STYLISTIC DESCRIPTION

This two storey building is of rendered masonry construction and is designed as two distinct units, one a
parapeted corner block, and the other a more simply designed wing to the rear along Garton Street. The corner block has flat Tuscan pilasters to each storey supporting an entablature and cornice at first floor roof level. The splayed corner contains two-leaf, three-panelled doors with a rectangular fanlight above. The existing ground floor multi-light sash windows appear to be replacements of the original shop windows. The upper floor windows have moulded architraves and sills, whereas those on the ground floor are unembellished.

The rear wing has a plain rendered wall facing Garton Street with a flat string course at first floor level. The wall is not parapeted; instead the roof has bracketed eaves and a hipped roof visible from the street. The ground floor windows and door are round-headed, with plain openings. The first floor windows are similar to those on the corner block.

COMPARATIVE ANALYSIS
The restrained and conservative Classical design of this former shop is almost Regency in style and is characteristic of suburban shop design of the pre-Boom period years up to the mid-1880s. Comparable shops in South Melbourne, for example, include, 266 Park Street, South Melbourne (1883), and 174 Cecil Street, South Melbourne (1881), which retains the original round-headed timber shop windows. Compared with these examples, the unusual height of the parapet and the double-storey trabeation make the front part of this building particularly imposing.

History
This building was constructed as a shop for its first owner, Patrick McCarthy in 1886, and was described as a 15 roomed brick shop valued at 80 pounds when first rated in 1886-87. In 1890-1891 it accommodated several members of the McCormack family, Patrick, a gentleman, Mary, a dressmaker, and Lizzie, whose occupation is not known. The ten roomed brick building was still owned by Partrick McCarthy at this date and was valued at £100 pounds.

Thematic Context
This building was one of a substantial number of corner shops constructed in residential areas away from the main retail and commercial strip of Bay Street. Many of these buildings remain, though most have been converted to residences or for other uses.

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

References
1. Port Melbourne rate book, 1886-87, no. 1275
Identifier Ripponlea Railway Station
Formerly unknown

Address off Glen Eira Rd, (Sandringham Railway Line)
RIPONLEA

Constructed c.1913

Category Public

Designer Victorian Railways Architect (John Hardy?)

Amendment C 29

Comment None

Heritage Precinct Overlay None
Heritage Overlay(s) HO137

Significance
CULTURAL SIGNIFICANCE
Ripponlea railway station is an important, intact Edwardian era timber railway station. Later changes have been minimal and the ticket offices retain their early fittings. Edwardian timber stations are rare in Melbourne and this building is the best of this actual design. Mentone railway station is the only other significant Melbourne station of this type. The station is part of the Los Angeles Court/Glen Eira Road conservation area. Almost all of the surrounding area was built during the same period.

EXTENT OF SIGNIFICANCE
Up and Down station buildings, platform retaining walls to each side and connecting timber footbridge.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Approach to Up side station is through the Burnett Grey Gardens. Planting along west side of Up platform along Monkstadt Avenue. Reserve and shops to the eastern side. Part of a conservation area.

OTHER EVALUATIONS

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: Federation Arts and Crafts
Railway station and associated structures
DATE OF CONSTRUCTION
Not known, probably 1913 (first drawn 1911)

ORIGINAL OWNER
Victorian Railways.

ARCHITECT
Victorian Railways Architect (John Hardy?)

BUILDER/ ARTISANS
Not known.

LATER OCCUPANTS
In continuing use.

LATER ADDITIONS/ ALTERATIONS
Toilet fixtures replaced. Signal box and lamp room/store/yard demolished.

DESCRIPTION
Both station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and ‘half-timbered’ gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings.

CONDITION
Building is in reasonable condition. Some roof shingles are loose and the northern end of the Up building has settled. Window glass has been smashed and not replaced.

ORIGINAL USE
Railway station.

PRESENT USE
Railway station

PRESENT OWNER
V Line

INTACTNESS (February, 1984)
The buildings have a high degree of intactness. Recent toilet fixtures are the most significant changes. The signal box and corrugated iron clad lamp room/store/yard building located near Glen Eira Road have been removed (for details of latter see Appendix - drawing no. 1).

OTHER
Ward and Donnelly(2) have identified Edwardian timber stations under the overall heading Gisborne Group. Within that group are sub-groups covering design variations; Macedon [7 stations], Ripponlea[4], Donald[4], Mansfield [5] and Yarra Glen [3]. Ripponlea Station is the only ‘very important’ station in the sub-group and with Mentone, the only station in Melbourne regarded as very important in the Gisborne group.

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

History
The original drawings for the station are initialled and dated 1911 and further stamped 1913. There are no Contract Book records of the date of construction, cost and/or builder. The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta/Erindale Estates were subdivided in 1911. The railway though was opened in 1859.

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

Thematic Context
unknown

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

References

BIBLIOGRAPHY
1. Original drawings held by Victorian Railways (V Line) -
*no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on.
Scale 8 ft to 1 in. Dated 21/12/1911.
*no. 2 Sections, details and so on. Scale 2 ft to 1 in. Dated 21/12/1911.
Both no. 436, bin 11341. (See Appendix).

2. A. Ward and A. Donnelly, in association with the Australian Railway Historical Society,
relevant extracts).
Residence

Formerly  Tringingham

2 Glen Eira Rd
RIPONLEA

1890-1891

C 29

unknown

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

M.M.B.W. Detail Plan no. 1451 - Appendix.

City of St. Kilda Rate Books, 1890/91 no. 3920, George Connibere owner, Charles Hicks importer occupant, N.A.V. 90 - Appendix.
## Shops & Dwellings

### Identifier
**Formerly** unknown

### Address
**15-27 Glen Eira Rd, and 6 Glen Eira Avenue**

**RIPPONLEA**

### Constructed
1912

### Category
Commercial

### Designer
unknown

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

The corner turret, parapet and size of this building make it a local landmark and a key element in the Los Angeles/Glen Eira Road conservation area. The verandah and the shopfront of no. 15 Glen Eira Road and no. 6 Glen Eira Road are intact, though the former is painted. The shops generally are surprisingly intact. The upper floor facades have generally been painted, though two remain in their original state.

(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:** Federation Freestyle
- **Two storey shops and dwellings**
- **Builder:** Dunlop and Hunt
- **Original owner:** Lane and Morgan
  (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

See also Los Angeles Court / Glen Eira Road conservation area.

Builders Dunlop and Hunt constructed this building in the latter half of 1912 for Lane and Morgan. A railway station was first constructed here around this time and no doubt was the reason for the erection of this building.

(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
City of St. Kilda building permit records, no. 1600, granted 28/5/1912.
Shops and Dwellings

Identifier  unknown
Formerly  unknown

Address  45-55 Glen Eira Rd
             RIPONLEA
Constructed  1914
Amendment  C 29

Category  Commercial
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
The façade design of these six shops is a key link between the significant buildings at the eastern end of the
shops and the building at the corner of Glen Eira Avenue (q.v.). The façade design, with its parapets centred
on the chimneys, is of architectural interest.
(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 : Federation Freestyle
Two storey shops and dwellings
Builder: J.R.Daley
Original owner: J.R.Daley
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

See also Los Angeles Court / Glen Eira Road conservation area
J.R. Daley was the owner/builder of these six shops. Construction took place in the latter half of 1914 and the
estimated cost was £3,000. Daley built a number of other shops in this shopping centre.
(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. 2383, granted 9/7/1914.
Brinsmead's Pharmacy

Formerly unknown

Address 73 Glen Eira Rd
RIPPONLEA

Constructed 1918

Amendment C 29

Category Commercial

Designer Sydney Smith and Ogg

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Brinsmead's Pharmacy is one of Victoria's finest chemist shops on account of its shopfront and fittings. Manufactured by Duff, the fittings feature leadlight round and elliptical domes and are some of the finest examples of this work in the State. Leadlight was a common feature of buildings built early this century, but rarely used with such skill. The fabric of the shop section and the remainder of the building is intact. Shopfront pier cases with incised lettering advertising dental services remain. The pharmacy is a key element in the Glen Eira Road shopping and the conservation area.

EXTENT OF SIGNIFICANCE
Of primary significance are the shopfront, the shop area with its fittings and the preparation room immediately behind, together with the gable roofed front section and the south (street) and east facades, including number 71. The remainder of the building is of secondary significance due to the intactness of the fabric.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Numbers 71 and 73 end a long line of two storey shops, all of the same period and complementary in design. This building is part of the Los Angeles Court/Glen Eira Road 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

Description
Style : Federation Arts and Crafts
Two storey shops and dwellings
Builder: Queever.
Shopfitters: Thos. Duff
Original owner: Frederick Damyon
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

(71 part of the same building)

DATE OF CONSTRUCTION
1918 - later half(1).

ORIGINAL OWNER
Frederick Damyon, pharmacist(1),(2).

ARCHITECT
Sydney Smith and Ogg (1)

BUILDER/ ARTISANS
Queever builder. Shopfront and fittings by Thos. Duff and Bros. (name-plate on shopfront)

LATER OCCUPANTS
Late 1920's Joseph Lakeland. Early 1930's Samuel Park. 1938 - Campbell Fraser Johnson (owner from 1955/56)(2),(3)

LATER ADDITIONS/ ALTERATIONS
None of any consequence. Redecoration. Facade painted apparently, with painted signs of unknown origins.

DESCRIPTION
Brinsmead's Pharmacy is in a two storey brick building housing two shops. The ground floor is red face brickwork, whilst the first floor and gables are roughcast rendered. The roof is clad in terracotta tiles. Features of the building are the crow stepped gables to each side wall, round gable window, the facade first floor window surrounds, the decorative pattern between them and the facade gable. Internally there is no direct access between shop and residence.

The shopfront features two recessed timber doors with leadlight domes over them. Framing is in light metal sections, with a leadlight top window and paired light brackets over the central window. The shop internally is lined with glass cabinets, light timber framed in oak and mirror backed. Behind the counter a timber drawer unit with leadlight screen above follows the curve of the elliptical dome over this area.

CONDITION
Shop and remainder of the building are in good condition.

ORIGINAL USE
Pharmacy.

INTACTNESS (February, 1984)
The shopfront and shop area are intact. The street facade above the verandah has been painted, as has part of the east wall. Part of an early sign remains on the east wall and there are the remains of old signs above the first floor façade windows.

Internally the rooms have been repainted, but the fabric remains intact.
(David Bick, St. Kilda Conservation Study, 1985)

History
Frederick Damyon's Brinsmead's Pharmacy has its origins in the chemist shop opened around 1913 by James Brinsmead in Glen Eira Road, two doors from the railway line (3). Damyon acquired the business and had the present building constructed in 1918 (1), (2).

Sydney Smith and Ogg were the Architects for the building, but Thomas Duff and Brothers made and presumably designed the shopfront and fittings internally. From the late 1920's Damyon leased the shop to a series of other chemists, whilst also maintaining other shops in St. Kilda and Woodend (2),(3). The present owner, Mr. C F Johnson, leased the building in 1938, acquiring it in 1955/56(2),(3). Brinsmead' s 1913 shop became Appel's Pharmacy, now located nearby on the corner of Hotham Street(3).

OTHER EVALUATIONS
National Trust of Australia (Victoria) - Recorded.

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

Thematic Context
unknown

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

References

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 3640, includes copy of original drawings - Appendix.

2. City of St. Kilda Rate Books.
   National Trust of Australia (Victoria) file no. 3670 - research notes in Appendix.

3. Sands and McDougall Melbourne 'Directories', various years.
   Royal Victorian Institute of Architects Journal, Melbourne, March 1930, advertisement page XXXIX - Appendix.

### Burnett Grey Gardens

**Identifier** Burnett Grey Gardens

**Formerly** unknown

**Address** Glen Eira Rd

**ST. KILDA**

**Category** Garden

**Constructured** unknown

**Designer** unknown

#### Amendment

C 29

#### Comment

None

#### Heritage Precinct Overlay

None

#### Heritage Overlay(s)

HO137

#### Description

Public Park

#### 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

The Burnett Grey Gardens form, with the Ripponlea Station, the urban design centrepiece of its precinct. The gardens create a tranquil, traditional foreground to the station and retain remnants of their original formal planting and landscaping, including its Canary Island Palms and the lava rock seats which are so characteristic of St Kilda's parks and gardens.

**Primary Source**


**Other Studies**

See Description
References
unknown
Maisonettes

Formerly unknown

Address 3 Glen Eira Rd
RIPONLEA

Constructed 1929

Amendment C 32

Comment Landscape assessed

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
This building is one of the very few blocks of maisonettes built during the 1920's or '30's and is most probably the only such block in the Spanish Mission style in Melbourne. Maisonettes were uncommon in the first decades of flat building in Victoria, during the 1910's, '20's and '30's. The Spanish Mission style was popular in the latter half of the 1920's and was almost always used for more expensive buildings than the norm. The nature of maisonettes, each with their own stair, make them more costly to build than flats, which was no doubt the reason for using this style. The building is well detailed with an individual porch on timber brackets to each pair of entrances, with their angled reveals. The bay windows are clad in octagonal tiles, each with a graded colouring. Each maisonette has a first floor balcony.

Landscape
The main garden element of the Spanish Mission style two storey maisonettes is the approach courtyard garden which includes a mature bull bay magnolia (Magnolia grandiflora), privet, Bhutan cypress (Cupressus torulosa) and concrete pond which all date from c1930s. It is of historic and aesthetic significance to the locality of Ripponlea.

EXTENT OF SIGNIFICANCE
Entire building, front and screen walls and the approach courtyard including magnolia, cypress and pond.

SURROUNDING ELEMENTS OF SIGNIFICANCE
This building is near the Los Angeles Court/Glen Eira Road conservation areas, which contain a variety of houses built at the same time.
**Primary Source**

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

**Description**
Style : Vernacular
Two storey maisonettes
Builder: P.J.Brunning Pty Ltd
Original owner: P.J.Brunning Pty Ltd
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

**ORIGINAL OWNER**
P.J. Brunning Pty. Ltd.

**ARCHITECT**
P.J. Brunning Pty. Ltd., drawn by K. Hooker.

**BUILDER/ ARTISANS**
P.J. Brunning Pty. Ltd.

**LATER ADDITIONS/ ALTERATIONS**
First floor balconies filled in?

**DESCRIPTION**
This two storey building contains eight maisonettes arranged on an irregular site in one long block, with two smaller wings forming a courtyard at the northern end. Construction is in rendered brickwork with a cement tiled roof. Face brickwork frames the pairs of front doors, with angled reveals and quoins. The tiled porch roofs are supported on shaped timber brackets. Dwarf face brick walls enclose each entry. Windows are timber, multi-pane upper and single pane lower sashes to each. The first floor recessed balconies are framed with pilasters on brick corbels. Each maisonette contains lounge, dining room and kitchen/breakfast room on the ground floor, with two bedrooms, bathroom and balcony on the first floor.

Mature bull bay magnolia (Magnolia grandiflora), privet, Bhutan cypress (Cupressus torulosa) and concrete pond all date from c1930s.

**History**
P. J. Brunning Pty. Ltd. were the owner/builders for this building, which was constructed in the latter half of 1929. The drawings were drawn by K. Hooker in July, 1929. The subdivision of Brunnings Nursery to the north in 1926 resulted in much of the surrounding building stock and there are several Spanish Mission style houses.

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

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

**References**

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 7515 granted 5/7/1929, includes working drawing.
Residence (Gleneira)

Identifier unknown

Formerly 12 Glen Eira Rd

Address RIPPONLEA

Constituted 1890-1891

Category Residential: detached

Amendment C 32

Designer unknown

Landscape: The black locust trees (Robinia pseudoacacia) at the front and rear western boundary of 12 Glen Eira Road, Ripponlea, 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 trees are an integral part of a varied and distinctive cultural landscape and are significant for their association with the activities of an historically significant place which played a role in the development of the municipality, as well as for the combination of their maturity and extent as compared to other early properties in the City and as an uncommon landscape type in the City and a specimen also uncommon for its maturity. The trees are also significant for their association with the early development of the Glen Eira/Ripponlea district.

Primary Source

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

Other Studies

Description

See also Los Angeles Court / Glen Eira Road conservation area.

The garden contains three mature and very large black locust trees (Robinia pseudoacacia). Tree #1 is at the rear western boundary of 12 Glen Eira Road, measuring 18 metres in height and a canopy spread of 11
metres. Tree #2, also at the rear western boundary of 12 Glen Eira Road, measures 17 metres in height and a canopy spread of 11 metres. The trees are estimated by an ArborCo Pty Ltd arborist to be 60-70 years old, so planted c1929-39 (ArborCo Pty Ltd, 1999).

Tree #3, at the front of the villa, was noted in the ArborCo Pty Ltd report (ArborCo Pty Ltd, 1999) but not measured. It is lower in height than Tree #1 and #2 but probably dates from the same time of planting. Black locust trees were more commonly planted in the late 19th century than post 1920s. It is estimated that these three trees were planted soon after the construction of the main building, c1890-91.

**History**

The house ‘Gleneira’ is a two storey late 19th century brick house, constructed in 1890-91 by an unknown designer. There is an exotic garden with some mature trees. The property has been identified in the Port Phillip Heritage Review (A Ward, 1998, dbase no. 328) and D Bick’s St Kilda Conservation Study Area 2 (vol. 1, 1984).

**Thematic Context**

**Recommendations**

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

**References**

M.M.B.W. Detail Plan no. 1451 - Appendix
City of St. Kilda Rate Books, various years; 1890/91 no.3925, Charles McEvoy o/o, 8 R. Brick; N.A.V. 110 - Appendix.
"Moira"
Identifier
Formerly unknown

Address 16 Glen Eira Rd
ST. KILDAL
Constructed 1930s
Amendment C 29

Category Residential: detached
Designer unknown

Significance (Mapped as a Significant heritage property.)
Perhaps St Kilda's finest example of this particular architectural style: a hybrid of Mediterranean and Functionalist influences which had some currency in the 1930s. It is especially notable for its finely detailed tapestry brick and plaster work, and its diverse range of exquisite steel framed windows. Almost all features of the building including its garden paths and front fence are intact.

Primary Source

Other Studies

Description
Style: Mediterranean, Functionalist
Two storey residence
Perhaps the best example of the rare 1930s hybrid Mediterranean-Functionalist architectural style in St Kilda. It is notable for its finely detailed tapestry brick and plaster work, and its diverse range of exquisite steel framed windows. Even the metal lettering of the name "Moira" is of a quality far above the ordinary. The yellow of the window frames and eaves linings is a felicitous touch. The canvas awning is the only feature that does not contribute to this gem of a house.

History
see Description

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

References
unknown
Identifier: "Milverton"
Formerly: unknown

Address: 22 Glen Eira Rd
ST. KILDA

Constructed: late 1920s

Category: Residential: apartment

Designer: unknown

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.)
A sprawling two storey block of flats notable for its elongated stepped form, and the way in which each step is treated as with its own, individual set of stylistic motifs. These motifs are quotations from styles as diverse as Spanish Mission and Old English. The composition is unified by its consistent building materials and the thematic use of variegated brick trim and banding. The form of the building on this corner site is of importance to the surrounding streetscapes of the precinct.

Primary Source

Other Studies

Description
Style: Vernacular
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
Shops and Dwellings

Address 31-37 Glen Eira Rd
ST. KILDA

Category Commercial

Constructed 1910s

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
Four shops with dwellings above forming part of a very important streetscape. Like the shops further east (45-67) the upper facades are intact and unpainted. Their chimneys and chimney pots are integrated into their parapets, an extremely unusual feature, which gives the streetscape its distinctive punctuated skyline. Shop No. 35 is the only one with its original shop front fittings.

Primary Source

Other Studies

Description
Style : Federation Freestyle
Two storey shops and dwellings

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
Shops and Dwellings

Formerly 57-67 Glen Eira Rd
Address ST. KILDA

Description
Style : Federation Freestyle
Two storey shops and dwellings

Significance
Six shops with dwellings above forming part of a very important retail strip streetscape. Like the shops further west (31-37 and 45-55) the upper facades are intact and unpainted and have their chimneys and chimney pots integrated into their parapets, a extremely unusual design feature which gives the streetscape its distinctive punctuated skyline. The shop fronts seem to have all been refitted in the 1930s with Nos. 65-67 only recently destroyed. No. 59 is of special note having all the original signage of the footwear shop opened there at the time of the 1930s refit.

Primary Source

Other Studies

Comment
(Mapped as a Significant heritage property.)

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

Identifier

Category Commercial: residential

Designer unknown

Address 57-67 Glen Eira Rd
Address ST. KILDA

Construct 1910s

Amendment C 29

Heritage Precinct Overlay HO7
Heritage Overlay(s)
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown
Shop and Dwelling

**Address**
60 Glen Eira Rd
ST. KILDA

**Constructed**
1918

**Category**
Commercial

**Designer**
Arthur Plaisted

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

An excellent example of corner shop and dwelling of this period by the noted architect Arthur Plaisted. The significant surviving elements of the building include the tall rendered frieze and bracketed cornice, and the porthole and verandah openings of the diagonally symmetrical front portion. Several unfortunate alterations have been made to the street facades, however, some of the window openings are intact (though unsympathetically glazed), and the red brick and render finishes are as original. One of the most important individual elements in this significant retail strip streetscape.

**Primary Source**

**Other Studies**

**Description**

Style: Arts and Crafts
Two storey shop and dwelling
Original owner: J. Durston

This corner shop and dwelling was designed by the important architect Arthur Plaisted in 1918 and was one of the three or four best pieces of shop-and-dwelling architecture to be found in St Kilda (compare 71-73 Glen Eira Rd, 90 and 121 Ormond Rd). Its strength is still to be seen in the upstairs front section which is still fairly intact. The rest of the building has been largely ruined. Permit drawings show the Quat Quatta Ave elevation as a charming composition of irregularly sized and placed windows, a 45 degree sloping roof and parapet at the end, and an unusual asymmetrical arched entry porch. The porch has now been completely bricked over, the windows (except for the two port holes in the first floor corner) have been unsympathetically reglazed, and the awnings have been lost to a particularly unfortunate steel deck replacement. The shop itself, as is normal, has long since been refitted and is now a notably ugly laundromat.
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 3670.
Identifier: Glen Eira Road Bank Group  
Formerly: unknown

Address: 74, 76 and 78 Glen Eira Rd 
ST. KILDA

Constructed: 1922-1930

Category: Commercial

Designer: 1922 Sydney Smith, Ogg & Serpell.  
1927-28 Twentyman & Askew. 1930  
A. & K. Henderson

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.) 
This group is opposite Brinsmead’s Pharmacy  and is part of a conservation area.

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

Other Studies

Description
Built 1930, 1927-28 and 1922 respectively. 
See also Los Angeles / Glen Eira Road conservation area

This group comprises three bank buildings built next to each other between 1922 and 1930. They show something of the diversity of architectural styles used during the 1920s. The easternmost and earliest, the State Bank, built in 1922 is in a Classical style derived directly from the Edwardian Baroque of the 1900’s and 1910’s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg and Serpell, but has been more extensively altered. The adjacent number 76, now N. & D. Electric Co. Pty. Ltd., was built for the English, Scottish and Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The Architects of this building were Twentyman and Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and is significant in that it portends the architecture of the next decades. The overall form of the façade is more reminiscent of the 1940’s and 50’s whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930’s. Unlike the other two banks which were specially built, this building was two shops, extensively rebuilt to the designs of A. and K. Henderson
Architects in 1930.

