Identifier  "Lyon Court"
Formerly  unknown

Address  5 Jackson St
ST. KILDA

Constructed  c1920

Category  Residential:apartment

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
A fine example of apartment design showing some debt to the works of Frank Lloyd Wright. Particular elements of note are the balance between the brick piers and the horizontal projection in the central bay, the arched entrance, the infill panels of textured tiles and the banding at top and bottom of the corner piers on both floors of the central bay (echoed on the chimney tops). The balconies have been glazed, detracting somewhat from the original effect of the facade.

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 "Bungalow Court"
Formerly unknown

Address 27-29 Jackson St
ST. KILDA
Constructed 1920's

Category Residential: apartment
Designer unknown

Amendment C 29
Comment

Significance (Mapped as a Significant heritage property.)
A highly intact example of the rare bungalow flat type, here in a Mediterranean style. Significant features include the articulation of the facades, with each entrance expressed by a recessed porch supported on its external corner by a Tuscan column. The pattern applied to the rendered facades is highly unusual, imitating the projecting pointing of random stone walls. The garden character of the complex, with the central walkway landscaped with suitably scaled shrubs and lawns and window boxes, has been maintained intact.

Primary Source

Other Studies

Description
Style: Mediterranean
Bungalow court

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
Enfield Court

Identifier
Formerly
unknown

Enfield Court

Address
45 Jackson St
ST. KILDA

Constructed
1920's

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Enfield Court is an important example of the bungalow court flat design concept introduced to Melbourne by architect J. Gawler.(1) Each of the units is relatively small and the central open space of a more typical design of this type has been omitted due to the side access available through the corner location. Each unit is expressed by its own recessed entrance porch and a picturesque character is given to the complex by the series of prow windows capped by shingled bulkheads and the rough textured render finish to the external walls. The complex is well preserved, however the shingles and render have been unsympathetically painted.

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

References

NOTES
**Identifier**  "Wattle House"

**Formerly**  unknown

**Address**  53 Jackson St  
  ST. KILDA

**Constructed**  c.1850

**Amendment**  C 32

**Comment**  Landscape assessment

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

Wattle House’s association with Samuel Jackson places historical importance on the building as does the early date of its construction. It is a substantial prefabricated timber house and still retains some original Morewood and Rogers iron roof tiles. In addition it is an interesting and picturesque Gothic design.

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

**Other Studies**

**Description**

Wattle House was erected by Victoria’s first architect, Samuel Jackson c.1850 from prefabricated materials transported from England. Jackson had moved to St Kilda in 1845 and Wattle House, when built, stood on two hundred acres of his land. The two story, timber residence originally contained eight rooms and its steep pitched, many gabled roof was covered with iron roof tiles, some of which remain. Decorative timber barge boards and stained glass window bays impart a Gothic character. The building has since been used as a school for young ladies, one of the first of its kind in Australia and is now a boarding house.

**Intactness**

An addition has been made at the rear of Wattle House, for tenant accommodation and comprises thirty letting rooms.

**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

'Herald', 8 September 1978.
National Trust of Australia (Victoria), Research Notes.
Duplexes

Identifier: Duplexes
Formerly: unknown

Address: 2-4 and 6-8 Jervois St, ST. KILDA EAST

Description:
Style: Vernacular

Significance:
A well preserved complex of a pair of duplex residences from the 1930s, one with hipped projections and the other with gabled projections. The decorative use of clinker bricks, so characteristic of the period, is well demonstrated on the main facades.

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 Precinct.

Category: Residential: attached
Designer: unknown

Amendment: C 46
Comment: Incorporated within the Hammerdale Av Precinct.

Heritage Precinct Overlay HO387
Heritage Overlay(s)

Raglan St
Alma Rd
Westbury St
Hammerdale Av
Westbury Gv

2040
(Mapped as a Significant heritage place.)
References

East St Kilda Heritage Study 2004
### City of Port Phillip Heritage Review

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Flats</th>
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**Address**
- 17 Johnson St
- ST. KILDA EAST

**Constructed**
- 1940s

**Category**
- Residential:apartment

**Designer**
- unknown

### Significance
A well preserved block of apartments with a somewhat foreboding street elevation that contrasts markedly with the pleasant landscaped entrance courtyard on the east side. This contrast is enhanced by the building’s change in scale from three storeys to two storeys as the viewer moves from the street to the courtyard via a discrete side gateway. The original surviving garage doors and the play of balcony and chimney projections on the street elevation are notable features.