History

see Description

Thematic Context

unknown

Recommendations

76.78 Glen Eira Road
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 permit records -
1. No. 4818 granted 10/5/1922, includes working drawing (builder E.H. Plaisted);
2. No. 7030 granted 22/11/1927, includes working drawing (builder G. Reid) - Appendix
3. No. 7831 granted 22/10/1930, includes working drawing (builder W. Machlin).
   - Additions to the rear no. 11,081 granted 3/11/1944 (builder A. Deseter).
State Bank

Formerly unknown

Address 78 Glen Eira Rd
ST. KILDA

Category Commercial

Constructed 1922

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This group comprises three bank buildings built next to each other between 1922 and 1930. They show something of the diversity of architectural styles used during the 1920s. The easternmost and earliest, the State Bank, built in 1922 is in a Classical style derived directly from the Edwardian Baroque of the 1900's and 1910's. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg and Serpell, but has been more extensively altered. The adjacent number 76, now N. & D. Electric Co. Pty. Ltd., was built for the English, Scottish and Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The Architects of this building were Twentyman and Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and is significant in that it portends the architecture of the next decades. The overall form of the façade is more reminiscent of the 1940's and 50's whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930's. Unlike the other two banks which were specially built, this building was two shops, extensively rebuilt to the designs of A. and K. Henderson Architects in 1930.

Primary Source

Other Studies

Description

Style : Free Classical
Two storey bank with dwelling
Original owner: State Bank of Victoria
History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Planning Scheme

References

NOTES
St K C C permit No 4818. Identical design to State Bank at 6 Ormond Road and similar to State Bank at 54 Fitzroy Street.
**Identifier**  "Chenier"

**Formerly**  unknown

<table>
<thead>
<tr>
<th>Address</th>
<th>8 Glenhuntly Rd ELWOOD</th>
</tr>
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<tbody>
<tr>
<td><strong>Constructed</strong></td>
<td>1934</td>
</tr>
<tr>
<td><strong>Amendment</strong></td>
<td>C 29</td>
</tr>
<tr>
<td><strong>Comment</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Category**  Residential:apartment

**Designer**  J.H. Esmond Dorney

**Significance**  (Mapped as a Significant heritage property.)
A well styled two storey block of flats designed, as a remodelling of an earlier building, by the architect J H Esmond Dorney. It is the most prominent of a number of flats in Elwood designed by Dorney in the mid 1930s in a style influenced by the American Prairie School. Most of it is intact, in particular its stylish leadlighting, although the building has been painted an inappropriate grey and mauve in the recent past.

**Primary Source**

**Other Studies**

**Description**
Style : Mediterranean
Two storey walk-up flats, former residence
Original owner:Mrs M.L. Dorney

**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 8667. Nos 39 and 4-4A Shelley St appear to have been designed by Dorney around the same time. Refer also entry for 51 Ormond Esplanade.
**Identifier**  "The Wandsworth"

**Formerly**  unknown

**Address**  13 Glenhuntly Rd
ELWOOD

**Constructed**  c. 1920

**Amendment**  C 29

**Category**  Residential:apartment

**Designer**  See notes

**Comment**

**Significance**  (Mapped as a Significant heritage property.)
A large well styled Arts and Crafts block of flats intact apart from painting to roughcast and shingled sections. Notable also for its intact brick fence with highly unusual roughcast pier cappings.

**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
Distinctive pier cappings suggest same architect/builder as 40-42 Glenhuntly Road.
**Identifier**  Flats

**Formerly**  unknown

**Address**  21 Glenhuntly Rd
ELWOOD

**Constructed**  1950's?

**Category**  Residential:apartment

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

A large three storey block of flats in cream brick built in a complex configuration of facades, bays and balconies, featuring a variety of interesting window treatments, and styled with a hint of classical detailing. An impressive early example of the cream brick classicism that became popular in the post-war period.

**Primary Source**


**Other Studies**

**Description**

Style: Georgian Revival
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**
St Columba's Roman Catholic School

Formerly unknown

Address 22-24 Glenhuntly Rd
ELWOOD

Constructed 1977-1937

Amendment C 29

Category School

Designer Kempson and Conolly (see notes)

Significance (Mapped as a Significant heritage property.)
A very prominent, impressive and well-kept collection of school buildings of various periods. With St Columba's Church, it forms a precinct that has had a major presence in the heart of Elwood for many years.

Primary Source

Other Studies

Description
Style : Various
One and two storey school
Original owner: Roman Catholic Church

The smaller schoolhouse at the front may have been the one designed by Kempson and Conolly in 1917 (see Notes). The larger building to the rear appears to have been built in the 1930s and the additions beside the small schoolhouse were probably built at the same time. The later buildings have cleverly continued the red brick and render banding theme of the earlier one, producing a visual unity amidst divergent styles.

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

Kempson and Conolly, architects, designed a small school for the site in 1917 (St K C C permit No 3125). Ref also permit Nos 3425 (1917), 5150 (1923), 9739 (1937).
St Columba's Roman Catholic Church

Formerly unknown

Address 26 Glenhuntly Rd
ELWOOD

Constructed 1929

Amendment C 29

Category Church

Designer A.A. Fritsch

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
St. Columba's Roman Catholic Church is a landmark in Elwood, part of a precinct of local significance and of some architectural interest. The tower can be seen from many parts of Elwood and both the tower and building proper dominate the Elwood junction of the Broadway with Ormond and Glenhuntly Roads. A number of Roman Catholic churches of similar scale and varied detailing were erected around this time and this building is one of the best. The design of the belfry and cupola is unusual. The barrel vaulted ceiling, a common feature of these churches and one used by Fritsch decades earlier at Sacred Heart in Malvern, is the main feature of the interior. The stained glass is also of note, as well as the choir gallery balustrade and the walls behind the altar.

EXTENT OF SIGNIFICANCE
Entire church building.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Part of a precinct of local significance, the Elwood junction 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

Description
Style : Romanesque Church
Builder: Reynolds Brothers
Original owner: Roman Catholic Church
ORIGINAL OWNER
Roman Catholic Church

ARCHITECT
A.A. Fritsch, F.R.V.I.A(1)

BUILDER/ ARTISANS
Reynolds Brothers(l)

LATER OCCUPANTS
Not applicable.

LATER ADDITIONS/ ALTERATIONS
Later changes have been minimal.

DESCRIPTION
St. Columba’s is an essentially symmetrical building in plan constructed with red face brickwork externally and stucco dressings. The roof is clad in slate. The tower, capped by a metal clad cupola, is positioned in the north east corner of the building. The windows are roundheaded and have stained glass of some note. There is a choir gallery over the narthex with an elaborately panelled balustrade. A frieze supported by figures runs along the bottom edge of the barrel vault. Transverse bands divide the vault, which is further decorated with foliated and other panels. The walls behind the main altar are faced in a low, blind arcade.

CONDITION
This church is in good condition.

ORIGINAL USE
Church.

PRESENT USE
Continuing use.

PRESENT OWNER
Roman Catholic Church.

INTACTNESS (April, 1984)
The fabric of this church is essentially intact.
(David Bick, St. Kilda Conservation Study, 1985)

History
The Reverend M.F. McKenna was the incumbent when St. Columba’s was constructed in 1929(1). Augustus Andrew Fritsch (1866-1933) was the Architect, drawing the building in November, 1928(1). A school was already on the site and it was enlarged with the hall in 1937(1).

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
RNE status: Reported (14621).
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 7416 granted 8/2/1929, includes working drawing of church. Nos. 3425 (1917), 5150 (1923) and 9739 (1937) refer to other buildings on the site. No. 7416 - Appendix.

La Trobe Library, State Library of Victoria, small picture file, photograph.

James Smith (ed.), 'The Cyclopedia of Victoria', The Cyclopedia Company,

**Ormond Mansions**

**Identifier**  
"Ormond Mansions"

**Formerly**  
unknown

**Address**  
40-42 Glenhuntly Rd  
ELWOOD

**Constructed**  
1919

**Category**  
Residential:apartment

**Designer**  
See notes

**Amendment**  
C 29

**Comment**

**Significance**  
(Mapped as a Significant heritage property.)
A typical c1920 two storey block of flats with an unusual double frontage; the rear fronting of the block onto Ormond Road. Shops were later built on its Ormond Road frontage (Nos 15-21) which gives the building an extra layer of interest. Apart from having its roughcast surfaces painted and its balcony balustrades boarded over, it is quite intact, including the unusual pier cappings on its front stairs.

**Primary Source**  

**Other Studies**

**Description**
Style : Arts and Crafts  
Two storey walk-up flats

**History**
see Description

**Thematic Context**
unknown

**Recommendations**
Nil

**References**
NOTES
Forms part of complex at 15-21 Ormond Rd. Some stylistic similarities suggest same architect/builder as 13 Glenhuntly Rd.
**Residence**

**Formerly**

unknown

**Address**

60-66 Glenhuntly Rd
ELWOOD

**Category**

Residential: apartment

**Director**

R Levy?

**Recommendations**

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
Probably the same architect as 90 Glenhuntly Rd, 4 Foam St, 311 Orrong Rd, and possibly of 136 Glenhuntly Rd, 225 Alma Rd, and 86 & 88 Mitford St.
Elwood Post Office

Identifier: Elwood Post Office
Formerly: unknown

Description
Elwood Post office was constructed around 1925, partly as a result of lobbying by the St. Kilda Council late in 1923. Its design is very similar to the Balaclava Post Office in Westbury Street. The fabric of the Elwood Post Office is generally intact.

Significance
The Elwood Post Office is one of the key corner buildings of the Elwood Junction conservation area, which demonstrates the nature of architectural design during the 1920's. Essentially a standard design, this single storied building contrasts with the two storey building stock around it. Stylistically its Classically based detailing relates it to the State Bank opposite, both of which contrast with the other buildings around the intersection.

Comment
The Elwood Post Office is one of the key corner buildings of the Elwood Junction conservation area, which demonstrates the nature of architectural design during the 1920's. Essentially a standard design, this single storied building contrasts with the two storey building stock around it. Stylistically its Classically based detailing relates it to the State Bank opposite, both of which contrast with the other buildings around the intersection.

Primary Source

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

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
Identifier: Duplex Shops and Dwellings
Formerly: unknown

Address: 85-87 Glenhuntly Rd
ELWOOD

Constructed: 1940s

Category: Commercial: residential

Designer: unknown

Significance:
An intact single storey shop and dwelling duplex notable for its very unusual central entry and courtyard plan.

Primary Source:

Other Studies

Description:
Style: Vernacular
One storey duplex shops and dwellings

History:
see Description

Thematic Context:
unknown

Recommendations:
A Ward, Port Phillip Heritage Review, 1998
recommendation nil

References:
unknown
Residence Identifier unknown

Formerly

136 Glenhuntly Rd
ELWOOD

Address

1920's

Constructed

1920's

Amendment C 29

Category Residential: detached

Designer R. Levy? (see notes)

Comment

Significance (Mapped as a Significant heritage property.)

One of the most eccentric little houses in St Kilda featuring a number of unusual building elements, including rubblework chimneys and piers, and a well-kept garden.

Primary Source


Other Studies

Description

Style: Californian
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

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

References
NOTES
Possibly by the same architect as 90 and 60-66 Glenhuntly Rd, who is possibly R Levy.
Residence Identifier unknown
Formerly 150 Glenhuntly Rd
Address ELWOOD

Description
Style: Arts and Crafts, Mediterranean
One storey residence

Significance
Along with 521 St Kilda St forms a pair on the corner of Glenhuntly Rd of highly intact brick bungalows typical of the eclectic but conventional architectural style of their period. They are particularly notable for the excellent leadlighted and bevelled glazing of their windows, and for the intactness of their shared fences and garage.

Primary Source

Other Studies

Description
Style: Arts and Crafts, Mediterranean
One storey residence

History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit No 6621 issued Nov 1926. Possibly the same architect/builder as 172 Ormond Rd.
Compare also Morres St, Maryville St and Monkstadt Ave houses. H. Johnson, the builder, may be the architect.
Identifier        "Maytime"
Formerly         unknown

Address          161 Glenhuntly Rd
ELWOOD
Constructed      c.1920
Amendment        C 29
Category         Residential:detached
Designer         unknown

Comment
Significance     (Mapped as a Significant heritage property.)
A small, finely crafted bungalow with a number of unusual design features, several in uncommon materials.

Primary Source

Other Studies

Description
Style : Californian
One storey residence

History
see Description

Thematic Context
unknown

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

References
NOTES
There is some chance that the building approval for No 163 next door is in fact for this address.
**City of Port Phillip Heritage Review**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formerly</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address** 68 Goldsmith St  
ELWOOD  

**Constructed** 1941  

**Amendment C 29**  

**Category** Residential: apartment  

**Designer** J. S. Seccul  

**Comment** None  

**Heritage Precinct Overlay** None  

**Heritage Overlay(s)**

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**Significance**

One of three virtually identical blocks of flats in the area designed and built by J.S. Seccul around 1941. (See 358 Barkly St and 89 Addison St). Their conventional two storey L-shaped plan is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows. The simplified (though by no means minimalist) styling makes them good examples of conventional flat-building of the time. All are in excellent condition, but 68 Goldsmith St stands out as the only one with its original paint finishes intact.

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

**Other Studies**

**Description**

- Style: Vernacular, Functionalist  
- Two storey walk-up flats  
- Builder: J.S. Seccul  
- Original owner: J.S. Seccul  

**History**

see Description

**Thematic Context**

unknown

**Recommendations**
A Ward, Port Phillip Heritage Review, 1998
recommemded Conservation

References

Same design as `Romadon' 358 Barkly St (with shortened rear wing) and `Rappelle' 89 Addison St.
Identifier  "Narooma"
Formerly  unknown

Address  25-27 Gordon Ave
ELWOOD

Constructed  1927

Amendment  C 29

Category  Residential:apartment

Designer  Dunstan, Reynolds and Partners

Significance  (Mapped as a Significant heritage property.)
A wide two storey block of flats in a Mediterranean style, characterised by its rhythmic series of arches to the deep porches and verandahs of both floors. It is delightfully sited behind an excellent stand of plane trees which filters dappled light over its pale roughcast walls. The significance of the block is greatly heightened by its location: its facade forms the major backdrop to the E.C. Mitty Reserve, making it the dominant building of the Broadway intersection/park precinct. A pre-existing single storey villa is an integral part of the complex. The low orange brick fence is not.

Primary Source

Other Studies

Description
Style : Mediterranean
Two storey walk-up flats
Original owner: E.H. Rampling

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

St K C C permit No 6856 issued Apr 1927.
Identifier Cassidy Family Hotel  
Formerly Graham’s Family Hotel

Address 97 Graham St  
PORT MELBOURNE

Constructed 1872

Amendment C 29

Category Commercial

Designer Frederick Williams

Comment (Mapped as a Significant heritage property.)

Significance Cassidy Family Hotel is of local significance. Substantially intact externally, this nineteenth century hotel is historically significant, being one of the few hotels to remain in the immediate area out of the large number of hotels which were constructed in the foreshore area in the nineteenth century. Its architectural character is representative of nineteenth century hotels.

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment  
SUB-THEME: Hotels

ORIGINAL OWNER: Alfred J. Johnson  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, different from adjacent)  
70-90% original

BUILDING TYPE: Hotel  
ORIGINAL RESIDENTIAL na

USE TYPE: ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey rendered brick hotel is located on a corner site with two principal elevations and a splayed corner. The ground floor walls have rusticated voussoirs above the segmental-arched windows and doors.
and block rustication formed in the render, above a later tiled dado and basalt plinth. A plain rectangular string course runs at first floor level. The upper floor walls are plain rendered with corner quoining, vermiculated to the Graham Street elevation only. The straight-headed upper floor window openings have moulded render architraves and sills. The two windows to the west of the Graham Street elevation are double width. While the openings appear to be original, the window frames are not. Above the dentilled cornice at the splayed corner is an arched pediment flanked by piers and scrolled brackets.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building of rusticated ground floor, plain upper floor and balustraded parapet was similarly used in the earlier former St Osyth Hotel, 135 Stokes Street (1872) (q.v.), the Hotel Rex, Bay Street (q.v.), and the Railway Club Hotel (1875-6), Raglan Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875).

History
This hotel was constructed in 1872 for its first owner, stevedore, Alfred J. Johnson. The architect for the building was Frederick Williams.(1) Before the construction of the hotel, the land was valued at £6.(2) When first rated in 1872-3, the brick hotel of ten rooms was valued at £100.(3) The hotel was leased from 1874 by publican Andrew Curran, who eventually purchased the property in the mid 1880s from the executors of Johnson's estate. The hotel was still in the hands of the Curran family at the turn of the century. (4) Architect Thomas Taylor carried out decorative works to the interior in 1877.(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.

A number of new hotels were also established during this period, including Graham's Family Hotel.

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

References
1. 'Argus', 17 August 1872, p. 3.
5. 'Argus', 7 September 1877, p. 2.
Identifier  "Palmville"
Formerly  unknown

Address  240 Graham St
PORT MELBOURNE

Constructed  1899

Category  Residential:detached

Amendment  C 29

Designer  unknown

Significance  (Mapped as a Significant heritage property.)
"Palmville" at 240 Graham Street, Port Melbourne, was built in 1899 for the fish salesman, Albert Dusting. It is aesthetically important as a substantially intact and ostentatious Federation period villa on Graham Street (Criterion E).

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

Other Studies

Description
A conservative Federation period single fronted symmetrical "black" brick villa with hipped corrugated iron clad roof, extended side walls to the cast iron posted verandah, bayed windows either side of the central entry and symmetrical chimneys. There are tiled panels in the eaves frieze. Condition: Sound. Integrity: High.

History
Surveys and land sale proposals at Sandridge were made and withdrawn for ten years before the first sale of land was affected in 1850. By 1855 however, a township had taken shape, largely defined by the railway line (1854) and the lagoon.

In 1855, the land comprising Section 9 had been sold. Lot 9 of Section 9 was purchased from the Crown by M. O’Sullivan. It had a frontage to the north side of Graham Street between Stokes and Nott Streets of 125 feet.

By the turn of the century, Section 9 had been subdivided and a portion with a frontage of 40 feet had been purchased by Albert Dusting of 158 Stokes Street. Dusting, a fish salesman, built on the site this brick house for his residence in 1899. It had six rooms and a NAV of 42 pounds.
Dusting’s occupation was described as (auctioneer) in 1910. At that time, six people lived at no.240 and (stables) had been added to the property’s description.

In 1920, Dusting continued as owner/occupant and the house continued to be described as (brick, six rooms). In that year, Dusting’s property holdings also included houses at nos.234 and 236 Graham Street described as (brick) with 4 and 3 rooms respectively.

In 1997, the house was known as (Palmville).

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

VPRS 586, PROV.
MMBW litho plan no.18, dated 7.7.1894.
Plan of the Township of Sandridge 1855, Department of Lands and Survey. PROV.
Parish Plan South Melbourne (Port Melbourne), Department of Lands and Survey (photo-litho), 1932. PMHS.
Residence
Formerly Shop

Address 249 Graham St
PORT MELBOURNE

Constructed 1890

Amendment C 29

Category Commercial: residential

Designer unknown

Significance (Mapped as a Significant heritage property.)
This former shop is of local significance. The relatively elaborate design of the facades, particularly to the slightly Mannerist parapets, is unusual in Port Melbourne. The exterior remains substantially intact, apart from the building-up of the shop windows and the corner entrance. Along with the former hotel on the opposite corner (135 Stokes Street, q.v.), the building is a prominent element in the streetscape forming a gateway to Stokes Street.

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

Other Studies

Description
PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Former shop
ORIGINAL OWNER: James Millar
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Former shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick
PHYSICAL/STYLISTIC DESCRIPTION
This former shop is of two storeys and has a splayed corner originally containing the shop entrance. A separate entrance to the residence is located centrally on the Stokes Street elevation. The rendered brick walls have a relatively elaborate Classical Revival treatment. Tuscan pilasters to the ground floor support an intermediate entablature and cornice, and are located at the corners, each side of the original shop window openings to both elevations and each side of the arched doorway on the Stokes Street elevation. The original ground floor windows are framed with moulded render architraves. The shop windows have been built up with smaller windows inserted. At first floor level, the windows are arched with moulded archivolts on a string course enriched with acanthus leaf mouldings. The window sills are moulded and supported on brackets. The pilasters each side of the splayed corner are carried up at the first floor as narrow piers of rusticated square blocks containing vermiculation. The parapet above the upper cornice is elaborated by raised panels between square pedestals located centrally on each elevation and above the splayed corner. The pedestals originally supported urns on all elevations, but these remain only on the Graham Street elevation.

A rendered brick extension has been constructed to the rear, along Stokes Street.

COMPARATIVE ANALYSIS
The slightly Mannerist detailing of the parapets to this building is unusual in Port Melbourne, but has equivalents in commercial buildings of the early 1890s in other parts of Melbourne, for example the three-storey shops and residences at 374-6 Victoria Street, North Melbourne (1892). In other respects the comparatively conservative design of the facades is typical of commercial architecture of the 1880s. Relatively few such buildings, however, retain intact ground floor elements such as pilasters framing the original shop windows.

History
This building appears to have been constructed for its first owner, grocer James Millar, in 1890. In the 1890 - 1 rate book, the building was described as an eight roomed brick shop and was valued at £60. (1) Millar also had two iron stores on the site.

Thematic Context
This building was one of a substantial number of corner shops constructed in residential areas away from the main retail and commercial strip of Bay Street. Many of these buildings remain, though most have been converted to residences or for other uses.

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

References
1. Port Melbourne rate book 1890 - 91, nos 350 - 1
**Residence**
**Formerly** unknown

| **Address**     | 344 Graham St  
|                | PORT MELBOURNE |
| **Constructed** | c.1871         |

**Category** Residential: detached

**Designer** unknown

**Amendment** C 29

**Comment**

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

344 Graham Street, apparently constructed in c. 1871, is of local significance. Its first owner was the locally prominent stevedore and Mayor of Port Melbourne James Close. The house is among the earliest and largest residence to be constructed west of the railway line. The picturesque combination of vernacular Italianate and Tudor styles is representative of the period, and is the only such example in Port Melbourne.

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

**Other Studies**

**Description**

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick freestanding house, two storey
ORIGINAL OWNER: James Close
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original different from adjacent)
BUILDING TYPE: Nineteenth century brick freestanding house, two storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE: ARCHITECTURAL STYLE: Victorian Italianate
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

344 Graham Street, located on a prominent corner site, is a large two-storey rendered masonry residence. The asymmetric front elevation has a simple treatment combining elements of the vernacular Italianate and...
Tudor styles, contrasting with the more flamboyant Italianate style of later houses. The low-pitched roof is gabled to the front projecting wing, and hipped to the other elevations. The rendered chimneys have moulded cornices. The gable has decorative bargeboards with alternating circles and short straight elements. The roof has been re-clad with modern concrete tiles. The plain rendered walls are stop-chamfered at the corners and have a rectangular string course at first floor level. The tripartite ground floor window and paired first floor window to the projecting bay have Tudor label moulds, and there is a circular moulded roundel in the gable above the upper window. To the side of the gabled wing is a timber balcony with cast iron friezes and balustrading, the remainder is brick.

Part of the front boundary to Graham Street is fenced with a modern reproduction cast iron palisade fence with square cast iron gate piers and cast iron gate.

COMPARATIVE ANALYSIS

The asymmetric Italianate form and low-pitched front gable of 344 Graham Street and the Tudor details such as the label moulds and carved bargeboards derive from the published designs in nineteenth century pattern books such as Loudon’s "Cottage, Farm and Villa Architecture". The only example in Port Melbourne of a house of this style, it can be compared with houses of similar style and derivation in the eastern and south-eastern suburbs. The style, however, always remained a minority one in the face of the prevailing Classical Revival idioms.

History

This substantial brick residence was constructed in 1888 by James Close, the owner of Port Melbourne stevedore company, J. Close and Co. (1) The building was first rated in 1888-89, when it was described as a nine-roomed brick house, and was valued at £100. (2)

Thematic Context

This substantial brick residence was one of the first to be constructed in an area where the building stock in the immediate vicinity consisted mainly of timber cottages.