**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 Conservation
References

unknown
**City of Port Phillip Heritage Review**

**Place Name:** Electricity substation  

**Other names:**  

**Citation No:** 2364  

**Address:** 98 Johnson Street, South Melbourne (corner Munro & Johnson Streets)  

**Category:** Utilities: electricity  

**Style:** Edwardian  

**Constructed:** c1900-1910  

**Designer:** unknown  

**Amendment:** C117  

**Comment:** New Citation  

**Heritage Precinct Overlay:** None  

**Heritage Overlay(s):** HO470  

**Graded as:** Significant  

**Victorian Heritage Register:** No  

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### Significance

**What is Significant?**

The Johnston Street Substation is a small municipal electricity substation built in brick and erected around 1900-1910.

**How is it Significant?**

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

**Why is it Significant?**

The Johnston Street Substation is of historical significance as a rare early example of municipal electricity substation predating the State Electricity Commission (SEC) and reflecting the expansion of the electricity reticulation system to the growing South Melbourne industrial area (Criterion A).

The place is of architectural and aesthetic significance for its expression of the prevailing Edwardian architectural treatment to an otherwise utilitarian building, given some character through the use of wide eaves, complex roof line, surface treatments and the distinctive angled ogee roofed lantern (Criterion E).
Thematic Context

Victoria’s framework of historical themes

5. Building Victoria’s industries and workforce: 5.2 Developing a manufacturing capacity
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity
5.5 Settlement: growth and change : 5.5.4 Depression and recovery: the inter-war years

History

Provision of Melbourne’s reticulated electricity supply can be traced back to 1880-81, with the Melbourne Electricity Co. and Victorian Electric Light Company constructing their generators in Melbourne and Richmond. Melbourne was only the third city in the world to construct a public electricity supply system. Substations to step down the high voltage from the distribution network to the consumer lines were required in strategic locations. One of the first, constructed in 1882 below ground in Russell Place in the CBD for the Victorian Electric Co, still survives. (Melbourne Open House)

The inefficiencies and inadequate coverage of competing private electricity companies, led to the development of municipal electricity suppliers, and ultimately nationalisation under the State Electricity Commission. Electricity generation in Victoria had started out with a wide array of private companies moving into the emerging market of electric light and power. To regulate these companies in 1896 the first Electric Light and Power Act was introduced, determining which suppliers could operate and establishing Municipal Electricity Undertakings. (Waking up in Geelong blog)

The City of Melbourne commenced its own electricity supply in 1897, with a power station on Spencer Street. (City Power)

References

Building Plans in possession of City of Maribyrnong (pers. com, Kerryn O’Keeffe, 23/6/08).

City Power, ‘Fact Sheet: Electricity in Early Victoria’

Gould, Meredith, East Melbourne Conservation Study, 1985, City of Melbourne

Melbourne Open House, Russell Place Substation

Melbourne and Metropolitan Board of Works (MMBW) Sewerage Plan 23 400ft to 1 inch, Melbourne and South Melbourne, 1897; detail plan, 476, 477, 478 & 479, South Melbourne 1895


Waking Up in Geelong [blog], ‘Powering inner Melbourne: the forgotten Municipal Electricity Undertakings’
Description

This is a small rectangular, freestanding pavilion form building with rendered brick walls and gambrel roof, featuring a 45 degree angled lantern. The east side has an off-centre pedestrian door and large full-height machinery service door. The wide eaves and ogee shaped lantern roof, along with timber mouldings on the fascia and lantern, give a slightly oriental feel. Functional elements include a crane rail over the service door and lightening conductors. Roof framing is timber and terracotta vents are positioned low on all walls.

The frieze atop the parapet wall has been reduced to a double cement rendered course with a deeply recessed horizontal line. The other is a somewhat different design originally in an Arts and Crafts or Edwardian style.

Comparative Analysis

Electrical substations around Melbourne show a variety of architectural treatments, generally reflecting the civic and urban design concerns of the municipal based electricity supply departments, rather than the earlier commercial electric companies or the role of the SEC.

The City of Melbourne in particular has some fine pavilion style substations, located in or adjacent to parkland, such as Fitzroy Gardens and Royal Park, and others from a similar period, designed by the Melbourne City Council City Architect in South Yarra, Parkville and East Melbourne.

The pavilion types are perhaps atypical because of their parkland settings. Other contemporary substations in urban streetscapes tend to more austere modernism, such as an example in Nottingham Street, Kensington, built around the 1920s, which displays all over red brick, but with details such as a projecting cornice and string courses and soldier courses over the doorways and vents.

The more common substations of the period are more likely to be quite plain red brick structures with gabled or hipped roofs rarely with decorative treatments. Some examples are illustrated below.

In some earlier examples, while still unadorned, the substations may still be quite interesting in their scaling and proportions. A number of them feature elaborate roof vents which are functional, but distinguish the buildings from their usually industrial surrounds. The hipped and gambrel rooflines with projecting eaves also distinguish the buildings.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance ("The Burra Charter") 2013, using the HERCON criteria. 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
The houses at 24-30 John Street comprise a row of four virtually identical late Victorian detached double-fronted timber villas, with block-fronted symmetrical facades, hipped roofs, canted bay windows and timber-framed verandahs. These houses are the remnants of row of six villas erected during 1889-89 by George Glasscock, builder.

Architecturally, the house are significant as representative and notably intact examples of the double-fronted symmetrical timber villa, which is a relatively rare type amongst the surviving late nineteenth-century building stock in this part of Elwood. Aesthetically, the houses are individually significant for their fine and intact decorative detailing, and, collectively, for their prominent streetscape presence.
**Description**

The houses at 24-30 John Street comprise a row of four virtually identical late Victorian detached double-fronted timber villas. Each has a block-fronted façade, imitating rusticated stonework but without the vertical joints. Hipped roofs are clad in corrugated galvanized steel, with bracketed eaves, and all houses but No 30 retain a pair of rendered chimneys with moulded caps. Facades are balanced but not actually symmetrical, comprising a central doorway flanked on the left side by a canted bay window, and on the other by a conventional rectangular window. All openings have moulded timber architraves; door cases have highlight and sidelight windows, while Nos 24 and 26 retain original (or sympathetic) four-panel timber doors. All verandahs are hipped, with stop-chamfered timber posts; the house at No 24 has a reproduction cast iron lacework frieze while the others have timber slat friezes with fretwork brackets.

**History**

This site formed part of an unnamed 63-lot estate bounded by Mitford, Southey, John and Clarke streets, gazetted in June 1885. The first four houses in John Street (later Nos 4-10) had been built by the end of 1887, as recorded in the 1888 rate book (dated 12 December 1887). Within a year, another five houses had been built, described in the 1889 rate book (dated 26 November 1888) as five-roomed wood dwellings (one listed as 'unfinished') each valued at £28, and owned by G Glasscock. All were vacant at the time of the rate assessment, although the barely legible names of occupants were added later, comprising a labourer, draper, carter, compositor and carpenter. The Sands & McDougall Directory for 1889 simply listed “six vacant houses” in John Street; the corresponding rate book (dated January 1890) confirms that a sixth house had indeed been built. All six houses were then owned by Dalley, agent, and were valued at £30 each.

The six houses, initially listed in directories as Nos 1 to 6, were occupied gradually over the next few years: the 1891 directory lists William Goodall at No 5, Sydney Penny at No 6, and the remaining four as ‘vacant’. The next year, Nos 1 and 4 became occupied, respectively, by E H Wood and Frederick Hancock, with Mrs J Britten, dressmaker, moving into No 6. By 1893, all six houses were occupied, their addresses now designated as 18 to 28 John Street. In the mid 1890s, Nos 22 and 24 (formerly 3 and 4) were again vacant, although Nos 26 (formerly 5) and 28 (formerly 6) still remained occupied by William Goodall and Mrs Britten. John Street was re-numbered again in the 1920s, and Nos 18-28 became Nos 20-30. The two examples at the eastern end, Nos 20 and 22, were demolished in the post-war period for new dwellings.

**Thematic Context**

There are relatively few rows of late nineteenth century detached housing in Elwood. This is not simply due to the fact that such development was not particularly extensive at the time, but also because many of these early houses were subsequently demolished for multi-storey blocks of flats during the twentieth century. The MMBW maps (c.1897) show rows of detached villas along both sides of Hotham Grove, Byron Street, Scott Street and Rainsford Street. Some of these such as the south side of Byron Street, west of Tennyson Street) have entirely vanished, while most of the others have simply lost their cohesion through the infiltration of replacement buildings, leaving only a few isolated (and often much-altered) Victorian villas in a twentieth century streetscape. As a cohesive row, the four symmetrical villas in John Street (itself a remnant of a longer strip of six dwellings) are most comparable to the five asymmetrical timber villas at 20-28 Moore Street (part of a proposed heritage precinct). Individually, the houses can be compared to the relatively few surviving single specimens of symmetrical timber villas in the area, such as 10 John Street, 1 and 17 Clarke Street, 2 and 12 Hotham Grove. These, however, tend to be less distinguished and/or less intact examples.