In addition to his ownership of a local shipping company, the first owner of the building, James Close, was mayor of Port Melbourne in 1887-88. (3)

Recommendations

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

References

1. Sands and McDougall Melbourne Directory, 1890.
**Identifier** Clare Castle Hotel

**Formerly** unknown

**Address**
352-358 Graham St
PORT MELBOURNE

**Constructed** 1875

**Category** Commercial

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)
The Clare Castle Hotel is of local significance. One of the largest nineteenth century hotels in Port Melbourne following the c. 1891 alterations, the size of the building and the elaborate Renaissance Revival design of the largely intact facades demonstrates the social importance and level of patronage of the hotel trade in Port Melbourne and the commercial rivalry between hotels during the 1880s boom. The hotel is unusual in that it included shops following the c. 1891 remodelling. The hotel is an important streetscape element, which along with the Hibernian Hotel (q.v.) on the opposite corner, forms a gateway to Ross Street.

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

**Other Studies**

**Description**

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: Mary Costello (licensee)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry
The Clare Castle Hotel, as apparently enlarged and altered in c. 1891, is one of the largest hotels remaining in Port Melbourne. The two-storey rendered masonry facades to Graham and Ross Streets have an elaborate Renaissance Revival treatment. The principal cornice has alternating brackets and moulded roundels above a thin string course, and has no parapet above. All of the first floor windows have flat moulded hoods, except for the window to the splayed corner which has a triangular moulded decorative device above. The first floor windows have moulded architraves formed by raised lines, with a guilloche-moulded string course running between the windows. The ground floor doors and windows are both round-headed and rectangular, with archivolts to the arched openings and scrolled broken pediments supported on brackets to the rectangular openings. The lower part of the walls is covered with tiling which appears to date from the c. 1930s, and the ground floor doors and windows have been altered within the original openings. A verandah extends over the footpath in front of the former shop at the east end of the Graham Street facade, and has cast iron posts with Corinthian capitals, matching those on 350 Graham Street adjacent (q.v.). It lacks the original frieze panels, fascia board and gutter.

The incorporation of shops within a hotel structure is rare in Port Melbourne, but less unusual in other Melbourne suburbs. Other examples of variations on this theme include the former Barnard's Family Hotel (32 Peel Street, Collingwood), which is part of a purpose-built hotel/shops row, and the Vine Hotel (254 Bridge Road, Richmond), which was originally built as a hotel, but which appears to have undergone alterations in the 1860s with the addition of a number of adjacent shops. Though the accommodation of a hotel within a full terrace of shops is a characteristic of this later, mid-Victorian period, it is also interesting to note that other early hotels, such as the former Devonshire Arms (Fitzroy Street, Fitzroy, 1843-7), and the former Queens Arms (330-334 Dorcas Street, South Melbourne, 1855) were originally built to house butcher and grocer shops respectively.

In terms of architectural character, the Clare Castle Hotel follows the typical corner form and Renaissance Revival style of nineteenth century hotels. Its distinctive features are the ground and first floor window surrounds, particularly the somewhat mannered scrolled pediments to the ground floor, and the elaborate bracketed cornice, similar to that of the former Sir John Franklin Hotel, 75 Victoria Parade, Collingwood (c. 1885).

History

The Clare Castle Hotel was constructed in 1875. Its first licensee was Mary Costello. The building was upgraded in the late 1880s, an advertisement dated October 1891 proclaimed 'this Hotel has recently undergone extensive alterations, and has been greatly enlarged and renovated, and it is now one of the largest and finest hotels south of Melbourne, no expense having been spared to render it a credit to the district.' It appears that these additions may have been made to the building in 1888-9, when H. Lording called tenders for brick additions to the Castle Hotel.

The MMBW 160:1" plan, which appears to have been updated to sometime in the early twentieth century, shows the hotel consisting of the original corner building, with two buildings to the south (352 and 354 Graham Street) which seem now to have been incorporated into the overall hotel structure, but which were originally separately rated shops, constructed in 1887. Like the hotel, these shops were also owned by Montgomery's Brewery Co, and, when first rated in 1887-8, were described as five-roomed brick shops. 352 Graham Street was occupied by Elizabeth Insall, a confectioner, while 354 Graham Street was occupied by Mary Ames, a hairdresser. It is possible that the 1888-9 works involved the refacing of the original hotel building to incorporate these shops, but that as separately tenanted premises they continued to be listed separately.

Of the hotel service itself, the advertisement made the following comments:

'The Proprietor trusts, by supplying nothing but the best brands of liquors, combined with excellent accommodation, attention and civility, to merit a share of public patronage. A first class Alcock's Billiard Table has been added for the convenience of patrons.'

It is interesting that the Hibernian Hotel opposite (q.v.) was also reported to have undergone extensive improvements at around the same time, and had also added a billiard table; no doubt the competition between these two establishments had been fierce. Along with the Hibernian, for a few years before World War I, the Clare Castle was a meeting place for the 'Snakes', one of the Port Melbourne gangs.

Thematic Context

The Clare Castle was one of many hotels constructed in Port Melbourne in the 1870s. The suburb was already well-endowed with hotels, but the maritime and working-class nature of the locality meant it was able
to support large numbers of such establishments. There were far fewer hotels west of the railway line, and the Clare Castle, and its companion, the Hibernian, were major additions to this hitherto under serviced area.

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1. 'Sands and McDougall Melbourne Directory', 1875-1876.
2. 'Port Melbourne Standard'. 10 October 1891.
5. 'Port Melbourne Standard.' 10 October 1891.
6. Vigilante of Port Melbourne.
7. B. Raworth and Allom Lovell & Associates. Inner Metropolitan Hotel Study. Appendix A.
Identifier         Hibernian Hotel
Formerly          unknown

Address            360-362 Graham St
                  PORT MELBOURNE

Constructed       c.1869

Category          Commercial
Designer           unknown

Amendment         C 29

Comment

Significance       (Mapped as a Significant heritage property.)
The Hibernian Hotel is of local significance. It is one of a small number of hotels in Port Melbourne dating from the 1860s which, although apparently extended later in the nineteenth century, appears to retain most of the original conservative facade design, and was not later remodelled. The lettering below the cornice commemorates the proprietorship of the hotel for some thirty years from 1874 of Charles Edward Potter. The hotel is an important streetscape element, along with the Clare Castle Hotel (q.v.) on the opposite corner, forming a gateway to Ross Street.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: John McGrath (licensee)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered masonry
PHYSICAL/STYLISTIC DESCRIPTION
The Hibernian Hotel is a two storey building with a splayed corner to Graham and Ross streets. To the rear is a balconied wing facing a yard behind the wing running along Ross Street. The hotel is designed in a conservative and restrained mid-Victorian style, and has plain rendered walls with a rectangular string course at first floor level and a simple moulded cornice and string course below the parapet. The parapet has regularly spaced pedestals which probably originally carried urns. The rectangular first floor windows have moulded architraves and bracketed sills. The ground floor door and window openings, and possibly the wall surface, have been altered, losing their original decorative detail. Door openings which are likely to have been located in the splayed corner and at the centre of the Ross Street elevation have been altered or built up. Below the cornice are the words “POTTER’S HIBERNIAN HOTEL” in raised block lettering.

COMPARATIVE ANALYSIS
The very simple early-Victorian style of the Hibernian Hotel is typical of hotels dating from the 1860s. Although many early hotels were remodelled later in the nineteenth century, many survive in other suburbs which retain the original facades, such as the Steam Packet Hotel, Cole Street, Williamstown (1861). The facade lettering is characteristic of the lettering style commonly used on mid-nineteenth century commercial buildings, seen also on other hotels such as the former Prince Arthur Hotel, 214 Nott Street (q.v.) and the Victoria Hotel, 312-4 Victoria Street, North Melbourne (1863-4).

History
There has been a hotel on this site since at least 1869, when John McGrath was listed as the licensee. On 21 December 1871, a fire broke out in the building. The ‘Argus’ reported that firemen were 'unable to do anything to arrest progress . . . beyond saving a wooden building which was close to the hotel.(1). The owner of the hotel, Spiro Williams, estimated the loss at £700. (2) It is not clear whether or not the damage necessitated the reconstruction of the hotel, but by 1873 a new licensee, George Gibson, was installed at the Hibernian. (3) The following year, the hotel was taken over by Charles Edward Potter, who was the proprietor for some thirty years. Unspecified additions were made to the building in late 1878 under the supervision of local architect Frederick Williams. (4) In 1888, the hotel was 'greatly enlarged' (5) through the addition of '15 rooms and stabling'. Tenders for these works were advertised by architect J B Grut in September 1888. (6) Following the additions, the hotel was noted as having 26 rooms and was valued at £190, a considerable sum for this date. (7).

Along with the Clare Castle Hotel, for a few years before World War I, the Hibernian was a meeting place for the ‘Snakes’, one of the Port Melbourne gangs. (8).

Thematic Context
The Hibernian was one of many hotels constructed in Port Melbourne in the 1870s. The suburb was already well-endowed with hotels, but the maritime and working-class nature of the locality meant it was able to support large numbers of such establishments. There were far fewer hotels west of the railway line, and the Hibernian, and its companion, the Clare Castle, were major additions to this previously under serviced area.

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

References
1. 'Argus'. 22 December 1871.
2. ibid.
8. Vigilante of Port Melbourne.
Port Melbourne State School no.2932

Identifier
Unknown

Formerly
Unknown

Address
415 Graham St
PORT MELBOURNE

Constructed
1888-89

Category
School

Amendment
C 29

Designer
Hugh Philip

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 barge 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

MBBW litho plan no.18.
Former Gas Works

Identifier: Former Gas Works
Formerly: unknown

Address: Graham St
SOUTH MELBOURNE

Construct: 1873

Category: Industrial
Designer: unknown

Amendment: C 29
Comment: None

Heritage Precinct Overlay: None
Heritage Overlay(s): HO139

Significance
The former gasworks site is of significance as the remains of one of South Melbourne's and Melbourne's most prominent industries that directly served the general populous. It is also one of the few industries to have developed in South Melbourne away from the area directly south of the Yarra. The current landscaping works to the east of the site are jeopardising the clear interpretation of its industrial character.

Primary Source

Other Studies

Description
Original Use: South Melbourne Gas Works
Date of Construction: 1873(1)

By June 1859 the Melbourne Gas and Coke Company had gaslights burning in Clarendon Street(2), however in May 1861 the Emerald Hill Council, dissatisfied with the service, gave notice to the Company to terminate its supply(3) and later that year a site was granted at Yarra Bank for a public wharf and a local gas works(4). Nothing eventuated from this initiative and it was not until 1871 that the first steps were taken towards the formation of a South Melbourne Gas Company.(5) At a meeting held in September at the Myrtle Hotel in Coventry Street, twelve people were elected from both Emerald Hill (South Melbourne) and Sandridge (Port Melbourne) to form a provisional committee. By 1872 a lease on a six acre site astride the municipal boundary had been secured(6)

Construction of the works began immediately under the guidance of Henry Courtis(7) all parts of the plant being designed for easy extension or duplication. The Retort House, the most prominent building on the site, was a substantial and solid structure with a chimney stack almost ninety feet high(8). On 22 March 1873 the...
Company supplied its first gas to Emerald Hill and Sandridge(9) and later that year it received approval to supply gas anywhere within an eight mile radius of Princes Bridge(10).

In 1878 the amalgamation of the three principal gas companies serving Melbourne (City of Melbourne, Collingwood-Fitzroy and South Melbourne) resulted in the formation of the Metropolitan Gas Company(11). This led, amongst other things, to greater efficiency to consumers and it was the South Melbourne works that were regarded as the leading of the Company's three stations.(12) Supplementing the works and on the west side of Graham Street were the workshops for making and repairing gas meters. Land on this site was purchased from the Australian Glass Company who, up until 1885, operated their extensive manufacturing establishment from the site(13).

As a result of the depression years gas consumption dropped, forcing the works to close at the end of the winter 1931 until March 1935(14) and in 1957 production of gas at the South Melbourne works ceased permanently(15). The plant was closed down however the meter shop kept operating to supply the demand of industrial meter repair. This building has subsequently closed and its projected use is as a museum relating to the gas works.

The buildings that remain, particularly to the east side of Graham Street, are sparse in comparison to the large number of buildings on the site by the mid twentieth century. They are however, in addition to the tall walls surrounding the site, sufficient to reflect and interpret its industrial history. Further research is required on the detailed history of the function of each building.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

2 ibid, p. 61.
4 Proudly, loc. cit
5 ibid.
6 ibid., p. 378.
7 ibid.
8 ibid.
9 ibid, p.63.
10 ibid., p. 64.
11 Daley, op. cit, p.159.
12 ibid.
13 Proudly, op. cit, p. 1.
14 ibid.
15 Personal communication Ray Proudly, Gas and Fuel Corporation Historian.
The St Kilda Coffee Palace was established in Grey Street by J.B. Crews in 1883, but only remained in use as such, until 1888. Crews also established similar buildings in Prahran and South Yarra. By 1900, the St Kilda Coffee Palace was in use as a boarding house, known as Hampton House. The classical facade of the three storey building is symmetrical in composition with each floor receiving different treatment. The main entrance, at ground level, is surrounded by a large arch with voussoirs and heavily rusticated piers and rectangular windows have segmental arch hoods. Vermiculated quoining replaces the rustication at first floor level and window hoods are both triangular and arched in form. The top floor features simple arched windows, Corinthian pilasters and a balustraded parapet over. The rear elevation reveals a large barrel vaulted roof or corrugated iron.

The St Kilda Coffee Palace is substantially intact, although the main entrance has been altered.

**Comment**

(Mapped as a Significant heritage property.)

The St Kilda Coffee Palace forms a key element in an important conservation area and has historical significance as a reminder of the rise of the temperance movement in Victoria.

**Primary Source**

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

**Other Studies**

**Description**

The St Kilda Coffee Palace was established in Grey Street by J.B. Crews in 1883, but only remained in use as such, until 1888. Crews also established similar buildings in Prahran and South Yarra. By 1900, the St Kilda Coffee Palace was in use as a boarding house, known as Hampton House. The classical facade of the three storey building is symmetrical in composition with each floor receiving different treatment. The main entrance, at ground level, is surrounded by a large arch with voussoirs and heavily rusticated piers and rectangular windows have segmental arch hoods. Vermiculated quoining replaces the rustication at first floor level and window hoods are both triangular and arched in form. The top floor features simple arched windows, Corinthian pilasters and a balustraded parapet over. The rear elevation reveals a large barrel vaulted roof or corrugated iron.

Intactness

The St Kilda Coffee Palace is substantially intact, although the main entrance has been altered.

**History**

see Description
Thematic Context
unknown

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

References
Davison, G. (ed.) 'Melbourne on Foot', p. 131
**Description**

A substantial two storeyed Queen Anne influenced Italianate commercial building with corner splay having an arched porch to the former bank. The section nearest to Fitzroy Street was built as a shop whilst the corner bank has its arched residential entry in Grey Street. The elevational treatment is pilastered with prominent string course, cornice and surmounting balustrading, ball finials and corner pediment in cement, contrasting with the red body bricks.

**Condition:** Sound  
**Integrity:** High
History
The south corner of Fitzroy and Grey Streets was substantially developed with shops and offices in 1885 when the Bank of Australasia bought its site in Grey Street from Martha Cordner. The block on the corner of Jackson Street had a frontage of 50 feet and an NAV of 100 pounds. On the 18th. August 1888 and again on the 13th. April 1889, the architectural firm of Reed, Henderson and Smart called for tenders for the erection of a Bank of Australasia in St.Kilda. In 1889, the Bank built a shop with a four roomed residence at no.17 presumably to the design of Reed, Henderson and Smart, which it let to John Thomas, a tailor and it was in the process of building a bank premises with an eight roomed residence at no.19. The buildings were both brick. The Bank was finished the following year and was managed by J.L.Irvine who occupied the residence. The NAVs of the buildings were 85 and 220 pounds respectively.

At the turn of the century, the Bank continued to operate from its premises at no.19 and to own the shop at no.17. At the time, the shop was occupied by Elijah Thomas who was a tailor. The Bank of Australasia had been established in 1835, merging with the Union Bank in 1951 to form the ANZ Bank Limited.

Thematic Context
4. Building settlements, towns and cities. 4.6. Remembering significant phases in the development of towns and suburbs.

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

References
St. Kilda Rate Books: 1885-91, 1899-1900.
MMBW litho plan no.35, undated.
Miles Lewis Index, St. Kilda-Banks.
Casa Milano

Identifier: Casa Milano
Formerly: unknown

Address: 20 Grey St
ST. KILDA

Constructed: 1930's

Category: Commercial: residential
Designer: unknown

Significance
(Mapped as a Contributory heritage property.)
An interesting example of flats over shops, as a probable conversion of an earlier Victorian building, and for the application of the functionalist style to a facade of this type. Notable aspects of the facade are the plain surface with a central, planted sunroom bay, the curved corners of which are reflected in the design of the intact shopfront below. The shopfront is integral to the style and character of the building.

Primary Source

Other Studies

Description
Style: Functionalist
Three storey shop and walk-up flats

Casa Milano represents an extreme but successful attempt at modernisation of a two storey Victorian shop. The building immediately adjacent on the north side replicates Casa Milano's original appearance and serves as a guide to the extensive renovations that took place to generate the present structure, including the construction of an additional floor. Although somewhat naive, the two storey projecting bay window and austere facade make a strong and contrasting statement in a cohesive row of buildings that descend Grey Street and terminate in the George Hotel.

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
Houses

**Formerly unknown**

**Address**
31-33 Grey St
ST. KILDA

**Constructed**
1909-10

**Category**
Residential:attached

**Designer**
unknown

**Amendment**
C 29

**Comment**

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

The pair of dwellings at nos 31-33 Grey Street, St. Kilda, were built for Anne Eliza Godfrey as an investment in 1909-10. They have aesthetic significance (Criterion E) arising from their highly individual Arts and Crafts treatment, demonstrating that movement's evolution from the English Queen Anne style. The curved window bay may have precedents in the work of C.F.A. Voysey whilst the contrived picturesque treatment has its origins in the highly influential English domestic architectural developments of the late nineteenth and early twentieth centuries.

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

**Other Studies**

**Description**
A remarkable Arts and Crafts influenced two storeyed attached pair of dwellings having two storeyed verandahs abutting projecting wings distinguished by highly individual treatments. The southern wing has a curved two storeyed window bay with surmounting crow-stepped gable end showing Rococo influence whilst the northern wing has a single storeyed bay and strapwork to an extraordinary crow-stepped gable end. The verandahs have bayed wrought iron balustrades with Arts and Crafts influenced ornamentation and a similar and therefore unusual treatment to the lower verandah friezes. The eaves are bracketed and the terra cotta tiled roofs have tall chimney pots being motifs characteristic of the Arts and Crafts movement.

**Condition**: Sound

**Integrity**: High.

**History**
When J.E.S. Vardy surveyed St. Kilda in 1873, Samuel Jackson owned lots 37 to 41 facing Grey Street and encompassing the area from no. 35 Grey Street to Fitzroy Street. Between Jackson Street and Eldon Road...
on lots 38 and 39 Jackson owned a pair of brick houses which he disposed of some time before 1891 to George Godfrey. Godfrey leased these houses to various tenants until 1909 when the properties passed to Annie Eliza Godfrey. In that year, the Rate Book entry for each house was brick with 14 rooms "in course of erection", the implication being that the previous houses were demolished and new houses were being built. However, contrary to the usual practice of listing unfinished places as "vacant", the occupants were listed, George Godfrey, a solicitor, at no.33 and Samuel Ewing, a medical doctor at no.31, suggestive of the old houses being incorporated in the new. The houses were finished in 1910, each having an NAV of 150 pounds. No.31 by then was owned by Ethel Florence Ewing who continued as owner/occupant in 1920. In that year, Annie Godfrey was owner/occupant of no.33.

**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**

MMBW litho plan no.35, undated.
Residence

Formerly unknown

Address 34 Grey St
ST. KILDA

Constructed 1883

Category Residential:detached

Design unknown

Amendment C 29

Comment None

Heritage Precinct Overlay None

Heritage Overlay(s) HO143

Significance (Mapped as a Significant heritage property.)

The balcony of this residence has been enclosed but the remainder of the building and its garden is substantially intact.

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

Other Studies

Description

This exuberant two storey residence was erected on the corner of Grey and Dalgety Streets, St. Kilda in 1883 for the merchant, Charles G. Arnell. Typical of the residences erected during Melbourne’s boom years, its wide main facade is highly decorated and symmetrically conceived. Polygonal bays flank the large arched entrance and rows of vermiculated blockwork alternate with plain blocks to emphasise the mass of walls. Intricate cast iron work is displayed on the verandahs and groups of three cast iron columns support the central bay which is surmounted by a pediment. Another pediment crowns the parapet which is elaborately decorated with large cuboid urns, scrolls, and other mouldings. Decoration is reduced on the side elevation where two windows only are emphasised with heavily decorated surrounds.

Intactness
This residence is substantially intact.

History
see Description

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

References
The house was erected in 1871 in Grey Street, St Kilda for the Western District pastoralist J.L. Currie who owned the stations "Larra" and "Titanga". After his death his widow continued to live at Eildon until the first decade of this century. By 1930 Eildon was in use as a guesthouse, as were many of St Kilda's large mansions. Eildon's main facade, oriented towards the sea, is symmetrical with a two storey loggia flanked by two projecting rectangular bays. The square Corinthian columns, paired and single, which support the balcony, became pilasters of the same order at first floor level. The entire parapet is balustraded and many of the large spherical elements remain intact. Heavy quoining emphasises the corners of Eildon.

Intactness
The original grounds of Eildon have been significantly subdivided and a large block of flats faces the main facade. However the building appears to be substantially intact and the stables still exist.

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
Flats

Identifier
Unknown

Formerly
60 Grey St

Address
ST. KILDA

Description
Style : Arts and Crafts
Three storey walk-up flats

Plans for this three storey block of flats were submitted to the St Kilda Council in February 1921 by R. Clifford Jasper, a local architect practising from 38 Charnwood Road. The complex comprises 12 two bedroom apartments in two ‘back-to-back’ groups of six. Entrance courtyards on the north and south sides of the block provide access to a complex system of open stairs which commence with a particularly tight set of winders. Each apartment is attractively planned with two open balconies or ‘porticos’. The openings to these balconies are arched with a balancing arc incorporated into the masonry balustrades, a motif that is repeated in a number of contemporary apartment complexes in the area. The success of the design rests in the powerful symmetrical free standing form of the building with its solid projecting bays balanced by the voids of the recessed balconies. Each element is capped by deep projecting eaves at varying levels with the projecting eaves line of the building as towers. Its three storeyed rendered facades are articulated by sets of crisply rectilinear windows and the unusual oval forms of the balcony openings. The back-to-back configuration of the plan form and the use of scissor type access stairs contribute to its significance. The complex is largely intact, including its low piersed fence (which reflects in miniature the design of the building), and its original render finishes.

Significance
A powerful design statement located on a prominent corner at the crest of the Grey Street hill. The powerful form of the complex is achieved by the vertical accentuation of its projecting bays, which thrust through the eaves line of the building as towers. Its three storeyed rendered facades are articulated by sets of crisply rectilinear windows and the unusual oval forms of the balcony openings. The back-to-back configuration of the plan form and the use of scissor type access stairs contribute to its significance. The complex is largely intact, including its low piersed fence (which reflects in miniature the design of the building), and its original render finishes.

Primary Source

Other Studies

City of Port Phillip Heritage Review
bays stemming from a red face brick plinth. This effect, accentuated by the building's prominent corner location is balanced by an astute attention to detail with the strong mullions to the windows and balcony glazing and the simple projection above each of the window openings. The plain rendered facades are unpainted and the perimeter masonry fences are contemporary with the building.

**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. 4604 issued 11.2.1921.
**Former Residence**

**Identifier**  Former Residence

**Formerly**  unknown

**Address**  71 Grey St  
ST. KILDA
**Constructed**  1873

**Category**  Residential:detached

**Amendment**  C 29

**Comment**

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

This residence is an intact example of a large early Victorian residence, a reminder of the former grandeur of St Kilda.

**Primary Source**

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

**Other Studies**

**Description**

The two storey residence at 71 Grey Street, St Kilda was erected in 1873, and the building is now attached to Presentation Convent. This early Victorian mansion features arcaded verandahs at both levels, formed from segmental arches and supported on narrow columns. The simple balustrading is composed of plain vertical elements supporting a rail. The separate parapets of the balcony and main building are plain and below, a cornice projects around the facades. The cast iron picket fence and bluestone base remains.

**Intactness**

The residence is substantially intact and the cast iron fence along Grey Street 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

The two storey mansion at 73-75 Grey Street, St Kilda was erected in 1871 for the merchant Gavin Shaw, as a twelve room brick residence. The early Victorian building is plain in form and features finely carved timber verandah brackets, heavy window hoods supported on consoles and massive chimneys above the exposed slate hip roof.

Intactness
The exterior of the residence is substantially intact, although a high timber fence has replaced the original.

History
see Description

Thematic Context
unknown

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

References

Rate Books, City of St Kilda, 1871-1874.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873
Residences

Identifier  Residences
Formerly  unknown

Address  77-79 Grey St
         ST. KILDA

Constructed  1892

Category  Residential:row
Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The two storey residences at 77-79 Grey Street are intact terraces which are unusual in their adoption of decorative elements more common in the Edwardian period.

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

Other Studies

Description
The adjoining two storey residences at 77-79 Grey Street, St Kilda were erected in 1892 for the merchant Gavan Shaw, who resided in the adjoining mansion (now 73-75 Grey Street). The overall front facade is symmetrical and Edwardian in character. A central red brick bay with arched openings protrudes and the steep sided parapet gable over dominates the composition. Heavy pilasters and string courses divide this gable into panels which individually display incised sunray decoration, festoons, chequerboard tiling and plain red brickwork. Spherical elements terminate the pilasters above the steep gable. Flanking balconies display cast iron valencing of Greek frieze pattern and a steep slate roof features red brick chimneys. The red brick and cast iron fence, is still intact.

Intactness
The two residences including their front fences, are 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

Sands and McDougall Directories, various dates
Davison, G (ed), 'Melbourne on Foot', Melbourne, 1980
Rate Books, City of St Kilda, 1892: owner, G. Shaw, 9 room brick, unfinished, N.A.V. 90 pounds (for each dwelling); 1893, G. Shaw (owner), 77 Grey Street, 9 room brick, William Smythe, surgeon (occupier), 79 Grey Street, 9 room brick, Sydney Jones, sharebroker, (Occupier), value each 110 pounds.
The Sacred Heart Church was erected in Grey Street in 1884 and designed by Reed, Henderson and Smart. Possibly the first Victorian church built in the Italian Renaissance style, the massive, brown brick building was completed by architect, W.P. Connolly in 1927, who replaced the hipped roof cupola on the western side with another crowned with a copper dome. The symmetrical front facade features an entrance portico flanked by arch headed windows, deep buttresses and niches. A central pediment over contains a niche, and blind oculi continue round the sides of the building. Internally, a wagon headed ceiling over the nave forms a clerestory above the semi-circular arcing of the side aisles.

The foundation stone for the Sacred Heart hall was laid in 1901 and it appears that the present presbytery, situated between the hall and church, was erected in the following years. The red brick hall reflects the church building by employing a similar facade composition and repeating elements such as the pediment over.
containing a niche, deep buttresses, blind oculi and arch headed windows. The two storey, red brick presbytery features heavy timber fretwork and turned timber columns on its verandahs and terracotta ridging and finials on its slate roof. Arch headed windows are heavily outlined and the ironwork of the balcony is coarse rather than fine. The front fence is of red brick and features panels of ironwork.

Intactness
The three buildings are substantially intact.
(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
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. 352, Melbourne, 1931.
Sands and McDougall Directories, various dates.

NOTES
Separate HBC nominations have previously been made for the Presbytery (604518D-) and the Hall (6045196-). The church has also been reported to the RNE under file No 14666.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

City of St. Kilda building permit records, no. 4582, granted 20/8/1921
**Identifier**  "The Langham"

**Formerly**  unknown

**Address**  95 Grey St
ST. KILDA

**Constructed**  1919

**Category**  Residential: apartment

**Amendment**  C 29

**Designer**  unknown

**Comment**

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

An interestingly composed block of apartments. Its castellated, attenuated corner tower punctuates the horizontal sweep of the large, curved balconies which visually turn the corner between Grey and Robe Streets. The facetted surface modelling of the tower, with its planted on face-of-wall sash windows and render swags contrasts dramatically with deeply recessed, tall, arched bays above the dual Grey Street entrances. This play adds to the visual distinctiveness of the building. The building is largely intact, though the balcony railings have been sheeted over.

**Primary Source**


**Other Studies**

**Description**

Style : Free
Three storey walk-up flats
Builder: R.E. Williams

**History**

see Description

**Thematic Context**

unknown

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

References
unknown
City of Port Phillip Heritage Review

Identifier      "Bungalow Court"
Formerly       unknown

Address        96 Grey St
               ST. KILDA

Constructed    1920

Category       Residential:apartment

Designer       Richardson and Wood

Comment

Significance
An example of the rare Bungalow Court flat type by the notable architects Richardson and Wood. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the Bungalow Court type to create a unflatlikable living environment. The complex has suffered from some unsympathetic alterations including the conversion of the original garden into car parking, the glazing-in of verandahs and porches and the painting over of its natural Arts and Crafts finishes.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Bungalow Court

History
see Description

Thematic Context
unknown

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

NOTES
St K.C.C. building approval records, 1920.
Identifier: Waverley
Formerly: unknown

Address: 115-119 Grey St
ST. KILDA

Constructed: 1920

Category: Commercial: residential

Designer: J. Plottel

Amendment: C 29

Comment: (Mapped as a Significant heritage property.)

Significance: The two storey complex comprises a front block on Grey Street with shops on the ground floor and apartments above, and a wing of flats extending along Clyde Street. It is significant as an early experiment in combining flats with shops, and as a representative work of the important architect Joseph Plottel.


Other Studies

Description:
Style: Arts and Crafts
Two storey walk-up flats, shops

Plottel is best known for his designs for the Footscray Town Hall.

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
Railway Bridge

**Identifier**

**Formerly**

**Address**

**Constructed**

**Amendment**

**Category**

**Designer**

**Comment**

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

The railway bridge across Grosvenor Street, Balclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically, aesthetically and technically important. It is historically important (Criterion A) as a rare (Criterion B) surviving structure of its type built by a private railway company during the first decade of railways in Victoria. In this respect it compares closely with the nearby bridges at Carlisle and Nightingale Streets, Balclava. 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.

**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 skewed concrete girder bridge with axe finished bluestone abutments and piers having tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. The piers are in pairs, the eastern piers being the earliest along with the eastern portions of the abutments which are more roughly worked than the later Government sections of work.

**Condition:** Medium

**Integrity:** Medium, girders replaced, balustrade removed.

**History**

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was 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 Grosvenor 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. The earlier metal girders have since been replaced with concrete girders.

**Thematic Context**

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

**Recommendations**

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

**References**

"Kyarra"

Identifier  "Kyarra"
Formerly  unknown

Address  18 Gurner St
ST. KILDA

Constructed  c.1915

Category  Residential: apartment

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
An attractive and well preserved late Federation villa in the Arts and Crafts style. The simplified treatment of
the bow window of the front gabled bay, with punched window openings in a curve of roughcast render, reflects
an arts and crafts concern for developing a more formal simplicity. This contrasts markedly with the
complexity of the west elevation with its stepped form, chimneys, dormer windows and contrasting roof lines.
The present paint scheme and front fence may both be contemporary with the building’s construction and are
contributory to the intact condition of the building.

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
Flats (Two Flat Home)  

Identifier: unknown  
Formerly: 20 Gurner St  
Address: ST. KILDA  

Description:
- Style: Arts and Crafts  
- Two flat home  
- Builder: Thackeray Bros  
- Original owner: Major O'Farrell  

Significance:
This building is of significance as one of the earliest flat buildings in St Kilda, following the Majestic Mansions (153 Fitzroy Street, q.v.) by only a year and predating the Canterbury (236 Canterbury Road, q.v.). The building was erected in 1913 as a 'two family residence' for Major O'Farrell by the architect J J Meagher, and represents one of the earliest experiments in domestic scale multi-occupancy residential development in Melbourne. The roughcast render finish is intact, and the composition is notable for the asymmetrical overlay of a variety of window treatments on its extremely simple gabled form.

Primary Source:

Other Studies:
- 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

NOTES
St K.C.C. building approval No. 1816 issued early 1913.
**Identifier**  "Aldershot"

**Formerly**  unknown

**Address**  27-29 Gurner St
ST. KILDA

**Constructed**  1919

**Category**  Residential:apartment

**Designer**  G.F. Trudgion

**Amendment**  C 29

**Comment**

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

A block of four flats significant for its extraordinary styling. The building consists of conventionally planned flats contained within a simple rectangular boxlike form, but the building is made remarkable by the massive, overhanging eaves supported on oversize brackets and generally its exotic style. The viewer is immediately struck by the array of disparate decorative elements and unconventional forms, but the whole composition has such a sense of coherence as to suggest some exotic yet well defined stylistic source. The interweaving of the horizontal elements (the voids of the verandahs and balconies, and the eaves and string courses) with the vertical elements (the piers defining the paired entrances to the upper flats and the corners of the building) is reminiscent of American Arts and Crafts or Prairie School sources). The unusual flattened roof (deriving from the flattened pagoda style structure of the roof of the original plans) and the intended detailing of the side balconies, suggest oriental influences reminiscent of Purnell's work. The building is largely intact, though the fence is inappropriate.

**Primary Source**


**Other Studies**

**Description**

**Style** : Freestyle
Two storey walk-up flats

Original owner: Edward Hart

This two storey brick apartment block was erected in 1919 for Edward Hart to designs prepared by G.F. Trudgion, architect, of Peel Street Windsor. The building comprises four two bedroom apartments, two on each floor with a continuous party wall allowing the two apartments on each floor to be a reflection of one another. Driveways along both sides of the building lead to a series of garages along the rear boundary. The
ground floor apartments are accessed from each driveway. Doors to the two upstairs apartments are located centrally in the front elevation. The red face brick facades are capped by a hipped roof with an exceptionally wide eave. Large diagonal timber brackets support the eave at each of the four corners of the building. Cantilevered first floor balconies (glazed soon after completion of the building) on each of the side elevations shelter under these eaves. The street elevation is enlivened by recessed verandahs and balconies on both floors serving the main bedrooms of each apartment, and a projecting columned porch over the central entrance. Unusual slender columns articulate each of the verandah and balcony openings and chains support the porch canopy. Clerestory windows over the stairways to the first floor apartments produce an interesting lighting effect to these spaces. The drawing of the proposed flats in the collection of the St Kilda Council indicates that an elevated tower with a small sitting area was originally proposed above the stair halls of the first floor apartments. The drawing also shows that some elevation treatments were altered during the construction. The plan and general form of the final structure is generally consistent with this earlier document.

History
see Description

Thematic Context
unknown

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

References
NOTES
St K.C.C. building approval records, 1919
### Stone Pine

**Identifier**  
Stone Pine

**Formerly**

7 Hammerdale Ave  
EAST ST KILDA

**Address**  
EAST ST KILDA

**Constructed**  
Not Applicable

**Category**  
Tree

**Designer**  
Not Applicable

**Amendment**  
C 32

**Comment**  
New citation

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

The mature planting of the stone pine is of historic and aesthetic significance to the locality of St Kilda East and the Port Phillip region. The stone pine tree at the rear of the property provides evidence of the origins of Hammerdale Avenue, as a remnant of the original landscaped mansion grounds.

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

**Other Studies**

**Observation**

**Description**

A significant landscape element of Hammerdale Avenue is the large mature stone pine (Pinu pinea) in rear garden of the house at no. 7 Hammerdale Avenue, which is a remnant of the landscaped grounds of the original "Hammerdale" mansion estate.

**History**

A very old 19th century tree, of which there are few in the City of Port Phillip of a similar size, age or rarity.

Hammerdale Avenue developed on the site of the eponymous mansion, "Hammerdale". The first stage of the subdivision, auctioned in December 1925, consisted of eleven new allotments. It was duly noted in the auction material that the allotments were already fully landscaped with lawns, palms and shrubbery "and need not be interfered with - a great saving to purchasers." One prominent landscape element was a large tree, retained in what became the back yard of the house at No. 7 Hammerdale Avenue.

**Thematic Context**

1.5 Settlement: Growth and Change; 1.5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 1.5.2 The late nineteenth century Boom
**Recommendations**

Include in planning scheme to provide protection as a heritage tree.
Tree controls to apply.

**References**

Auction flyer, 5 December 1925
East St Kilda Heritage Study, 2004 by Heritage Alliance
A substantial villa duplex in the Spanish Mission style. The building is notable for the expansive breadth of its facade, which is accentuated by the symmetrical modulation of the eaves line culminating in the large, scalloped, centrally placed pediment. The two built-in garages are a particularly unusual feature for a duplex, especially with the prominent central location they have been given. The building is situated on axis with the entrance of Jervois Street into Hammerdale Avenue, an intersection of immense architectural and spatial character. The expansiveness of the intersection and of the building's facade mutually accentuate one another; the axiarity of its siting highlights the building's spreading symmetry. The duplex is largely intact except that the roughcast render of the northern half of the pair has unfortunately been painted. (In an amusing way, this half and half painting, demarcated abruptly down the centre line of the facade, also somehow accentuates the symmetry of the pair.) The miniature front fences are an original feature, and the minimal, clipped gardens also enhance the character of the property.

**Primary Source**

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

**Description**
Style : Spanish Mission
Duplex

**Thematic Context**

Heritage Precinct Overlay HO387
Heritage Overlay(s)
Recommendations
A Ward, Port Phillip Heritage Review, 1998 recommended Conservation
Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Hammerdale Av Precinct.

References
East St Kilda Heritage Study, 2004
Residence Identifier
Formerly unknown

26 Hammerdale Ave
ST. KILDA EAST

Address

Constructed 1920

Amendment C 46
Comment Incorporated within the Hammerdale Av Precinct.

Significance
A good example of a typical Arts and Crafts/Californian bungalow which is of significance for its overall state of intactness. From the street the house appears to be unaltered, its intact features include its unpainted roughcast render and brickwork, its stained bellcast shingles and the original green paint colour of its timberwork. The brick and roughcast render garden walls, the driveway gates, and the garage at the rear are also highly intact. Its shrubby garden, including the mature melaleuca on it nature strip, makes an attractive and appropriate setting for the house. This property is one of St Kilda's most complete and evocative 'time capsules' surviving from the 1920s.

Primary Source

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

Description
Style : Arts and Crafts/Californian
One storey residence

History see Description

Thematic Context
unknown

Recommendations

Category Residential:detached
Designer unknown

Heritage Precinct Overlay HO387
Heritage Overlay(s)
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Hammerdale Av Precinct.

References

unknown
Identifer  Duplex
Formerly  unknown

Address  17-19 Havelock St
         ST. KILDA
Constructed  1920's
Amendment  C 29

Category  Residential:attached
Designer  unknown

Comment

Significance  (Mapped as a Significant heritage property.)

The strength of the Arts and Crafts influence captured in this duplex makes it one of the best of its kind in St Kilda. Significant features include the boldly proportioned front gable, cleverly interpenetrated by the two bow windows with the base chord of the pediment continuing through as a horizontal division between the casement sashes and the fanlights. This triangle, emphasised by its roughcast finish, is bisected by a party wall which terminates just below its base chord in an elegant point and ball. The scalloped timber of the side verandahs is integrated into the composition with comparable skill. The building is largely intact, though the fences are not original.

Primary Source


Other Studies

Description

Style : Arts and Crafts
Duplex

History

see Description

Thematic Context

unknown

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

References

unknown
### City of Port Phillip Heritage Review

**Identifier**  "Hawsleigh Court"

**Formerly**  unknown

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<th>Category</th>
<th>amendment</th>
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</thead>
<tbody>
<tr>
<td>2B Hawsleigh Ave</td>
<td>Residential:apartment</td>
<td>C 32</td>
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<td>BALACLAVA</td>
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**Constructed**  1928

**Designer**  Hugh Philip

**Significance**  (Mapped as a Significant heritage property.)
An impressive residential complex arranged around a broad and pleasant garden courtyard. Its refined architecture is notable for its soft roughcast walls, restrained classical motifs, crisp detailing and high degree of intactness.

**Landscape:**
The main garden element of the Mediterranean style two storey walk up flats is the central courtyard garden which includes two mature Liquidambers (Liquidamber styraciflua), a silver birch and a bed of camellias. It is of historic and aesthetic significance to the locality of Balaclava. They are also of significance for their association with the building Hawsleigh Court, possibly designed by the architect Hugh Philip.

**Primary Source**

**Other Studies**

**Description**

Style : Mediterranean
Two storey walk-up flats with a central courtyard.
Original owner: Henry Gibson

**History**
see Description.

**Thematic Context**

<table>
<thead>
<tr>
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<th>Heritage Overlay(s)</th>
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Citation No: 2010
Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls

References
NOTES
St K C C permit No 7225.
Attic Villa
Identifier
Formerly unknown

Address
6 Heaton Ave
ELWOOD

Category
Residential: detached

Constructed
1921

Designer
unknown

Amendment
C 29

Comment

Significance
(Mapped as a Significant heritage property.)
A crisply massed attic villa in the English Vernacular revival style, this house is not of particular individual significance but is an important element in the Heaton Avenue streetscape. The low front fence is not original but is appropriate in scale to the house. The overpainting of the render, shingle and face brickwork detracts from the building's significance.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Attic villa

History
see Description

Thematic Context
unknown

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

unknown
**Identifier**  Attic Villa  
**Formerly**  unknown

**Address**  9 Heaton Ave  
ELWOOD  
**Constructed**  1921

**Amendment**  C 29

**Category**  Residential:detached

**Designer**  J.R.C. Blanche

**Comment**

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

This building, though constructed in 1921, is comparable in style to typical single ridged Federation Arts and Crafts bungalows. The stylistic character of the building is advanced somewhat by the broad bay window of the lower facade which appears to follow American Prairie School influences. In general, however, this house is less of significance individually than for its contribution to the streetscape in this key location.

**Primary Source**

**Other Studies**

**Description**

Style : Arts and Crafts  
Attic villa  
Builder: R. Sloane  
Original owner: W.E. Brand

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

NOTES
St K C C permit No. 4658 issued November 1921
Attic Villa

Formerly unknown

Address 10 Hennessy Ave
ELWOOD

Description Style: Arts and Crafts
Attic villa

Original owner: J Russel

This house is an example of the work of architect A W Plaisted, an important architect in the St Kilda area responsible for a large number of buildings the best known being Hartpury Court in Milton Street. This is a minor example of his work, which appears to have gone through a number of transformations from building permit stage to final construction, including the transformation of an original design for a single ridge bungalow into a small attic villa. The composition is distinctive though made clumsy by the adaptation of a simpler earlier design. The drum shaped bay window intersected by a buttress is a distinctive element of the composition.

Significance
A representative example of the work of noted architect A W Plaisted and a good example of a fusion of English Arts and Crafts and the American Californian styles. The drum shaped corner bay intersected by a corner buttress is a bold and unusual handling of this motif and the arched entrance porch with its keystone contributes to the character of the building. The buttressing, chimney design and infusion of classical motifs such as the keystone are characteristic of English Arts and Crafts influences. The shingling, dominant gables and low pitched roof are characteristic of American West Coast bungalow styles. The house is part of a fine group of bungalows of around the same period in this part of Hennessy Avenue.

Primary Source

Other Studies

Category Residential: detached

Amendment C 29

Comment None

Designer Arthur W. Plaisted
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. 4345
Attic Villa

Identifier  Attic Villa
Formerly  unknown

Address  11 Hennessy Ave
ELWOOD
Constructed  1925

Category  Residential: detached
Designer  unknown

Heritage Precinct Overlay  HO7
Heritage Overlay(s)

Comment
Significance  (Mapped as a Significant heritage property.)
Number 11 Hennessy Avenue is an excellent example of a cross-ridged attic villa in the English Arts and Crafts style. The building stands out from others of this genre for the subtlety and wit of its composition, in particular the complex bracketing of the attic window to the east gable, the asymmetrical placement of a buttress/chimney breast to the north elevation and the recurrent theme of pairing that occurs in the placement of windows. The house is an important part of the Hennessy Street streetscape though the high, solid masonry front fence detracts from its role.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Attic villa

History
see Description

Thematic Context
unknown

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

References

unknown
Rothermere, now called Sherwood Hall, is of note for the historical basis of its construction, for its illustration of the nature of land development in St. Kilda and Elwood in the early decades of this century, whilst being architecturally typical of mansions of its era.

Joseph Cowen Syme was in partnership with his uncle David, running the Age newspaper from 1878 till 1890. The stormy relationship ended when David Syme bought Joseph out for £140,000, resulting in the construction of the 45 room mansion Rothermere during the latter half of 1890 and first half of 1891. J.C. Syme's forceful character is further illustrated by the court case which followed in 1892, when the contractor sued Syme (and won). He still lived there in the 1910's and his widow Laura until the 1920's, when the building was converted into a guest house. The grounds were subdivided in the later 1920's, Hennessy and Wimbledon Avenues being extended through the estate. Currently the building is flats.

David C. Askew of the firm Twentyman and Askew was the Architect for Rothermere and Thomas Machin the contractor. The contract was for £8,900.

**Description**

see History

**History**

Joseph Cowen Syme was in partnership with his uncle David, running the Age newspaper from 1878 till 1890. The stormy relationship ended when David Syme bought Joseph out for £140,000, resulting in the construction of the 45 room mansion Rothermere during the latter half of 1890 and first half of 1891. J.C. Syme's forceful character is further illustrated by the court case which followed in 1892, when the contractor sued Syme (and won). He still lived there in the 1910's and his widow Laura until the 1920's, when the building was converted into a guest house. The grounds were subdivided in the later 1920's, Hennessy and Wimbledon Avenues being extended through the estate. Currently the building is flats.

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**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
City of St. Kilda Rate Books, various years; 1890/91 no. 2009, J.C. Syme, 45 rooms brick (unfinished) - Appendix.
City of St. Kilda subdivision plans, draw 18, plan no. 54 - Appendix.
House Identifier unknown
Formerly 23 Hotham Grove

Address
ELSTERNWICK

Constructed 1887

Amendment C 29

Category Residential:detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
The villa at 23 Hotham Grove, Elsternwick, was built in 1887 for Alfred Ramsden. It is important as a representative substantial house of its period, being larger than the other houses in its immediate vicinity and possibly linked with the bricklayer/developer of the late Boom period, A. Ramsden of Richmond.

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

Other Studies

Description
A representative substantial late Victorian Italianate asymmetrical stuccoed villa with two storeyed cast iron lace verandah and faceted window bay to the projecting wing. There is a hipped tiled roof and vermiculated cement spandrels over the lower level arched windows to the bay. The front doorway is arched and has associated stained glass work. Condition: Sound. Integrity: High.

History
At Crown land sales, J.M. Holloway purchased portions 259, 268 and 269 which consisted of about 11 acres of the wedge of land where Brighton Road and Hotham Street met. Holloway of Northampton Buildings in Acland Street, subsequently had the area surveyed for a housing estate by surveyor, S.W. Smith. Each allotment had two frontages or the benefit of a magnificent Right-of-Way, 15ft wide.

Hotham Grove at the time was named Susan Street. With some amendments, the sale of land later went ahead. John Reynolds, a gentleman of Winsdor, purchased all of Susan Street.

On the north side at the point where the street dog legged, Alfred Ramsden bought lots 12 and 13A-F and in 1887, built a six roomed brick house on lot 13C. The house had an NAV of 65 pounds. In that year, the
street name changed to Hotham Grove. Ramsden may have been the bricklayer/developer of Richmond who is known to have arrived in Melbourne in 1885 and built "villas, stores and cottages in Armadale and Richmond, and many more in the City" (see Sutherland A., "Victoria and its Metropolis Past and Present" (1888), v.2, p.651).

By 1891, the house and land were being leased to Peter Brady, a livery stable keeper. The number and nature of outbuildings shown on early MMBW plans suggest Brady ran his business from the site.

Brady, who progressed to the rank of cab proprietor, continued to lease the house in 1900, however by then, ownership had passed to the Victorian Permanent Building Society. The house had been extended to ten rooms and the NAV was 50 pounds. Two lots on the south of the property had by then been sold.

**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: 1887-91, 1889-1900. VPRS 2335, PROV.
MMBW litho plan no.48, undated.
Parish Plan of Prahran, Borough of St. Kilda. SLV, Map Section, 820 bje
J.E.S.Vardy, Plan of the Borough of St. Kilda. c.1873, South/14.
“Plan of Subdivision of Portions 259, 268 and 269 Parish of Prahran”, undated. SLV, Map Section, Vale Collection, Book 4A, P.172.
Hood’s Court Flats, at 2 Hood Street, Elwood, is a double-storey brick building on a corner site, containing four flats. It has a distinctive jerkinhead roof, clad in red Marseilles pattern terracotta tiles. The Pozieres
Street frontage is utilitarian, with a painted finish and rectangular windows with soldier brick sills, rendered lintels and double-hung sashes with leaded glazing. The Hood Street frontage, by contrast, has much architectural enrichment. Its symmetrical façade is divided into three bays by smooth rendered piers, with a row of smaller clinker brick piers across the gable end. The central bay has a wide window at the upper level and, at ground floor, a half-glazed timber door and sidelights, sheltered by a projecting concrete hood on plain brackets. The spandrel between is roughcast rendered, with a bordered panel bearing the name HOOD’S COURT in raised lettering. The two flanking bays have a tripartite timber-framed window at each level, and roughcast spandrels with panels of tuckpointed clinker brickwork in a chevron pattern.

Along the Hood Street frontage, the flats have a low roughcast-rendered brick wall with smooth-rendered capping, made up of squat cube-like piers, curved walling, and taller gateposts with two pairs of letter box slots.

History

Hood’s Court flats were evidently erected during 1927, as they first appear in the Sands & McDougall Directory in 1928. At that time (and, indeed, subsequently), they were listed simply as ‘Hood’s Court Flats’, with no record of individual occupants.

Thematic Context

The flats at 2 Hood Street are of significance for their idiosyncratic aesthetic qualities, and have no directly comparative examples within the City of Port Phillip. The flats incorporate a number of individual elements that are unusual in this particular context. The dominant jerkinhead roof, for example, is a rarely used in apartment design in Elwood, being more commonly associated with large detached houses in other parts of the municipality, such as 16-16A Selwyn Ave, St Kilda (1914) or 175 Hotham Street, Balaclava (1923), or with smaller bungalow-style houses or duplexes (eg 4-6 McCrae Street, Elwood). Similarly, the use of inset panels of non-horizontal brickwork is also unusual in a fully rendered building such as this, being more commonly seen in Tudor Revival buildings that are erected entirely or primarily of face brickwork (eg flats at 26 Lansdowne Street, St Kilda, of 1935).

Recommendations

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

References

**Address**
2 Hotham Grove
RIPONLEA

**Constructed**
1889

**Category**
Residential: detached

**Designer**
unknown

**Amendment**
C 54

**Comment**
New citation

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

**What is Significant?**
The house at 2 Hotham Grove, Ripponlea, is single-storey double fronted Victorian weatherboard villa of unusual form, having a squat T-shaped plan enveloped on three sides by a double return verandah (the latter subsequently rebuilt during the inter-war period). The house was erected during 1889 by Joseph Wild, a local builder, for his own residence.

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

**Why is it Significant?**
Historically, the house at 2 Hotham Grove provide evidence of the dense but somewhat limited phase of residential development that occurred in Ripponlea during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Hotham Street and Hotham Grove.

Architecturally, the house is significant as a somewhat unusual example of the ubiquitous symmetrical double-fronted Victorian timber villa, noted for its atypical plan form comprising a T-shaped footprint with a double return verandah to three sides of the building. Although the verandah itself was altered during the inter-war period, the house remains aesthetically significant as a distinctive element in the streetscape on this prominent and odd-shaped corner site.

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

**Other Studies**

**Description**
Occupying a prominent corner site, the house at 2 Hotham Grove is a single-storey double fronted Victorian weatherboard villa with a hipped slate roof penetrated by three unpainted rendered chimneys with moulded caps. The house is of note for its relatively unusual form, with a small projecting gabled wing to each side forming a squat T-shaped footprint, enveloped on three sides by a double return verandah. The latter, rebuilt during the inter-war period, now comprises a low hipped roof of corrugated galvanised steel, supported on turned timber posts (and one stop-chamfered post) that rise up from capped brick piers with a roughcast-rendered finish. Presumably, the roof was originally supported by stop-chamfered timber posts, which have evidently been replaced (or, in one case, cut down) when the verandah was rebuilt. Otherwise, the symmetrical façade had a central doorway (with highlight and sidelight windows) flanked by rectangular windows to the gable ends and each has two windows – one of which opens onto the verandah space.

History
Hotham Grove (originally known as Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. The City of St Kilda rate book for 1889 (dated 26 November 1888) records that Joseph Wild, a builder, owned land with a frontage of 70'9" (21.5 metres) to Hotham Grove, on the corner of Bell Street. The next edition of the rate book, compiled just over a year later in January 1890, records Wild (then identified as a carpenter) as owner and occupant of a new four-roomed timber dwelling, valued at £36, on his Hotham Grove site. According to the Sands & McDougall Directory, the house was ‘vacant’ in 1889, and occupied by one William Wild by 1891. Subsequent occupants included James Miller (1892-93), Miss Constance Giles, costumer (1894-95) and Alfred Brett (1897-98), Roger Cleghorn (1900-03), John Loller (1904) and F C R Spottiswood (1905). During this period, the house was listed in directories as 6 Hotham Grove and, in the first few years of the twentieth century, was also identified as Arden. By 1910, the street address had been renumbered as No 2.

Thematic Context
Amongst the relatively sparse surviving evidence of Boom-period residential subdivisions in Elwood and Ripponlea, there are relatively few large detached timber villas with symmetrical facades. The most intact examples are those in John Street, namely a fine individual specimen at No 10, and the cohesive row at Nos 24-30. There are two examples in nearby Clarke Street, one (No 17) being more distinguished (if somewhat altered) than the other (No 1), and another altered example at 12 Hotham Grove. None of these houses, however, are truly comparable to 2 Hotham Street, which is of particular interest for its unusual plan form: namely, a T-shaped plan with a return verandah on three sides of the building. The MMBW map of Elwood (c.1897) shows that there were once a number of such villas in the area, albeit invariably of masonry rather than timber construction. Most of these, however, have been demolished. By far the most comparable example was the double-fronted symmetrical timber villa Ivica at 95 Ormond Road, which had a double return verandah and canted bay windows; the verandah, however, had been removed by the time that the house was identified in the City of St Kilda Heritage Review and, in any case, the house itself has since been demolished.

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

References
Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.
The houses at 7 and 9 Hotham Grove, Ripponlea, comprise a detached pair of single-storey double fronted Victorian weatherboard villas with asymmetrical frontages. Virtually identical in detailing (twin rendered chimneys; bullnosed verandahs with cast iron columns), No 9 remains the less intact of the two, with tray deck roof in place of its original slate roof. They were two of five identical houses erected during 1889 by P J Murphy.

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

Why is it Significant?
Historically, the two houses at 7-9 Hotham Grove provide evidence of the dense but limited phase of residential development that occurred in Ripponlea in the prosperous Boom period of the late 1880s, concentrated in the small area bounded by Brighton Road, Hotham Street and Hotham Grove. As a pair, they provide evidence of a more substantial row of five identical houses that were erected on the north side of Hotham Grove by the same developer in 1889.

Architecturally, the houses are significant as representative and relatively intact examples of double-fronted Victorian weatherboard villas with asymmetrical frontage which, while common in other parts of the municipality (eg St Kilda, Port Melbourne) are somewhat rarer in Elwood and Ripponlea. As a virtually identical pair, they also demonstrate the recurring use of standard designs in speculative Boom-era subdivisions such as these. Aesthetically, they remain as prominent elements in the streetscape.
**Description**

The houses at 7 and 9 Hotham Grove comprise a pair of detached single-storey double-fronted late Victorian timber villas. They are, or were, more or less identical in their form and detailing: hipped roofs with bracketed eaves and pairs of unpainted rendered chimneys, asymmetrical block-fronted facades with hip-roofed verandahs. The house at No 7 retains its original slate roof, while No 9 has been re-clad with metal deck. Both also retain original cast iron verandah posts with Corinthian capitals; No 7 has plain columns and No has fluted ones. The houses have timber-framed double-hung sash windows and matching doorcases; the windows to the projecting bays have awnings with ripple iron (No 7) and metal deck (No 9) roofing.

The house at No 7 has a sympathetic timber picket fence, while No 9 has a brick fence.

**History**

Hotham Grove (originally Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. Rate books show that, by the end of that year, six allotments on the north side of the street (numbered 5-10) were owned by P J Murphy, each valued at £9. The 1888-89 rate book (dated 26 November 1889) records that five five-roomed timber villas, each valued at £40, had been built on Murphy’s lots. Only one of these (Lot 5) was still owned by Murphy at that time, while the others had been acquired by White & Company, agents.

The houses at No 7 and 9 (then Lots 7 and 8) were originally occupied by James Dumbrell and William Walsh, both described as ‘gent’. By early 1891, the two houses were owned and occupied by Peter Cherry, a tanner (No 7) and Joseph J Haley, a civil servant (No 9), both of whom remained there for some years. The house at No 7 was still occupied by Peter Cherry in 1912, and subsequently by Francis Cherry (presumably his son). No 9, meanwhile, was occupied by J J Haley only until the turn of the century, and thence by Mrs Rosa Haley (probably his wife, or widow) until 1906, and a Miss R E Haley (presumably their daughter) until 1909.

**Thematic Context**

Across the present study area, there are relatively few surviving examples of double-fronted Victorian timber villas with asymmetrical facades. A fine cohesive row exists at 20-28 Moore Street (part of a proposed heritage precinct), and there are also some isolated single examples such as 10 Hotham Grove. The two at Nos 7-9 are most significant as an adjacent pair, providing evidence of the former extent of a typical Boom-era residential subdivision and, moreover, the repeated use of standard designs in such estates. In this regard, the houses can be compared to the few surviving rows of pairs of Victorian housing across Elwood, including the aforementioned row at 20-28 Moore Street (the most pertinent comparison), the row at 24-30 John Street (double-fronted symmetrical timber villas) and the two pairs at 54-56 Spray Street and 99-101 Tennyson Street (all double-fronted asymmetrical rendered brick villas, since much altered).

**Recommendations**

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

**References**

Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory. Various
The house at 42 Hotham Street, East St Kilda, is a single-storeyed bungalow on a corner site. It is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with...
bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

**History**
The site of this house formed part of an eleven-lot residential estate that was created in 1922 from the grounds of Mooltan, a large Victorian mansion. The house at No 42 first appears in the Sands & McDougall Directory in 1927 as a ‘house being built’ on the corner of Mooltan Avenue. The following year, it was listed as ‘vacant’ and then, in 1929, occupied by one Harold V Summers who, according to electoral rolls, was a bricklayer. It is possible, therefore, that he built the house himself. Research establishes that Harold Victor Summers (1888-1983) and his wife Minnie, nee Fort (1894-1967) had married in 1927, around the time that this house was built. They remained living there for only a few years. Subsequent occupants included Sydney F Palmer (1933), George Simpson (1935) and Daniel Blomme (from 1936 to at least 1940).

**Thematic Context**

**Comparative Analysis**
The California Bungalow is ubiquitous in many parts of the City of Port Phillip, including St Kilda, St Kilda East, Ripponlea, Balaclava and Elwood. It is less common elsewhere in the municipality; a rare example in Port Melbourne being that at 20 Ross Street (1929). Given the extent of closer settlement which occurred in East St Kilda during the 1920s, it is not surprising that some of the best examples of California Bungalows are located there. A number have already been identified as being of individual significance due to either their high levels of intactness, or because of particular stylistic influences or unusual integration of elements or decorative details.

Amongst those bungalows of relatively conventional design that are distinguished simply by their remarkable intactness are 26 Hammerdale Avenue (1920) and 186 Alma Road (1928), both in East St Kilda, and 521 St Kilda Road (c.1927). Bungalows with unusual stylistic influences include 331 Orrong Road, St Kilda East (1920) and 17 Robe Street, St Kilda, both with an oriental flavour; 109 Tennyson Street, Elwood (c.1920), which displays a pure American influence, and 18 Normanby Street, St Kilda (c.1920), one of several bungalows designed in an idiosyncratic style by local builder M Sherlock. Those examples which are noteworthy for particularly unusual detailing include 217 Alma Road (1918-19), with its tapered pillars embellished with river pebbles; 18 Lansdowne Road (1924), with its quirky canted front porch; 13 Baker Street (1920s) with its unusual stucco work, concrete awnings and bracket supports; 86 Mitford Street, Elwood (c.1920), embellished with river pebbles and unusual brick banding; 19 Wavenhoe Ave (late 1920s) with its atypical decorative brickwork. The example at 42 Hotham Street, with its quirky shingles and decorative brickwork, is not directly comparable to these five examples, beyond the fact that, like them, its unusual detailing makes it stand out from the more generic California Bungalows of the 1920s.

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

Andrew Ward, Heritage Review 1998 also recommended conservation.

**References**

Lodged Plans No 8866, declared 16 June 1922
Identifier  Terraces
Formerly  unknown

Address  113-119 Hotham St
         BALACLAVA
Constructed  1888
Category  Residential:row
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
The terrace at nos. 113-119 Hotham Street, Balacalava. was built presumably by the contractor Leigh Farr for his father(?) W. Farr in 1888. It is historically and aesthetically important.

It is historically important (Criterion A) as a late Victorian terraced development demonstrating together with other houses in the locale how land was subdivided and developed during the Land Boom years, the housing areas to the west being heavily built up and dependant on the suburban railway service, in contrast with those to the east which were generally spacious villas on large estates whose occupants presumably travelled in their own horse drawn conveyances.

It is aesthetically important (Criterion E) as a prominent and isolated late Victorian terrace situated on the eastern edge of the suburban corridor centred on the Brighton Beach railway. It compares in this locality only with the surviving terraced developments in Gourlay and William Streets, closer to the railway line. Its aesthetic values may also be interpreted by comparison with other houses erected by Leigh Farr immediately to the south, nos. 113-119 being the most visually prominent on account of their two storeyed terraced form.

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 two storeyed stuccoed terraced row of four dwellings with plain parapet and central flat topped pediment in the centre of the row. There is cast iron lacework to the verandah friezes and upper level balconies and friezes, coupled Romanesque windows to the downstairs front rooms with vermiculated imposts and architraves, encaustic tiled verandah floors, dentillated fascias, a bracketed cornice and plain face brick end...
walls.

Condition: Sound. Integrity: High, high front fences.

History

S. Donovan and V. Callagher were the grantees of section 214B which extended south from Carlisle Street along Hotham Street to The Avenue. It consisted of about four and a half acres which by 1873 had been subdivided into lots 24 and 28, the latter being the one on which the terrace at nos. 113-119 was subsequently built. At the time it was owned by J. Langdon.

In the 1880s, two houses existed on this lot and a third was unfinished. They were owned by Alfred Shaw, the chemist Henry Francis and the architect Nahum Barnett respectively. One W. Farr bought the properties of Shaw and Francis in 1887, demolishing them and dividing the land between the agent Arthur Farr and the contractor Leigh Farr, possibly his sons. By November 1888, the former had erected the terrace at nos. 113-119, living in one of them and letting the others to Sarah Beggs, the clergyman William Addis and the accountant Roland Woodward. The houses were possibly erected by Leigh Farr who built the three houses south of these in 1889-90, the middle one for himself.

In 1889 ownership of nos. 113-119 passed to Thomas Farr, a gentleman who in the following year sold them to the town clerk of South Melbourne, F.G. Miles. The dwellings were described as brick, each with eight rooms and were let in 1895 to Jas. Fulton, a gentleman, Robert Henry Shackell, an auditor, Mary Nutting, domestic duties and Charles Hunt, a hydropathist.

At the turn of the century, H.R. Harvey owned the houses, leasing them to three ladies engaged in domestic duties, Marian Bennett, Mary Davey and Louie Sampson and the clerk Joseph Dodd. At the time they had the street numbers 163-169, continuing as such until the 1920s when the present numbering was adopted.

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, 1900, 1910, 1920, 1930.
Parish plan, St. Kilda and Elwood. SLV Maps 820 bje.
J.E.S. Vardy, Plan of the Borough of St. Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.
MMBW litho plan no. 47, dated c. 1935.
The house at no. 121 Hotham Street, Balaclava, was built in 1888 for the ladies Ackers and Brooke presumably by the builder/speculator, William Farr. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by William Farr, a builder active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 123 and 125 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby also erected by William Farr, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in his other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area.

**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 representative asymmetrical stuccoed Italianate villa with bull nosed verandah and encaustic tiled floor, cast iron columns and lace, cabled colonettes and vermiculated quoins with ashlar markings to the cement work. There is a faceted window bay to the projecting wing with Romanesque arched windows and a hipped roof.

Condition: Sound. Integrity: High, later cement tiles to roof, high front fence.
History

J. Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the first mentioned being that on which this house was subsequently built, but at the time owned by S. McGowan. Alfred Shaw owned the other two lots, each with a house, one of which may be extant at no. 11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3. In 1887 P. Corkhill (presumably the builder Phillip Corkhill) owned lots 1 and 2 and the ladies Ackers and Brook owned lot 3. Each block had frontages of 47 feet and by November 1888, houses had been built there described as 5 rooms, brick, the first two including present no. 121 owned by the gentleman Thomas Farr. They were unoccupied, possibly having been just completed.

The builder, William Farr, built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

Thomas Farr continued as owner of no. 121 in 1890, the house at the time being let to the gentleman John Harris. The Farris' business may have failed during the depression as by the turn of the century the Northern Assurance Company owned the house, which by then contained seven rooms and was occupied by George Clark, a warehouseman. Subsequent occupants included James Goold (1910), Stephen Barker (1920) and Miss Sadie Barker (1930). The house had the street number 171 until the 1920s when the present numbering was adopted.

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

St Kilda Rate Books: 1887-90, 1895-96, 1900-01.
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
Parish plan, St Kilda and Elwood. SLV Maps 820 bje.
J.E.S. Vardy, Plan of the Borough of St Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no. 7.
MMBW litho plan no. 47, dated c. 1935.
**Residence**

**Formerly** unknown

**Address** 123 Hotham St

BALACLAVA

**Category** Residential: detached

**Constructed** 1888

**Designer** unknown

**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO317

**Significance**

(Mapped as a Significant heritage property.)

The house at no. 123 Hotham Street, Balaclava, is presumed to have been built by either William or Leigh Farr, both of whom were building contractors, in 1888. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by the Farrs, builders active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 121 and 125 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby erected by the Farrs, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in their other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area.

**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 representative asymmetrical Italianate stuccoed villa with concave roof and black and white marble tiled floor to verandah, cabled colonettes, ashlar cement markings, vermiculated quoins and sills, Palladian window motif and slates to the hipped roof.

Condition: Sound. Integrity: High, high front fence.
History

J. Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the first mentioned being that on which this house was subsequently built, but at the time owned by S. McGowan. Alfred Shaw owned the other two lots, each with a house, one of which may be extant at no. 11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3 which in 1887 were owned by P. Corkhill, probably the builder Phillip Corkhill who had lots 1 and 2 and the ladies Ackers and Brook who owned lot 3. The blocks each had frontages of 47 feet and by November 1888, houses which were described as 5 rooms, brick. By then the gentleman Thomas Farr owned this house on lot 2 and the one on lot 1.

Corkhill was implicated in the collapse of the Premier Building Association in 1890 and it is presumed that either the builder William Farr or Leigh Farr built this house. Leigh Farr also owned a house in The Avenue that was occupied by Alfred White, an architect. Farr built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

Thomas Farr continued as owner of no. 123 in 1890, the house at the time being occupied by Leigh Farr. The Fars perhaps realised some returns on their investments or perhaps their business failed during the depression as by the turn of the century the Northern Assurance Company owned the house. By then it contained seven rooms and continued to be occupied by Farr, still described as a contractor. Subsequent occupants included S. M. B. Jones (1910), Harry Hadden (1920) and Robert Gregory (1930). The house had the street number 173 until the 1920s when the present numbering was adopted.

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, 1900, 1910, 1920, 1930.
Parish plan, St. Kilda and Elwood. SLV Maps 820 bje.
J. E. S. Vardy, Plan of the Borough of St. Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no. 7.
MMBW litho plan no. 47, dated c. 1935.
**Significance**  (Mapped as a Significant heritage property.)

The house at no. 125 Hotham Street, Balaclava, is presumed to have been built by either William or Leigh Farr, both of whom were building contractors, in 1888. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by the Farrs, builders active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 121 and 123 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby erected by the Farrs, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in their other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area. Further aesthetic value is assigned to this house on account of its corner location and unusual ridge cresting to the window bay.

**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 prominent stuccoed Italianate asymmetrical villa with reconstructed bull nosed verandah, faceted window bay to the projecting wing with Romanesque arched windows and cast iron cresting to the faceted roof of the bay. The cement work has ashlar markings, there are vermiculated quoins and colonettes to the front windows.
Condition: Sound.  Integrity: High.

History

J.Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the second mentioned being that on which this house was subsequently built, but at the time owned by Alfred Shaw who also owned lot 33. Both lots contained a house, one of which may be extant at no.11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3. In 1887 nos. 1 and 2 were owned by P.Corkhill (probably the builder Phillip Corkhill) and the ladies Ackers and Brook owned lot 3 on which the footings of the present house at no. 125 had been built. Each block had frontages of 47 feet and by November 1888, houses which were described as 5 rooms, brick. Ackers and Brook may never have occupied their property as in its first year there was no occupant recorded and in its second year it was acquired by the gentleman Thomas Farr. Farr leased the house to Philip Joseph, a cigar importer.

Corkhill was implicated in the collapse of the Premier Building Association in 1890 and it is presumed that either the builder William Farr or Leigh Farr built this house. Leigh Farr also owned a house in The Avenue that was occupied by Alfred White, an architect. Farr built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

The Farrs' may have realised some returns on their investments or perhaps their business failed during the depression as by the turn of the century the Northern Assurance Company owned the house. By then it contained eight rooms and was occupied by Jane McLean. Subsequent occupants included Edward J.Francis (1910 and 1920) and Mrs.L.E.Francis (1930). The house had the street number 175 until the 1920s when the present numbering was adopted.

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, 1900, 1910, 1920, 1930.
Parish plan, St.Kilda and Elwood.  SLV Maps 820 bje.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.  MMBW litho plan no.47, dated c.1935.
**Identifier** Flats
**Formerly** unknown

**Address** 169 Hotham St
BALACLAVA

**Constructed** 1962

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

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)
One of the most notable of St Kilda's conventional 1960s blocks of flats, the complex is well composed in a series of articulated forms and surfaces with the ground floor masonry walls extending from the building to form courtyard gardens and boundary walls. The variety of concrete blockwork used extensively for decorative effect is an additional important feature.

**Primary Source**

**Other Studies**

**Description**
Style : International
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
Attic Villa

Identifier: Attic Villa
Formerly: unknown

Address: 173 Hotham St
BALACLAVA

Constructed: 1913

Amendment: C 29

Category: Residential:apartment
Designer: unknown

Significance: (Mapped as a Significant heritage property.)
This Arts and Crafts house may have undergone some early alterations but appears hardly to have been touched since. It is notable for its overall intactness and its original weathered finishes.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Attic villa
Original owner: Capt J.G. Ormiston

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 1941.
Attic Villa

Identifier
Attic Villa

Formerly
unknown

Formerly 175 Hotham St

Address
BALACLAVA

Description
Style: Arts and Crafts
Attic villa
Builder: Hogg
Original owner: Mrs M.I. Johnson

Significance
A prominent attic villa notable for its raw roughcast wall finishes and its heavy terra cotta tiled roof and jerkinhead gables. Its neighbour at 1 - 3 Oak Grove is built of the same materials and together the pair make something of a local landmark.

Primary Source

Other Studies

Category
Residential: detached

Design
unknown

Address
175 Hotham St

Constructed
1923

Comment
(Mapped as a Significant heritage property.)

Historic Context

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 5067.
Identifier  Sandringham Railway Line Road Bridge
Formerly  unknown

Address  Hotham St
ELSTERNWICK

Constructed  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The origins of this bridge are unknown, but it appears to be early and complements the abutments at Carlisle, Nightingale and Grosvenor Streets (q.v.) as part of one of the earliest railway lines in Melbourne. The beams supporting the roadway are presumably a replacement.

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

Other Studies

Description
see Significance

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

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
A prominently situated incomplete late polychrome brick church in the Gothic Revival mode with Oamaru stone dressings consisting of a nave, transepts placed beneath transverse gables and an octagonal turret. The façade has a lancet arched west window enclosing a smaller rose window in the spandrels surmounting two entry doors, also with lancet arches, the visual effect of the complex polychrome brick and stone patterns being the most arresting feature of the design. Inside, there is a Fincham organ built c.1865-70. Condition: Sound. Integrity: High.

Among the early independent churches in Victoria was the Congregational Church. Its parishioners and interests spread to East St. Kilda in the 1860’s accompanied by the desire for a purpose built meeting place.

An early church was erected in 1868 in Westbury Street on the western side between Inkerman and Carlisle.
Streets. It was relocated in 1885 at a site purchased for the purpose of erecting a new church. The site was on the north east corner of Hotham and Inkerman Streets and had frontages of 100 feet to Hotham Street and about 166 feet to Inkerman Street. It was part of portion 161A, which had been purchased from the Crown by J.Sutherland and had in part, been subsequently acquired by E.Watson.

A Church Land and Building Committee requested submissions for the design of a new church in 1886. The design of architect Hillson Beasley,(prepared jointly with John Little), and who later became Chief Architect of the Western Australian Public Works Department, was chosen as the 'most suitable'.

Tenders for the new church were called on the 1 June 1887 and James Potter was duly appointed. The building was described as "...English style...brick with Oamaru stone dressings...a turret in front, and single transepts on either side. Ultimately a spire of 100 ft in height will be erected...accommodation...for 380 persons...complete cost, about 2,500 pounds...". The church opened in May 1888.

Changes to the property occurred from time to time, the most significant being the subdivision of the land and sale of the block on which the Sunday School stood to provide funds for alterations to the Church. The rear of the Church was converted to a hall with a kitchen and toilets and in the body of the Church, the furniture and organ were relocated. Accommodation was reduced to 150 people.

In 1954, an addition to the rear of the Church designed by Hudson, Stevenson and Howden and built by H.G.Jacobs and Son, made provision for a Sunday school kindergarten. The Church otherwise remains close to its origins.

The East St. Kilda Church joined the Uniting Church in 1977. Since then, the parish has gained strength and presently serves the community as its Centre for Creative Ministries.

**Thematic Context**

8. Developing cultural institutions and ways of life. 8.6 Worshipping.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Also recommended for inclusion on the National Estate Register.

**References**

Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.47, dated 1935.
Block of Flats

Formerly unknown

Address 32 Hotham St
ST. KILDA EAST

Constructed 1927

Amendment C 29

Comment

Significance
This building is a distinctive block of flats in terms of architectural style. The strictly formal symmetrical design is a fusion of Georgian and beaux arts details, adapted to the new building type of this period, the block of flats. There are several blocks of flats in St. Kilda from this period in classically based styles, as well as a number in Melbourne generally. This building is one of the most innovative.

With the three houses across Hotham Street (numbers 27-31) all variations of the same basic design and built by the same firm in 1929, it gives some idea of the diversity of architectural styles used in the latter half of the 1920's. These buildings form the Hotham Street group.

This building was designed by Dunstan, Reynolds and Partners, Architects for Architects Homes Corporation Pty. Ltd. and constructed early in 1927.
(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: Georgian Revival
Two storey walk-up flats
Builder: Architects Homes Corp. Pty Ltd

History
see Description
Thematic Context
unknown

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

References
BIBLIOGRAPHY

City of St. Kilda building permit records, no. 6733 granted 1/3/1927, include working drawings.

City of St. Kilda building permit records, no. 7570 granted 10/9/1929, for nos. 17 - 31 Hotham Street.
Residence

Formerly

unknown

Address

45-47 Hotham St
ST. KILDA EAST

Category

Residential:attached

Constructed

c1920

Designer

unknown

Amendment

C 29

Comment

None

Heritage Precinct Overlay

None

Heritage Overlay(s)

HO292

Significance

A substantial pair of residences with a distinguished symmetrical front elevation and shared garden giving the impression of a single house. The hanging of the fish scale terra-cotta shingles, shingled roofs to the chunky bay windows and the boldly projecting gables and bay windows are notable features. The front fence with its profiled brickwork is of a style more typical of the Federation period, and may predate the houses as it continues north to the two adjacent properties.

Primary Source


Other Studies

Description

Style : Arts and Crafts
One storey multi-unit residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

unknown
Identifier  "Rocklea Gardens"
Formerly  unknown

Address  46-50 Hotham St  
              ST. KILDA EAST

Constructed  1960's

Category  Residential:apartment

Designer  unknown

Heritage Precinct Overlay  None
Heritage Overlay(s)  HO157

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
A fine, well preserved and high quality example of apartment design of the 1960s. Features include the curtain glass walling and projecting balconies to the symmetrical front elevation, the stylish front entrance foyer with elevator and internal access to all apartments, the well maintained landscaping and the preservation of the original colour scheme, particularly the aqua highlights.

Primary Source

Other Studies

Description
Style : International
Three storey flats with elevator access

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended
inclusion:
the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
**Identifier**  
B'nai B'rith House

**Formerly**  
unknown

**Address**  
99 Hotham St  
ST. KILDA EAST

**Constructed**  
1959

**Category**  
Church

**Amendment**  
C 29

**Designer**  
unknown

**Comment**

Two aspects of this site are significant. The two storey religious institution (B'nai B'rith House), was built in front of a still existing c. 1890 villa in 1959. Despite being rather too large for its allotment, its architecture is of a high quality, demonstrating the aesthetic possibilities of the usually banal building conventions of the time. It has served as an important community focus among the Jewish population in this area. The remnant 1890's house, sandwiched between the 1959 building and extensive additions behind, can be clearly recognised by the extent of the hipped and gable roofs, remnant chimneys, polychrome brick walls and eaves detailing is historically significant as a demonstration of the early settlement of the area as one with substantial houses with generous front setbacks on very large sites (see 305, 366 and 382 Carlises Street).

**Primary Source**

**Other Studies**

<table>
<thead>
<tr>
<th><strong>Description</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Style : International</td>
</tr>
<tr>
<td>Two storey religious institution &amp; former residence</td>
</tr>
<tr>
<td>Builder: L.U. Simon</td>
</tr>
</tbody>
</table>

**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 57/830 issued 3/8/59.
Description

Original Use: Residences
Date of Construction: 1869 (1)

The first building development commenced in Howe Crescent in about 1865, the first land sales having been the previous year (2). These three brick terrace houses were one of the first buildings to be erected and the South Melbourne Rate Books list that in 1869, they were in an ‘unfinished’ state. They had been given an initial N.A.V. of £96 and were originally owned by a Robina Fordyce (3), who at that time also owned the property at 319-321 Clarendon Street (q.v.). No. 17 was listed as having eight rooms, while Nos. 15a and 15 were both of six rooms (4).

During the 1873/74 rate period the N.A.V. had jumped to a total of £190 for all three buildings. The occupiers at that time were Robert Stoddart, described as a bank clerk (in No. 17), Robina Fordyce (in No. 15a) and Thomas Fordyce, a grocer (in No. 15) (5). Subsequent occupiers of the building have included civil servants, a draper, printer, clerk and an ‘agent’. In 1898 John Foley, a ‘gentleman’ had become the owner of the property (6).
The terrace row is one of the more opulently designed in South Melbourne and it creates a strong line following the crescent form of the street. They have rendered facades ruled to represent ashlar blocks, that have been left quite plain behind the two storeyed verandah. In contrast, the wing walls and parapet have a plethora of detailing including foliated mouldings capping the wing walls, lions masks, festoons, swags and two designs of urns across the parapet. The decoration was extended to the chimneys that while not all intact, are heavily moulded and bracketed. The verandah decoration is only partially intact, however it reflects the relatively early date of the row, with simple regimented cast iron to the balustrade combined with timber brackets. The cast iron fence has an unusual design to its picket heads and is intact, however the paths and verandah do not retain their original detailing.

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, 18
2 P. Sanderson; Investigation Project, University of Melbourne 1980
3 ibid., Refer Citation No.../... for 319-321 Clarendon Street
4 ibid.
5 ibid., 1873/74
6 ibid., 1890/99
22 Howe Crescent is of significance as one of the most intact examples of a late-Victorian house in the South Melbourne municipality. Built with a terrace form and fine detailing, it is an integral component of the Victorian buildings along the Howe Crescent streetscape.

**Amendment** C 29

**Comment**

(Map as a Significant heritage property.)

**Primary Source**

**Description**

Original Use: Residence
Date of Construction: 1890 (1)

It is highly plausible that Redfern, a South Melbourne builder and the original owner, was responsible for the construction of this ten-roomed house. He purchased the vacant land from Patrick Cleary (2) an accountant and immediately prior to the 1890s depression erected this substantial residence. It attracted an initial N.A.V. of £100 (3). By 1895, the building had halved its N.A.V. to £50 (4), presumably as a direct result of the depression years and by 1898 it was, rather inconsistently, described as having only seven rooms (5).

The house is a substantial two storeyed rendered building, built in a terrace form with a two storeyed verandah. The walls have been left quite plain except for a foliated string course at ground floor level and the twisted colonettes that flank the ground floor windows. The cast iron to the verandah is a particularly elegant design and is substantially intact, while the verandah is relatively unusual for retaining the timber bracket decoration to the fascia between its two levels. The front door, while typical of the period, is a fine example of a six panel door with sidelights and fanlight, while the verandah retains intact its encaustic tile floor, and the chimneys, their render mouldings.
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 1889-1891
2 ibid.
3 ibid.
4 ibid, 1895/96
5 ibid. 1898/99
The former Barrett residence is of significance as one of the most commanding Italianate houses in South Melbourne and as one of the first buildings built after the subdivision of Howe Crescent, to house one of the area’s most prominent families. The substantially intact nature of the stable block and the front fence are integral to the significance of the whole.

Primary Source

Other Studies

Original Use: Residence
Date of Construction: 1867 (1), additions 1877 (2)

This twelve-roomed brick residence was built for Dr James Barrett in 1867 (5) and as such was one of the first buildings to be built in the Howe Crescent/St Vincent Place subdivision. By 1869 the property included stables, a coach house and out offices, and its N.A.V. was recorded at £160 (6), while in 1877 it is recorded as having had additions by the same architects, although the extent of these is not immediately evident.

Barrett was a surgeon and South Melbourne general practitioner from the late 1860s until the turn of the century (7) and five of his children were also medical practitioners, including Sir James William Barrett, a noted ophthalmologist and publicist and Edity Ellen who was active in many voluntary organisations concerned with the medical and social conditions of women and children (8).

Following the death of Barrett, the building was sold to Dr T.J.K. Whittam in 1920 (9) and in the 1950s it was converted into five apartments (10). In October, 1971, the building was acquired by the Victorian Chapter of
the Royal Australian Institute of Architects as its headquarter and named ‘Robert Russell House’ (11).

The Barrett residence is a most commanding two storeyed rendered house with a symmetrical Italianate façade onto Howe Crescent. The house is built close to the pavement and the entrance extends out to the pavement line with a shallow Tuscan portico, while rising above the entrance is a squat tower with bracketed cornice line and balustraded parapet. The front façade is stepped back at first floor level and the projecting rooms at ground floor level are enframed by a shallow system of pilasters and crowned by an Italianate balustrade to the balcony above.

The house has a fine, bracketed eaves line and chimneys decorated with a series of blind arches continuing the Italianate references. It remains, externally, substantially intact including the six panelled front door, the cast iron fence, and the weatherboard stable block with its loft hoist and dovecote apertures. It is unfortunate that one of the chimneys has been altered at the top, and new openings have been set into the walls of the stable block.

In its symmetrical Italianate form the house is unusual in Melbourne, despite applying a very familiar vocabulary. Its stepped façade is reminiscent of the composition of ‘Hazelwood Terrace’ at Nos. 46-48 Howe Crescent and Nos. 41-42 Howe Crescent (q.q.v.), both built two years earlier.

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 National Trust of Aust. (Vic.), ‘Research into 30 Howe Crescent …’, 17 April 1979
6 ibid.
7 ibid.
8 ibid., ‘Further research into 30 Howe Crescent …’, 19 November 1979
9 ibid., ‘Research into 30 Howe …’.
10 ibid.
11 ibid.
### Former Congregational Church and Hall

**Identifier**  
Former Congregational Church and Hall

**Formerly**  
unknown

**Address**  
32 Howe Cres  
SOUTH MELBOURNE

**Constructed**  
1867-8, 1874-5

**Category**  
Church

**Designer**  
Crouch and Wilson, W. H. Ellerker

**Heritage Overlay(s)**  
HO153

### Description

Original Use: Congregational Church and Hall  
Date of Construction: 1st church, later hall - 1867-8  
2nd Church - 1874-5  
Architect: 1st church, later hall - Crouch and Wilson  
2nd Church - W. H. Ellerker

The Congregational Church was formed in South Melbourne in 1859, holding its services in the 'Great Iron Store', and later in the Mechanics' Institute. By the end of 1865 a wooden church had been erected on this site and this was replaced by the northern of these two buildings in 1868, that was to later become the church hall. With the increase in congregation, the church was replaced by that to the south in 1874-75.
History
see Description

Thematic Context
unknown

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

References
unknown
Houses

**Identifier**

**Formerly** unknown

**Address**

39-40 Howe Cres  
SOUTH MELBOURNE

**Constructed**

1867

**Amendment**

C 29

**Category**

Residential: attached

**Designer**

unknown

**Significance**

(Map as a Significant heritage property.)

39-40 Howe Crescent are of significance as a substantial pair of houses built soon after the subdivision of the St. Vincent Place/Howe Crescent area, that were given an elegance in their overall design and in their detailing that was in keeping with the pretensions of the Crescent. The verandah detailing, valences and the rear facades are integral to the significance of the whole.

**Primary Source**


**Other Studies**

**Description**

Original Use: Residences  
Date of Construction: 1867 (1)

In 1866, the year after the Howe Crescent area was subdivided, John Cole, locksmith, owned land with the dimensions of 70 by 60 feet in Howe Crescent (2). In 1867, two attached seven-roomed brick dwellings were erected on the site and both properties had an initial N.A.V. of £80 (3). The following year their joint N.A.V. had increased to £240 (4). Cole occupied No. 39 for one year while he let No. 40 to George Oldham, a teacher (5). By 1881 George Leverett, an engraver, owned and occupied No. 40; the property (6) by then described as two ten-roomed dwellings with stables adjoining No. 40. At this time Leverett also had financial interests in the two houses at 324-326 Albert road (q.v.) and by 1887, he owned Nos 41-42 Howe Crescent next door (q.v.).

This is one of the most elegant pairs of houses in South Melbourne and as would be expected of the buildings of the Howe Crescent subdivision, they are substantial in size. They clearly reflect their relatively early date of construction and are very similar in effect, if not detail, to Nos. 41-42 next door (q.v.). Their composition adds...
to the effect of size; the entrance doors having been set at each side to give the effect of a single house rather than a pair of houses. The box-like hipped building has plain walls of tuckpointed Hawthorn bricks and is embellished with a very finely detailed, single-storeyed timber verandah. The verandah has a combination of stop chamfered coupled posts, turned drops and a lattice frieze and remains almost completely intact, returning around to embrace the side entrance doors. The only other decorative devices on the façade are the fluted valences above the first floor windows, although these are also practical, having been built to house external venetian blinds. The houses appear to remain substantially intact at the rear.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1867/68
2 ibid., 1866/67
3 ibid., 1867/68
4 ibid., 1868/69
5 ibid.
6 ibid., 1881-1885
Houses
Identifier unknown
Formerly 41-42 Howe Cres
Address SOUTH MELBOURNE
Description Original Use: Residences
Date of Construction: circa 1865
The Rev. Hugh Darling was the minister of the Clarendon Street Presbyterian Church for ten years from 1864 and it was during that time that he was the first owner of this substantial two-storey brick residence in Howe Crescent. From the beginning, in 1865-66, the building was described as having two apartments of eight rooms with a total N.A.V. of £180. Darling himself occupied one half of the building for the first two years and Lewis Coleman, described as a ‘warehouseman’, tenanted the other. The property passed to George Leverett in 1887, who also owned Nos. 39-40 next door from 1881, while tenants included prominent residents such as John Buxton, the South Melbourne auctioneer who was later to build ‘Hughenden’ in Beaconsfield Parade, and Edward Clarke, a surveyor.
Significance 41-42 Howe Crescent are of significance as a substantial pair of houses built soon after the subdivision of the St Vincent Place/Howe Crescent area, given an elegance of massing and detailing in keeping with the pretensions of the Crescent. Their design is most distinctive in the broader context of Australian architecture and marks a pleasing restraint and confidence.
Primary Source
Other Studies
Description Original Use: Residences
Date of Construction: circa 1865
The Rev. Hugh Darling was the minister of the Clarendon Street Presbyterian Church for ten years from 1864 and it was during that time that he was the first owner of this substantial two-storey brick residence in Howe Crescent. From the beginning, in 1865-66, the building was described as having two apartments of eight rooms with a total N.A.V. of £180. Darling himself occupied one half of the building for the first two years and Lewis Coleman, described as a ‘warehouseman’, tenanted the other. The property passed to George Leverett in 1887, who also owned Nos. 39-40 next door from 1881, while tenants included prominent residents such as John Buxton, the South Melbourne auctioneer who was later to build ‘Hughenden’ in Beaconsfield Parade, and Edward Clarke, a surveyor.
This pair of houses is one of the most elegant in design in South Melbourne. They clearly reflect their relatively early date of construction and are very similar in effect, if not detail, to Nos. 39-40 next door, while the configuration of the balcony is very similar to Nos. 46-48 Howe Crescent, designed by Charles.
Webb during the same year.

They are a most substantial pair of houses combined into a unified whole as if only one residence. Clad in render, they are box-like in form, set under a hipped slate roof that extends out over a bracketed eaves line. The front façade is most unusually composed, with a single-storeyed rendered balcony spanning the full width. The balcony is supported on two arched porches in front of the two front doors and brackets extending-out from octagonal bay windows to the ground floor. The houses gain, mainly through the overall massing, the configuration of the balcony and the simple render mouldings, a restrained elegance rarely achieved on buildings decorated with a plethora of render or cast iron decoration.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

**References**

1 City of South Melbourne Rate Books list the dwelling in 1865-66. Prior to that date Block 38 is not listed
2 C. Daley, ‘The History of South Melbourne’, p.175
3 City of South Melbourne Rate Books, 1865-1874
4 ibid, 1865-1874
5 ibid.
6 ibid., 1887/88
7 ibid.
Terrace Houses

Identifier: unknown
Formerly: 43-45 Howe Cres
Address: SOUTH MELBOURNE

Description

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

When Charles Arnell, a merchant and tobacco manufacturer from St Kilda, bought what is now 43-45 Howe Crescent from solicitor Charles Roy (2) it was land that had been listed as a ‘garden’ (3) for at least eight years (4). By the middle of 1882 this building of three thirteen-roomed apartments was being constructed and its first occupants, a year later, were Joseph Kind a clergyman, in No. 45, Henry Dodds an engineer, in No. 44 and John Freeman described as a ‘gentleman’, in No. 43 (5). In 1887 the building was given an initial N.A.V. of £335 (6), undoubtedly the most valuable property in Howe Crescent at that time. The 1890s depression severely cut the N.A.V. of Arnell’s property and by 1898 it had decreased by £200 (7).

Having three storeys, the terrace row is one of the most distinctive in South Melbourne and being set on the outward curve of Howe Crescent, it is in an exposed position that takes full advantage of its scale. The rendered façade is relatively restrained in its degree of ornamentation for the 1880s and is prevented from appearing too massive by the verandah only spanning up two of the three floors. The ground floor walls have...
deeply incised banded rustication across them while the second floor is in plain render. By contrast, the more exposed third floor has double hung sash windows each with a projecting cast iron balconette. The terrace row remains substantially intact including most of the cast iron to the verandah, the cast iron fence and the cream and terracotta garden paving tiles. Only No. 44 retains its original verandah floor and it is unfortunate that the parapet across the row has had its ornamentation above cornice level removed.

History
see Description

Thematic Context
unknown

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

References
1 City of South Melbourne Rate Books, 1880-1882
2 ibid.
3 The nature of the garden has not been researched, although its N.A.V. of £40 was most substantial
4 City of South Melbourne Rate Books, 1873-1881
5 ibid., 1881-1885
6 ibid., 1887/89
7 ibid., 1898/99
"Hazelwood Terrace"

Formerly unknown

Address 46-48 Howe Cres
SOUTH MELBOURNE

Constructed 1865

Amendment C 29

Category Residential:row

Designer Charles Webb

Significance (Mapped as a Significant heritage property.)

‘Hazelwood Terrace’ is of significance as one of the first buildings to have been built in Howe Crescent, and for remaining in a substantially intact state. It is an important terrace by the prominent architect Charles Webb and is of significance for the atypical form and boldly applied render decoration across the façade. It is an integral part of the Victorian character of the Howe Crescent streetscape.

Primary Source

Other Studies

Description
Original Use: Residences
Date of Construction: 1865 (1)
Architect: Charles Webb (2)

This row of three terrace houses was first described in the South Melbourne Rate Books in 1864 and was listed as a 'house in progress' (3). As such it was one of the first buildings to be started on the Howe Crescent/St Vincent Place subdivision, most not being commenced until at least the following year. Built as an investment for George Black, the terrace row was initially listed in 1866 with an N.A.V. of £80 for each house (4). Among Black's tenants were Michael Gordon, a civil servant; Joseph Clark, a woollen merchant; and William Rocke, an auctioneer (5). The house passed to Harold Rayson in 1873 (6) and then to Samuel Lomax, a butcher, for a ten year period (7). By 1899 Sarah Lomax was the new owner of the three seven-roomed dwelling, by then with a total N.A.V. of £116. The occupiers were Frederick Johnson, a physician;
This two storeyed row of terraces is clad in render and has an unusual composition, with a single storeyed balcony spanning the façade. The balcony has a render, chain-like balustrade and is supported on arched porches framed by corinthian pilasters that are set in front of the three entrances. Its configuration (but not decoration) is very similar to Nos. 41-42 Howe Crescent (q.v.) built during the same year. The façade behind has bold mouldings in render, giving an embellished effect, with foliated consoles flanking the pedimented windows at both levels, raised quoins dividing the three houses and a balustraded parapet spanning above. The first floor windows have valences in a similar manner to those on 39-40 Howe Crescent (q.v.). Nos. 47 and 48 retain intact their cast iron picket fences, their slate and marble paths and slate flagged verandah floors.

‘Hazelwood Terrace’ is a very fine example of Charles Webb’s architecture. While embellished, it is typical of Webb’s work in that it displays a restraint from over-ornamentation: a quality reflected in his buildings such as Tasma Terrace and the Windsor Hotel.

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, 1864/65
2 Information supplied by Dr Miles Lewis
3 ibid.
4 ibid., 1866/67
5 ibid., 1866-1870
6 ibid., 1873-1882
7 ibid., 1884-1896
8 ibid., 1898/99
“Blinkbonnie” is of significance as one of the most intact and elegantly decorated houses of the 1860s extant in South Melbourne. Its wide single storeyed form and siting within its block give it a command over its site and while atypical amongst the other original buildings in Howe Crescent, it is an integral component of the Victorian buildings in that streetscape. The detailing to the joinery and the chimneys, front and rear, are integral to the significance of the house.

**Primary Source**

**Other Studies**

**Description**
Original Use: Residence
Date of Construction: circa 1866 (1)

The first entry in the Rate Books for ‘Blinkbonnie’ was in 1866, when it was described as having seven rooms, being constructed in brick and slate and having ‘out offices in (the) back room’, the whole with an N.A.V. of £60 (2). As such it was one of the first houses to be built in the Howe Crescent/St Vincent Place subdivision. James Smith (3) was listed as both the owner and occupier of the building in 1866 and for at least another 35 years thereafter. He was described as a teacher (4) in the Rate Books and was at one time the principal of the Dorcas Street Presbyterian School, while he also conducted a private college for a period (5). The head teacher at the Albert Park State School from 1873 was a James Smith (6) and it is possible he was the same.

‘Blinkbonnie’ is a most distinctive house that clearly reflects its early date of construction. It is unusual for South Melbourne in being sited well back from the line of the pavement. It is a wide, single-storeyed house symmetrical about a central entrance door, roofed with a high, slated hipped roof. The embellishment to the
house is both restrained and intact and is a very good example of 1860s construction. Except for the bracketed eaves line, the render walls are quite plain, with the main decoration being on the concave verandah with its intricate timber frieze, protruding brackets and timber drops. The chimneys too are most unusual and decorative, with coupled octagonal pots, impressed with patterning to each face. These are extant on both the front and rear chimneys. The front door has round-headed panels: an indication of its early date.

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 list the dwelling in 1866. Prior to that date Block 38 does not appear
2 ibid., 1865/66
3 City of South Melbourne Rate Books, 1865-99
4 ibid., 1869/70
5 'The Record', 20 October 1928, p.4
6 C. Daley, 'History of South Melbourne', p.244
<table>
<thead>
<tr>
<th><strong>Address</strong></th>
<th>324-326 Howe Pde</th>
<th><strong>Category</strong></th>
<th>Residential:attached</th>
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<tr>
<td><strong>Constructed</strong></td>
<td>1939</td>
<td><strong>Designer</strong></td>
<td>Housing Commission Architects Panel</td>
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<tr>
<td><strong>Heritage Overlay</strong></td>
<td>None</td>
<td><strong>Heritage Overlay(s)</strong></td>
<td>HO158</td>
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**Significance** (Mapped as a Significant heritage property.)

324-6 Howe Parade is of state significance. It is historically significant as the first pair of houses to be constructed by the newly established Housing Commission of Victoria in 1939, the start of a massive program of provision of low-cost public housing in Victoria following World War II. Built as an experimental prototype, it was the precursor of the Commission's Concrete House Project. The Concrete House Project was of considerable importance as a large scale exercise in industrialised mass production of housing over four decades, culminating in the Housing Commission high rise flats of the 1960s and '70s. Technologically, while not the first built example of the Fowler precast concrete system, it is a key example of this construction technique.

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

**Other Studies**

**Description**
PRINCIPAL THEME: Residential
SUB-Theme: Inter-War concrete houses
ORIGINAL OWNER: Housing commission of Victoria
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Inter-War concrete house
ORIGINAL RESIDENTIAL USE: Public housing
USE TYPE:
PRINCIPAL MATERIAL: Concrete
ARCHITECT/ENGINEER: Probably the Housing Commission Architects Panel (Arthur C. Leith, Frank Heath, Best Overend, Harold Bartlett, Thomas Buchan and John Scarborough)

BUILDER: Victorian Housing Commission

PHYSICAL /STYLISTIC DESCRIPTION
This semi-detached pair of houses was built as a prototype using the Fowler system of precast reinforced concrete construction. The building has a simple rectangular plan form and a low-pitched roof supported on closely spaced timber beams projecting to front and rear. It is the only house with such a roof, all subsequent houses at Fishermen's Bend and other Housing Commission estates having conventional hipped or gabled roofs. The wall panels, precast on horizontal steel tables, have preformed door and window openings with projecting surrounds to provide stiffening. Concrete nib walls project from the front elevation on each side of the front doors, partly enclosing shallow entry porches. The aluminium-framed windows are replacements of the original timber-framed windows.

COMPARATIVE ANALYSIS
324-6 Howe Parade is virtually identical in design to the other later concrete houses on the Fishermen's Bend estate apart from its almost flat roof. The construction technique is clearly indicated by the expressed framing of the window openings and the corner posts. The extreme simplicity of the elevations and the flat roof associate the house with the functionalist Modern Movement style of the 1930s. The house is also similar in its simple rectangular form to the various prefabricated house types, mass produced in a range of materials, that were developed in Australia, Britain and the United States during and immediately following World War II.

History
This pair of houses was constructed in 1939 as an initial experiment in precast reinforced concrete construction, following the establishment of the Housing Commission of Victoria in early 1938 and the design competition for the layout of the Fishermen's Bend estate. The house was constructed using a system devised in the 1920s by T.W. Fowler, a retired surveyor and farmer of Werribee. The Fowler system had been developed over a period of some fifteen years before being taken up by the Housing Commission. During the 1930s Fowler was advertising the system and contracting it out to developers. (1)

The experimental house appears to have been designed by the panel of consultant architects appointed by the Housing Commission, made up of Arthur C. Leith, Frank Heath, Best Overend, Harold Bartlett, Thomas Buchan and John Scarborough. (2) Following the successful completion of 324-6 Howe Parade, a total of 58 concrete houses were constructed at Fishermen's Bend in 1940. (3)

Thematic Context
The Fowler system was one of several systems of reinforced concrete construction developed in Australia in the early twentieth century for houses as well as for commercial buildings and civil engineering structures. In the 1920s, S. B. Marchant built houses in Adelaide using his 'Monolyte' system, and the system was used-experimentally by the State Savings Bank of Victoria in 1924-5. Also in the 1920s, A. C. Matthews developed the 'Self-Form' system which produced cavity walls. (4) The State Savings Bank also used concrete block construction at the Garden City estate and elsewhere in the 1920s. (5)

The pre-cast concrete construction system used in this prototype was refined and developed by the Housing Commission over the next three decades. Additional estates of Fowler system houses were constructed in the 1940s at Albion Street, Brunswick, Croker Street, Newport, Curtin Avenue, Brunswick, Champion Road, Williamstown and at Oakleigh. (6) A significant development was the acquisition by the Commission in 1946 of the former munitions factory at Holmesglen, which was developed as a centralised concrete panel production facility for what became known as the Concrete House Project. (7) The Holmesglen factory operated until the 1970s, and produced panels for several thousand concrete houses as well as later for flats. Precast concrete four storey walk-up flats were being built by the Commission in the 1950s, and in 1960 the first concrete high rise Commission flats were built at the Emerald Hill estate in South Melbourne. (8)

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. A. C. Leith. op. cit. p. 49.
4. J. Clare. op. cit. p. 89.
5. G. Tibbits. loc. cit.
6. A.C. Leith. op. cit. passim.
7. G. Tibbits. op. cit. p. 130.
8. Ibid. p. 145.
## City of Port Phillip Heritage Review

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Flats</th>
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<tbody>
<tr>
<td>Formerly</td>
<td>unknown</td>
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</tbody>
</table>

### Address
13 Hughenden Rd  
ST. KILDA EAST

### Constructed
c1940

### Category
Residential:apartment

### Designer
unknown

### Address
13 Hughenden Rd  
ST. KILDA EAST

### Constructed
C 29

### Comment

### Significance
(Mapped as a Significant heritage property.)
A fine block of flats in the Functionalist style, this building is significant for its distinctive site planning, with the flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court, and as an excellent intact example of this style with its streamlined corners, banding in salmon coloured brickwork and render and steel framed windows. The building is in fine condition and the gardens, hedges and original front fence are contributory to its significance.

### Primary Source

### Other Studies

### Description
Style : Functionalist  
Two storey walk-up flats

### History
see Description

### Thematic Context
unknown

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

Place Name: Horse trough

Address: Ingles Street road reserve, corner of Ingles Street and Williamstown Road

Category: Transport: road

Style: Interwar

Constructed: c1942

Designer: Fred Cook

Amendment: C117

Comment: New Citation

Heritage Precinct: None

Heritage Overlay: HO471

Graded as: Significant

Victorian Heritage Register: No

Significance

What is Significant?

The Ingles Street horse trough is a small concrete and stone horse trough constructed by the local council c.1942, outside the Port Melbourne football ground near the corner of Williamstown Road.

How is it Significant?

The Ingles Street horse trough is of historical and aesthetic significance at the local level.

Why is it Significant?

The Ingles Street horse trough is of historical significance as a rare surviving example (Criterion B) of a once ubiquitous municipal water trough, which provided an essential service to private and commercial horses used for transport. The location of the trough demonstrates the importance of the former Williamstown Short Road as a major goods transport thoroughfare, and the connection between the south Melbourne industrial areas, the river and bay wharves, and the city. It may also be associated with patrons of sporting events at the football ground (Criterion A).

The horse trough has aesthetic value as a now obsolete rustic structure in natural materials which visually conveys a bygone era (Criterion E).
Thematic Context

Victoria’s framework of historical themes


Port Phillip thematic environmental history

5.3 Transport

History

Contextual history

Horse troughs were provided initially by private individuals, hotels, stables and carriage companies, the roads Boards and then municipal councils also contributed to what was an essential economic service.

The Melbourne City Council (MCC) standardised horse-trough design, requiring posts to be of red gum and troughs to be of standard pattern. By the 1890s many private troughs were made in a wide variety of styles. Most were installed outside hotels, such as in Bourke, King, Flinders and Spencer streets. The Victorian Society for the Prevention of Cruelty to Animals (VSPCA), (founded 1871) supported the provision of troughs for the welfare of the over-burdened and maltreated working horse, although councils often issued notices to remove obstructive or dilapidated troughs. In 1908 an outbreak of equine influenza forced the troughs to be kept empty. (eMelbourne encyclopaedia)

The Purple Cross Society erected 47 horse troughs in Melbourne suburbs, and distributed fodder and waterproof cloths among cab drivers. George Bills, who had been active in the VSPCA, and made Life Governor in 1924, left a bequest for the erection of horse troughs, and 300 had been erected across Victoria by 1935. (eMelbourne encyclopaedia)

Initially the troughs were individually designed and constructed, but by the early 1930s, J.B. Phillips, a relative of the Bills, produced standard pre-cast concrete troughs in Auburn Road in Hawthorn. Manufacture was later handled by Rocla. (Bills water troughs)

With the rise of motorised transport, demand for the troughs declined and production had ceased by the end of World War II.

Place history

This exact date of the horse trough in Ingles Street is not known, but it is likely to be c.1942, as it matches the design of the horse trough shown in a plan prepared in 15 December 1942 by the Port Melbourne Council City Engineer, Fred Cook.

The horse trough was originally sited closer to Williamstown Road. In c.2008 the trough was deconstructed and re-erected to its present position.

References


Bills water trough blog - http://billswatertroughs.wordpress.com/
Description

The horse trough is constructed with a reinforced concrete semi-cylindrical trough set in a random rubble stone base, tapering out at the bottom. It has a curved hood protecting the ballcock valve at one end.

The trough is located on the grassed verge on Ingles street about 50 metres north of Williamstown road in front of the Port Melbourne Football Ground. It was relocated and reconstructed in its current position c2008, having previously been located 10 metres closer to the corner with Williamstown Road.

Comparative Analysis

Municipal horse troughs survive in Melbourne and some inner suburbs. These tend to be cast iron and steel on bluestone blocks, with enclosed ball-cock valve. A range of types can be found, reflecting their date of construction and the authority behind them.

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

This is one of three surviving examples in Port Melbourne all apparently constructed to the same standard design by City Engineer, Fred Cook. The others (both included as Significant places within the HO1 Port Melbourne precinct) are in Bridge Street (south side between Evans Street and the light rail) and Raglan Street (south side, within triangular reserve between Bay and Crockford streets).

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 E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

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

- Include in Port Phillip Planning Scheme with site specific heritage overlay.
Primary heritage study

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

Other heritage studies

Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013
Vacant building

Formerly
J. Kitchen & Sons Pty. Ltd. Offices

Address
PORT MELBOURNE

Description
An imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated pavilions, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. The windows are steel framed whilst the façade treatment is carried in part along the side elevations. There are original partitions inside.

Condition: Sound. Integrity: High. There are other inter-war buildings associated with the operations of John Kitchen and Sons Pty. Ltd. on this site including the two and three storeyed red brick premises at the Ingles Street/Woodruff Street intersection. They exhibit a range of architectural treatments including a stripped Classical façade to Ingles Street having raised pavilions in stucco and red brick with stepped parapets and steel framed windows. There may be other elements of historic importance within this extensive

Significance
The former administrative offices and staff amenities building of John. Kitchen and Sons Pty. Ltd., is historically significant (Criterion A) for its capacity to demonstrate the scale of the company's undertaking in Port Melbourne as well as its long standing presence at this site, commencing c. 1858 when it was seen to be sufficiently remote from settled areas for a noxious industry. It is important also for its capacity to demonstrate the company's enlightened attitude to workers' conditions, accommodating a social hall for their enjoyment. The building is important for its capacity to indirectly recall the products manufactured at this site which became in many instances household words throughout the nation. Together with the former premises of Felton Grimwade and Co. John Kitchen and Sons' operations survive as the principle industrialists in Ingles Street during the nineteenth century. Finally, the building has architectural significance as an exceptionally imposing commercial building in the Classical Revival manner of the inter-war period outside of the City centre.

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

Other Studies
industrial complex.

History

Mr. J. Kitchen arrived in Australia in 1856 and together with his three sons established the firm of J. Kitchen and Sons, the largest soap making firm in Australia. By 1890 it had premises in Victoria, New South Wales and Queensland with its principal works at Ingles Street, Port Melbourne and at Alexandria, near Sydney. Products manufactured included "Velvet", "Witch" and "Anchor" laundry soaps; "Persil", "the modern oxygen washer"; "Solvol" and "Electrine" candles. An important by-product was glycerine used for explosives, medicinal purposes and in the tobacco industry. The site of the works at Ingles Street had been chosen as a suitably remote one for a noxious trade from as early as c.1858. By 1894 it was occupied by the Apollo Candle factory at the Kitchen Street intersection. The administrative offices were erected in 1925. They consisted of a brick and steel frame on piles with a mosaic floor to the vestibule, polished Maple and plate glass doors and a social hall for the use of staff. The premises have been recently vacated. Founded as John Kitchen and Sons Pty. Ltd., subsequent company names included Lever and Kitchen, Unilever and Unichema.

Thematic Context

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

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Recommended for inclusion on the Register of the National Estate. Recommended, subject to an interior inspection, for inclusion on the Victorian Heritage Register.

References

MMBW litho plan no.18.
Piano Bar
Formerly
Joseph Hill Residence

Address  92 Ingles St
            PORT MELBOURNE

Constructed  1887

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
92 Ingles Street is of local significance. Its large scale and elegant, distinctive and elaborately detailed
Classical Revival design are aesthetically notable and gives it the character of an urban town house
contrasting with the more meagre surrounding houses.

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

Other Studies
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description
PRINCIPAL THEME: Residential
SUB-THEME: Brick houses, two-storey
            Commercial premises-Auction Rooms

ORIGINAL OWNER: Joseph Hill

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

BUILDING TYPE: Brick house, two-storey

ORIGINAL RESIDENTIAL  Residence attached to commercial premises

USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey rendered brick building is constructed on the property line to both Ingles and Bay Streets. The
principal elevations are designed in a Classical Revival style, with smooth rendered walls quoined at the
corners. The cornice has closely spaced brackets with decorative panels between. The main elevation, to Ingles Street, has a central breakfront emphasised by quoining and ground floor rustication about the central entrance. The tripartite ground floor windows to each side are elaborately detailed, with stop-chamfered mullions and lintels, moulded hoods supported on consoles with swags between and bracketed sills. The round-headed upper floor windows have moulded archivolt and pilaster surrounds with large keystones, and balustraded panels below the sills. The Bay Street elevation has similar fenestration and other detailing to the main elevation but is two bays wide rather than three, and has a central column of quoin-like rustication between the windows. The parapet may have been balustraded and pedimented, however, all embellishments are now lacking.

Although the building was described in the rate books as dwelling and shop, it does not appear to have been a shop in the normal sense. It is possible that the ground floor originally was used as an auction room by its original owner Joseph Hill, although it is unclear how large items were taken in and out.

COMPARATIVE ANALYSIS
Large houses of this type, built on corner sites with symmetrical elevations built on the property line, and derived from the European tradition of town houses, were relatively uncommon in Melbourne. Two houses at 37 Docker Street, Richmond (1889) and 384 Church Street, Richmond (1885) are similar in form and siting, and both have broadly similar Renaissance palazzo styles. The Church Street house has round-headed windows, similar to those on 92 Ingles Street, with pedimented hood moulds over the upper floor windows. The Docker Street house has a three-part Serlian window to the upper floor. Other examples survive in Richmond and also in Fitzroy.

History
This site and the adjoining Allotment 10 were purchased from the Crown sometime before 1878 by J. Britton. (1) The two allotments were later subdivided and sold by auction. (2) By January 1885 (and probably earlier), the land was owned by Joseph Hill, who was variously described as a fish salesman and auctioneer. (3) During 1887 he erected the present building at the corner of Ingles Street and Bay Street. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context
This building was one of a substantial number of corner shops constructed in residential areas away from the main retail and commercial strip of Bay Street. Many of these buildings remain, though most have been converted to residences or for other uses.

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

References
1. Plan of 'Sandridge', dated 21 May 1878.
Offices
Formerly Australian Motor Industries

Address 289 Ingles St
PORT MELBOURNE

Constructed pre 1894

Category Industrial

Designer unknown

Significance
The former premises of Felton, Grimwade and Co., chemical manufacturers, and later Australian Motor Industries are historically important (Criterion A) for the following reasons:
Together with the premises of John Kitchen and Sons Pty. Ltd. they survive as the principle industrialists in Ingles Street during the nineteenth century. Together with the premises of John Kitchen and Sons Pty. Ltd. they recall the early role of Fisherman's Bend as a location for noxious trades. They recall the well-known business of Felton Grimwade and Company, wholesale druggists and manufacturing chemists. Their association with Alfred Grimwade (1831-1904), public benefactor, is an important one, especially because he also lived within the Municipality, at the "Esplanade" hotel, St. Kilda.

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

Other Studies

Description
A substantial two storeyed overpainted red brick industrial building with gable roof and continuous lantern, the façade having symmetrical pedimented pavilions with oculus vents, repeated at the south end elevation with the initials AMI in sheet metal (?) within. The cornice, parapet, arcaded south end and pediment details are in stucco. Condition: Sound. Integrity: Medium, addition at north end, aluminium windows and exposed aggregate panels beneath. Openings in the pavilions appear to have been altered.

History
In 1867 Felton, Grimwade and Co. purchased the wholesale drug business of Youngman and Co. The company moved from Russell Street to Flinders Lane where its importing business flourished. In 1870 chemical works were established on this site and as early as 1872 the Port Melbourne Council opposed the manufacture of sulphuric acid at its plant. Nevertheless, company activities from the outset were to include
the manufacture of sulphuric acid and other mineral acids including bi-sulphide of iron. By 1894 this building was the principal structure at Felton Grimwade and Co’s. chemical works. By 1951 the complex may have been occupied by Arthur Vale and Co. Pty. Ltd., oil stores, Cotton Dressing Pty. Ltd. and the United Oil Co. Pty. Ltd. oil stores (S & M dir). Australian Motor Industries (AMI) was established in 1954 as the successor to the Standard Motor Company, a Melbourne based vehicle assembler for “Rambler” cars and the British “Triumph”. This company is presumed to have occupied the building from around this time and was still there in 1973 (S & M dir). It also carried out some finishing operations on “Mercedes Benz” cars and was the first to make a connection with a Japanese manufacturer with a view to assembling Japanese vehicles. The Japanese partner was Toyota, which was ultimately to absorb AMI and continues to occupy the Ingles Street offices and manufacturing plant.

**Thematic Context**

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

**Recommendations**

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

**References**

Sands and McDougall directories.
### Flats

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

**Address** 247-249 Inkerman St  
BALACLAVA

**Constructed** 1960's  
**Category** Residential:apartment

**Amendment** C 29  
**Designer** unknown

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

**Significance**

A representative example of 1960s flat design, lifted above the low standard of the norm by the chequerboard composition of the facade balancing the voids and pierced concrete block of the balconies against solid bays of slender concrete block between. The projecting wing walls lend additional life and articulation to the facade, and the intricate moulded blockwork of the end walls is a characteristic example of 1960s featurism. The building is largely intact.

**Primary Source**


**Other Studies**

**Description**

- **Style** : International  
- Two storey walk-up flats

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
Identifier  Bridge Store
Formerly  unknown

Address  305 Inkerman St
         BALACLAVA
Constructed  c1920
Amendment  C 29

Category  Commercial
Designer  unknown

Significance
This small shop is important for its fine and intact parapet design, with the fine roughcast render finish and
crisp 1920s graphics making it a small landmark in the area.

Primary Source

Other Studies

Description
Style : Vernacular
One storey shop

History
see Description

Thematic Context
unknown

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

References
unknown
St Kilda Council Depot Offices

Identifier: unknown
Formerly: 33 Inkerman St
Address: ST. KILDA

Description
Style: Functionalist
Three storey offices

Significance:
Intact three storey office and amenities block. The heavy cubist massing deriving from the Dutch modernism of architects such as Dudok is articulated by rendered string courses and projections which tie the window openings together into strong horizontal bands encircling the building. The building is intact, and is an example of a quality public building of the late 1930s.

Primary Source

Other Studies

Amendment: C 29

Comment
None

Heritage Precinct Overlay: None
Heritage Overlay(s): HO294

Address:
33 Inkerman St
ST. KILDA

Category: Commercial

Constructed: late 1930's

Designer: 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
Telephone Exchange

Formerly unknown

Address 62-78 Inkerman St
ST. KILDA
Constructed c.1949

Category Industrial
Designer Commonwealth Department of Interior

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The St. Kilda Telephone Exchange building at 59 Inkerman Street, St. Kilda, was designed by the Commonwealth Department of the Interior and built c.1949. It is important as one of the largest buildings of its type and representative of a period during which the Department produced a number of well resolved Modernist exchanges including the earlier Russell Street Exchange.

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

Other Studies

Description
A large European Modernist derived public building of four storeys in cream brick with a dark brown brick plinth to sill height. Massing is characteristic of the Modern Movement at the time, the bulk of the main building which is itself pierced by banks of steel framed windows, is defined by a parapet capping and recessed upper level with upturned eaves extending to the building line and by the presumed stairwell and lift core at the west end. This element has vertical emphasis in contrast with the horizontal effect of the main windows and its impact is heightened by the narrow continuous vertical windows on two sides. The down pipes are also design elements springing from shaped rainwater heads. Condition: Sound. Integrity: High.

History
In 1940, there were three lots of vacant land on the north side of Inkerman Street between Inkerman Grove and St. Kilda Road. They became the site of the St. Kilda Telephone Exchange managed by the P.M.G. Department c.1949.

Thematic Context
Recommendations

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

References

Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45.
Shops and dwellings

Formerly unknown

Address 77-79 Inkerman St
ST. KILDA

Category Commercial

Designed unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The shops with upper level dwellings at nos. 77-79 Inkerman Street, St. Kilda, were built in 1887 for Eliza Dixon as an investment. They are historically and aesthetically important (Criteria A and E) as prominent late Victorian buildings adding diversity to the streetscape in their immediate vicinity.

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

Other Studies

Description
A prominent late Victorian two storeyed corner block of two shops with dwellings above. The shops are stuccoed and pilastered with Corinthian capitals beneath the upper level frieze and cornice. The parapet is at present without urns and there is a pediment over the corner splay. The rear section is of overpainted face brick on a bluestone plinth. The original shop fronts remain with some alteration.

Condition: Sound.

Integrity: Medium, verandahs removed.

History
The south east corner of Inkerman and Market Streets was vacant in 1879. The land had a frontage of 28 feet to Inkerman Street and was owned by H.R. Harwood. It had an NAV of six pounds.

By 1885, James Dixon had purchased the block. It subsequently passed to Eliza Dixon, who built two brick shops on the site in 1887. Each shop had four rooms and an NAV of 40 pounds. The corner shop was leased to John Tilley, a grocer and the second shop to Thomas Cayley, a bootmaker.

Margaret Cayley had taken over tenancy of the second shop by 1890. She operated a dressmaking
business. At the time, the corner shop was let to William Marden and John Falconer who were painters.

The corner shop returned to a grocery store by the turn of the century and continued as such in 1920 when Leonard Mortimer was in residence. The second shop was let to Thomas Nest who operated a small goods business. The property was in the hands of the executors of Mrs Dixon at the time and was described as 'brick', the corner shop with 5 rooms and the second with 6 rooms. The NAVs were 70 and 34 pounds respectively.

**Thematic Context**

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

**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: 1880-90, 1895-6, 1900-01, 1920-21,  
VPRS 8816/P1, PROV.  
MMBW litho plan no.45, undated.  
J.E.S. Vardy, “Plan of the Borough of St. Kilda”, c.1873, South/1.
Elmar Flats
Identifier Unknown
Formerly 290A Inkerman St
Address ST. KILDA
Description This is a Moderne style symmetrically composed two storey block of flats, with a tiled hipped roof and patterned face brick walls. Bricks used include clinkers as the body brick and salt-glazed manganese as the streamline bands; the name is spelt out in simple wrought-iron outline, set off the face of the wall. Typically the central element in the street façade is the stairwell which has curved edges and a stepped motif in bas-relief above the entry. Windows are generally paired and timber framed with horizontal mullions to promote the streamlining effect of the style. Parking is at the rear accessed by a drive on the west side.

The flats are currently being renovated and a high brick-pier fence is being erected at the frontage.

Condition: good (partially disturbed, well preserved)
Integrity: substantially intact/some intrusions
Context: Set beside a church and opposite an early house, both sited on the corner.

Heritage Precinct Overlay None
Heritage Overlay(s) HO356

**Address** 290A Inkerman St
**Category** Residential:apartment
**Constructed** 1940-1
**Designer** unknown

**Amendment** C 29

**Significance** (Mapped as a Significant heritage property.)
Elmar Flats in Inkerman St, St Kilda, are significant because:
- they are a well preserved example of Moderne style inter-war flat design (Criterion D2),
- it is also a building type and of an era which epitomises St Kilda and the growth of public and private transport networks in the suburb (Criterion A4).

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

**Other Studies**

**Description**
This is a Moderne style symmetrically composed two storey block of flats, with a tiled hipped roof and patterned face brick walls. Bricks used include clinkers as the body brick and salt-glazed manganese as the streamline bands; the name is spelt out in simple wrought-iron outline, set off the face of the wall. Typically the central element in the street façade is the stairwell which has curved edges and a stepped motif in bas-relief above the entry. Windows are generally paired and timber framed with horizontal mullions to promote the streamlining effect of the style. Parking is at the rear accessed by a drive on the west side.

The flats are currently being renovated and a high brick-pier fence is being erected at the frontage.

Condition: good (partially disturbed, well preserved)
Integrity: substantially intact/some intrusions
Context: Set beside a church and opposite an early house, both sited on the corner.
History
These four flats, each containing four rooms, were first rated in 1940-1 as owned by the Uralla Estate Co. care of 16 Wills St, Gardener ( RB). Later a Mr FW Higgins was named in rate books, care of the Uralla Estate Co. Early occupiers included Leon Kinsman, a bricklayer; Bruce Lylle, painter; Arthur Simmelmann, tailor; and Jacob Safron, an engineer. The flats were built in an era of growth of public and private transport networks in the suburb, allowing location of speculative medium density housing (flats) along major transport routes.

Thematic Context
Making suburbs

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

References
VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, P1 North Ward;
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
This building, with an arcaded ground floor, is a very unusual type of terrace for St. Kilda. Equally this type is not common in Melbourne's southern suburbs. It is surrounded by various other residential buildings, built either at the end of last century or early in this century, which together form the Inkerman Street (at Chapel Street) conservation area.

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

Other Studies

Description
unknown

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  Shops and dwellings
Formerly  unknown

Address  268-276 Inkerman St
ST. KILDA EAST

Constructed  1880

Category  Commercial
Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The row of five shops at nos. 268-76 Inkerman Street, St. Kilda East was built for Dr. Ray in 1880. They are important as a prominent surviving development of the period imparting architectural diversity and a sense of history to the immediate environs.

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

Other Studies

Description
A row of five late Victorian stuccoed shops with round arched windows linked by an impost mould and having a plain cornice and parapet, the upper levels being subdivided by party walls and coupled volutes at cornice level. Condition: Sound. Integrity: Medium, verandahs replaced, shopfront windows replaced.

History
Leslie and Prentice Streets had been formed by the early 1870’s and the land subdivided to allow for more intensive development than the surrounding allotments. The area had been partially developed although the land facing Inkerman Street between Leslie and Prentice Streets was vacant and formed part of the grounds of a house occupied by J. Ewing. In 1880, these grounds were subdivided. Doctor Ray owned the five allotments facing Inkerman Street and in that year, he built five brick shops with dwellings. Each dwelling had four rooms. Ray leased the shops to Alexander Allison (a baker), P.E. Matthews (a chemist), two shops to people named Wright and Reardon and Evelyn Reynolds (a grocer). The corner shops were rated higher than the three between them. The NAV’s ranged from 30 to 50 pounds.

Ray had died by 1884 but the executors of his estate retained the properties and continued to lease them at the turn of the century. At that time, the shops were let to William Fairley (a baker), Annie Brown (costumier),
Mary Bryce (a fancy goods dealer) and Kate Fontaine (a grocer). One shop was vacant. The street numbers were 358 to 366 and the NAVs ranged from 18 to 30 pounds.

**Thematic Context**

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

**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: 1880-86, 1889-91, 1899-1900. VPRS 2335, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.47, dated 1935.
Identifier: House
Formerly: unknown

Address: 290 Inkerman St, 71 Hotham St
ST. KILDA EAST

Constructed: 1913

Category: Residential: attached

Designer: unknown

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
The attached pair of houses at nos. 290 Inkerman Street and 71 Hotham Street, St. Kilda East, were built by the contractor Albert Lambert in 1913. They are aesthetically important as representative buildings of their period imparting character to their locale on account of their exposure at this important intersection in the Municipality.

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

Other Studies

Description
A large attached pair of Federation period houses in bi-chrome brick with dominant terra cotta tiled roof, chimney stacks, gable and ridge cresting. The façade treatment consists of projecting wings with half timbered gable ends and arched ladder framed friezes to the verandahs with turned timber posts, the corner verandah overlooking the street intersection having a raised section with the rising sun motif in the gable end. There is a porthole window and tiles to the verandah floors. Condition: Sound. Integrity: High.

History
At Crown land sales S.J.T.Von Geyer purchased portion 157B which extended from the north west corner of Inkerman and Hotham Streets and comprised about 4.5 acres.

Albert Lambert, a contractor of Inkerman Street, purchased the corner block of Hotham and Inkerman Streets c.1910. The land had a frontage of 66 feet to Hotham Street and an NAV of 15 pounds.

Lambert subdivided the land to form two blocks, one facing Hotham Street and the other Inkerman Street. He built a brick house on each block in 1913. The Inkerman Street house became Lambert's residence. It had
seven rooms and an NAV of 60 pounds. At the time, the house had the street number 380. The Hotham Street house had five rooms and was leased by Lambert to Leslie Watt.

**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: 1910-16. VPRS 8816/P1, PROV.
MMBW litho plan no.47, dated 1935.
Parish Plan of Prahran, Borough of St. Kilda. SVL 820 bje.
**Identifier**  Houses  
**Formerly**

| Address | 316-320 Inkerman St  
| EAST ST KILDA |
| Constructed | 1888 |
| Category | Residential:row |
| Designer | unknown |

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

*What is Significant?*

The three houses at 316-320 Inkerman Street are a row of almost identical single storey Victorian block-fronted timber villas with asymmetrical facades incorporating canted bay windows and ornate verandahs.

*How is it Significant?*

The three houses are of historical and aesthetic significance to the City of Port Phillip.

*Why is it Significant?*

Historically, the three houses are representative of the speculative residential development that occurred during the prosperous Boom period of the late 1880s. This phase of development, while widespread in Melbourne’s inner suburbs, was much less common in this part of St Kilda, where settlement east of Alexandra Street was typically characterised by large nineteenth century mansion estates that were finally subdivided during the inter-War period. These three houses are thus significant as an isolated remnant of this phase of development, and one of the most easterly. Aesthetically, the houses are fine and intact examples of the type of Italianate villas favoured by the middle classes at that time, characterised by block-fronted facades with eaves brackets and ornate verandah detailing.

**Primary Source**

**Other Studies**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of almost identical form. The asymmetrical frontages have canted bay windows to one side, and verandahs with timber posts either stop-chamfered (No 316), plain square (No 318) or turned (No 320), and
wrought iron lacework friezes. The houses have hipped roofs, variously clad in slate (No 316), corrugated galvanized steel (No 318) or cement tile (No 320). The houses retain decorative eaves brackets, timber panelled front doors and timber-framed double-hung sash windows with moulded external architraves. All three have timber picket fences which, if not original, are sympathetic in style.

**History**

The rate book for 1888 (dated 12 December 1887) indicates that one George Godfrey owned 100 feet of vacant land on the corner of Inkerman Street and Alexandra Street, with a net annual value of £30. The following year, the rate book records three new houses on the site, apparently owned by a Mr Pain, an agent, and described as one four roomed timber house and two seven-roomed timber houses, each with a net annual value of £50. A scribbled amendment to the rate book indicates that the vacant houses later became occupied by Messrs Costello, Greenwood and Roach. By the mid-1890s, the three houses were identified as Nos 428, 430 and 432 Inkerman Street; at that time, the middle house, owned by Derham & Darvy, was vacant, while the two others, both owned by Keogh & Allard, were occupied by Ernest Castello, a commercial agent, and Frederick H Lilly, a commercial traveller. By the turn of the century, Nos 430 and 432 were both owned by W H Allard, occupied respectively by Charles Bird and Henry Bascomb, with No 428 being owned and occupied by James Morris, a barber. At that time, all three houses were described as seven-roomed timber dwellings, with net annual values, respectively, of £26, £25 and £35.

**Thematic Context**

Comparative Analysis

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

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

**Recommendations**

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

**References**

Sands & McDougall Directory: 1890s.
St. Kilda Rate Books: 1887-1900. PROV.
Brookes Jetty

Identifier: unknown
Formerly: Jacka Boulevard

Address: ST. KILDA

Description: Jetty and stormwater outfall

Significance: This small jetty is of significance as an important scenic element on the St Kilda foreshore. The maritime character of the structure is enhanced by its timber construction.

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

Category: Public
Designer: unknown

Amendment: C 29

Comment: None

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

Thematic Context: Marine Pde, Cavell St, Shakespeare Gr

References:


Other Studies:

History: see Description
## Captain Cook Memorial

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Captain Cook Memorial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formerly</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address**
- Jacka Boulevard
- ST. KILDA

**Constructed**
- 1914

**Category**
- Monument

**Designer**
- unknown

**Significance**
(Mapped as a Significant heritage property.)
This monument, donated by St Kilda resident Andrew Stenhouse, is of local significance as one a small group of monuments grouped in an area originally coherently landscaped under the direction of the St Kilda Foreshore Committee. The monument has social significance in reflecting in its subject matter the emergent nationalism of the Federation period.

**Primary Source**

**Other Studies**

### Description

**Style**: Free Classical Monument

A classically inspired granite pier supports a bronze statue of Captain Cook. The statue is a replica of a statue at Cook's birthplace in Whitby, England, by Sir John Tweed, RA. The statue was donated by Andrew Stenhouse, a resident of Beaconsfield Parade who, in cooperation with the St Kilda Foreshore Committee, donated a number of other structures for the use of St Kilda residents. The statue was unveiled in the presence of State and local dignitaries by Governor Arthur Stanley on December 7, 1914.

**History**
see Description

### Thematic Context
unknown

**Heritage Precinct Overlay**
None

**Heritage Overlay(s)**
HO348
Recommendations

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

References

NOTES
Identifier  Catani Arch
Formerly  unknown

Address  Jacka Boulevard  ST. KILDA
Constructed  1916
Category  Public
Designer  Foreshore Committee

Significance  (Mapped as a Significant heritage property.)
The Catani Arch and surrounding landscaping, together with the former Pavilion Tea Rooms (now Stoke House Restaurant) are of importance as a fine example of beachfront landscape design of the late Federation period and as part of a distinguished overall scheme of foreshore land reclamation and landscaping undertaken under the guidance of Carlo Catani of the Foreshore Committee. The arch itself is in an intact condition, though the surrounding landscape is in poor condition and has been subject to alterations to steps, paths and embankments which have detracted from the area's significance. The play equipment to the north end of the lawns is a particularly visually intrusive addition.


Other Studies

Description
Style: Mediterranean
Footbridge
Original owner: St Kilda City Council

The Catani Arch and surrounding landscape is part of an overall scheme of landscaping and land reclamation undertaken by the Foreshore Committee in 1916. The original design was a delightful example of late Federation landscaping. A tall earth embankment landscaped with lava rock, clipped hedging and grass was constructed between the beach and an expansive picnic lawn. The bank formed a sheltering windbreak and visually divided passive picnic activities from the more actively used beach. A promenade along the top of the embankment allowed views to both areas, and passed across the Catani Arch. This promenade was accessed at various points by stairs and sloping paths. At picnic lawn level, the Arch provided a dramatic entrance through the embankment onto the beach.
The embankment also provided access, via bridges, to the upper deck of The Pavilion Tea Rooms, and the space around the Tea Rooms at the bottom of the bank was densely planted with hedging and palms. This rather romantic setting appears to have been enormously popular: photographs in Cooper’s History of St Kilda (opposite p.43) show an area thronging with holiday makers.

Today, the area is sadly degraded. The heavy modification of the Tea Rooms, removal of large parts of the original embankment, intrusion of new play equipment upon the picnic lawns and carparking upon the eastern areas together with the deterioration of the formal plantings, lawns, grassed banks, steps, paths and edgings, have virtually destroyed the intent of the original design.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

**References**

unknown
# Former Bandstand

**Identifier**  
Former Bandstand

**Formerly**  
unknown

**Address**  
Jacka Boulevard  
ST. KILDA

**Constructed**  
c1930

**Amendment**  
C 29

**Category**  
Public

**Designer**  
unknown

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

This remnant is of local significance as one of a small collection of structures and monuments that reflect the original character of the Foreshore as an entertainment and recreational venue in the 1930s. The musical notes and treble clef motifs to the corners of the structure contribute to its character.

**Primary Source**

**Other Studies**
- [A Ward, Port Phillip Heritage Review, 1998](#)
- recommended inclusions:
  - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**Description**
former bandstand

**History**
see Description

**Thematic Context**
unknown

**Recommendations**
A Ward, Port Phillip Heritage Review, 1998

**References**
**Identifier** Obelisks  
**Formerly** unknown

**Address**  
Jacka Boulevard  
ST. KILDA

**Constructed** 1934

**Amendment** C 29

**Category** Public

**Designer** W.B. Griffin & E.M. Nichols

**Significance** (Mapped as a Significant heritage property.)  
These pylons are significant as the only surviving remnants of a foreshore redevelopment scheme undertaken by eminent American architect Walter Burley Griffin.

**Primary Source**  

**Description**  
Style : Art Deco  
Obelisks

These obelisks are the remnants of a Foreshore Redevelopment scheme undertaken by Walter Burley Griffin. They are among his last works in Australia and are contemporary with the great Incinerator designs constructed in New South Wales, Victoria and South Australia. The distinctive vertical profiling of these obelisks reflects the character of these late designs.

**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
**Identifier**  Sali Cleve Drinking Fountain

**Formerly**  unknown

**Address**  Jacka Boulevard
ST. KILDA

**Constructed**  1911

**Amendment**  C 29

**Category**  Monument

**Designer**  unknown

**Heritage Precinct Overlay**  None

**Heritage Overlay(s)**  HO348

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

This drinking fountain is of local significance as one of a small collection of monuments and memorials in a coherent landscaped area, developed between 1906 and the 1930s by the Foreshore Committee. It is of individual significance as one of St Kilda's most delightful follies and as a beautifully crafted object in its own right.

**Primary Source**

**Other Studies**

**Description**

Style: Beaux Arts
Monument, drinking fountain

This fountain was donated to the people of St Kilda by Sali Cleve, a resident of St Kilda. He was also responsible for assisting in the development of the small park at the junction of Beaconsfield Parade and Fitzroy Street, which was later named after him.

**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
Victorian Heritage Register

References

J.B. Cooper, 'The History of St Kilda', volume 2, p. 152.
St Kilda Baths

Identifier
Formerly unknown

Address Jacka Boulevard
ST. KILDA

Constructed 1931

Amendment C 29

Category Public

Designer St Kilda City Engineers

Significance

This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.

Primary Source

Other Studies

Description

Style: Spanish Mission
Former sea baths

This building was constructed to replace a series of privately owned enclosed sea baths acquired by the St Kilda City Council during the 1910s and 20s, most of which dated from the 19th century. The building was part of an overall scheme by the Council to improve bathing facilities on the St Kilda foreshore, but by the time the building was completed in the early 1930s, the concept of enclosed sea baths was largely outmoded. Bathers preferred to use the Council's Open Sea Bathing Pavilions built as part of the scheme and the baths, the largest of their type to be built in Australia, were never as successful as had been originally envisaged. Like the beach pavilions, they were leased to private operators.

The buildings were designed in a Moorish style by the City Engineer's Department, matching the general style
established by Luna Park and the Palais. The structure was of reinforced concrete, and the building provided generous accommodation including separate men's and women's baths and gymnasiums, a main cafe, open air cafe, kitchen, servery and retiring rooms. Hot sea water baths were also provided, along with sunbathing balconies.

The decline of the baths started during the Second World War when maintenance workers for the St Kilda City Council were seconded to war time duties, and public facilities fell into disrepair. By 1954 the baths were largely derelict, and the Council closed them down. The Council's interest in the property was then sold to a private company, South Pacific Holdings, which proposed to restore the women's baths, the hot sea baths and the cafe, and build a still water pool and remove the remains of the men's baths. The pool was reopened in October 1956, but the tradition established by the Foreshore Committee of leasing property to private operators and using the proceeds for beautification projects did not work in the case of the difficult to maintain baths building. The building continued to decline, with various nightclubs and a health club occupying the remnants of the structure. A bid to demolish the building was made in 1980, which failed for reasons related to the lease of the building.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

**References**

NOTES

**Identifier**  The Cenotaph  
**Formerly**  unknown

| **Address** | Jacka Boulevard  
| ST. KILDA |
| **Constructed** | unknown |
| **Category** | Monument |
| **Designer** | G.H. Alsop |

**Significance**

This memorial is of local social significance, reflecting the St Kilda Communities response to the trauma of the First World War. It is a representative example of war memorial design derived from the idiom of British War Graves Commission architect Edwin Lutyens.

**Primary Source**


**Other Studies**

**Description**

Style : Free Classical  
War Memorial

**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**
The Stoke House
Identifier
Pavilion Tea Rooms
Formerly
30 Jacka Boulevard
Address
ST. KILDA
Description
Style : Queen Anne
Two storey restaurant, former pavilion.
Original owner: St Kilda City Council
This timber pavilion was constructed in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

Significance
This building was constructed as The Pavilion Tea Rooms in 1916 as part of the land reclamation and landscaping undertaken by the Foreshore Committee. It is of significance as an integral part of this scheme, and as a rare surviving catering facility of the period. In its original form the building demonstrated a sophisticated relationship to the surrounding embankments and lawn, and was finely detailed in the Federation Queen Anne style, however the building has since been heavily modified in a way which detracts from its original character.

Primary Source

Other Studies

Heritage Precinct Overlay
None
Heritage Overlay(s)
HO171

Citation No: 2033
City of Port Phillip Heritage Review
Identifier
The Stoke House
Formerly
Pavilion Tea Rooms
Address
30 Jacka Boulevard
ST. KILDA
Constructed
1916
Category
Commercial
Designer
unknown
Amendment
C 29
Comment
None

Heritage Overlay(s)
HO171
The building was originally built with the terracotta ridge crestings, decorative timber fretwork and proportions of the Federation Queen Anne style. However over the years the roof has been replaced with corrugated iron, all the original timberwork was removed and the structure extended to its present, rather ungainly size. The surrounding landscape, including the access embankments to the east and west, has been removed.

**History**
see Description

**Thematic Context**
unknown

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

**References**
unknown
Former bathing pavilion

Formerly

Bathing Pavilion

Address

40 Jacka Boulevard
ST. KILDA

Built

1928

Category

Commercial

Designer

unknown

Significance

(Maped as a Significant heritage property.)

This building is of significance as one of a series of pavilions which, together with the St Kilda Baths building, represent part of a comprehensive scheme undertaken by the St Kilda City Council during the late 1920s and 1930s to provide both open sea and enclosed bathing facilities on the St Kilda Foreshore. These new reinforced concrete buildings replaced various privately owned bathing facilities, many dating from the nineteenth century, which were progressively bought up by the council in the 1920s. They were provided both to improve the availability of facilities to the public and to beautify and unify the appearance of the foreshore, complementing the work of the St Kilda Foreshore Committee. Together they represent an intact group of public buildings constructed at the time the foreshore was at its peak of development and popularity. This building is of significance for reflecting past patterns of usage of the St Kilda Foreshore and as one of three identical pavilions, of which only this and the Beaconsfield Parade Pavilion survive. The building has been substantially altered to create a restaurant complex, however the basic form and materials of the original building survive.

Primary Source


Other Studies

Description

Style: Mediterranean
Restaurant, former bathing pavilion
Builder: T R and L Cockram
Original owner: St Kilda City Council

This building was originally one of three Open Sea Bathing Houses built in 1928 by the St Kilda City Council. These were of identical design and located at Beaconsfield Parade (West Beach) Marine Parade and at
Elwood. The Elwood pavilion was demolished in 1971.

The pavilions each contained facilities for male and female bathers, including showers, toilets, administrative facilities and a store. They were built in response to public pressure for improved facilities for open sea bathing, and replaced a series of privately operated shelters and sea baths which were progressively bought up by the Council during the 1920s. The buildings are in an Interwar Mediterranean style, marked by the use of classical elements such as Roman Doric columns and exaggerated eaves bracketing, and the terracotta roofs.

**History**
see Description

**Thematic Context**
unknown

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

**References**
NOTES
J.B. Cooper, 'The History of St Kilda', vol. 2, pp.223-224.