**Recommendations**

Recommended inclusions:

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

**References**

Lodged Plan No 788, dated 12 June 1885.

City of St Kilda Rate Books. South Ward.

Sands & McDougall Melbourne Directory.
Terrace Houses

Identifier: unknown

Formerly: 27-35 Kerferd Rd

Address: SOUTH MELBOURNE

Description:

Original Use: Residences
Date of Construction: 1882-1892 (1)
Architect: Walter Scott Law (2)

Built in stages between 1882 and 1892, this row has an opulence of design that would be expected both by the 1880s and by their designer, Walter Scott Law. Stepped to follow the line of the street, the houses are varied in their designs, being reflected about the central, towered house. Although quite low, the pedimented tower dominates the composition of the row. Each house has a two storeyed verandah with cast iron outstanding in its design and variety and each has the design quirk of a small pediment at second floor level, again decorated with cast iron. The verandahs to Nos. 31 and 33 both retain some of their decoration between the two levels. The facades behind are distinctive for the encaustic tiles set in bands across them. The retention of some of the original ogee guttering decorated with lions masks is a great enhancement to the building, as are the retention of all the encaustic tile verandah floors and front paths and the cast iron front and side fences.

Significance: 27-35 Kerferd Road are of significance as a very finely detailed terrace row that remain substantially intact as designed by Walter Scott Law. The fences and paths to the front gardens are integral to the significance of the row.

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

Other Studies:

Amendment: C 29

Category: Residential:row

Designer: Walter Scott Law

Heritage Precinct Overlay: None
Heritage Overlay(s): HO342
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 M. Lewis, University of Melbourne
2 ibid.
121 Kerferd Rd
SOUTH MELBOURNE

Construct c. 1915

Address

Original Use: Residence

Description

This red brick and render Edwardian house is most distinctive for its terrace-like form and it stands in great contrast to the far more common hip roofed buildings of the period. The side walls are sheer planes of red brick and end in stepped side parapets. The façade has a very controlled asymmetry, projecting at one side, recessed on the other, appearing quite playful compared with the rigid effect of the side walls. The façade also has Arts and Crafts motifs such as the heart-shaped decoration in the railings and the half-timbering in the small dormer roof.

Significance

121 Kerferd Road is of significance as a house built in the Edwardian period that is a bold and successful departure from the norm at that period. The side facades remaining without windows pierced into them, are integral to the significance.

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
House

 address 143 Kerferd Rd
 SOUTHERN MELBOURNE

 constructed c. 1902

 Amendment C 29

 Comment

 Significance (Mapped as a Significant heritage property.)

 143 Kerferd Road is of significance as a substantially intact house, fairly typical to the late Victorian/Edwardian period but set apart by the most distinctive tower. The tower is a notable departure from the Victorian Italianate towers common in Melbourne and it acts as a clear reminder of the proximity of this building and the municipality generally, to the sea. The body of the house is also of significance for its intact detailing that combines elements common to both the Victorian and Edwardian periods.

 Primary Source

 Other Studies

 Description

 Original Use: Residence
 Date of Construction: circa 1902 (1)
 Architect: Christian Hansen (2)

 By 1875 the Emerald Hill Council had moved to survey, resume and sell, land west of the railway line as far as the foreshore in the Middle Park area (3). The land on the south side of Kerferd Road between Page and Little Page Streets was owned and occupied by one George Hamilton until 1902 (4) when the land was further subdivided and Christian Hansen, an architect (5), purchased the block on the eastern corner (6). Hansen built this house soon after and he occupied it until at least 1910 (7).

 Architecturally it is an oddity that both reflects the period in which it was built and its proximity to the sea. It is dominated by the tapering octagonal tower with its four small dormer windows and is one of a surprisingly few number of towers built by the sea in South Melbourne. It also contrasts with most as nearly all the other examples are Victorian Italianate in their styling. The tower completes a trio of strong elements up the
façade: the pediment to the front verandah, the large dormer gable and the tower. The house below has rendered walls with Italianate brackets to the eaves line, while the verandah is typical of the late-Victorian/early Edwardian period, with stop-chamfered columns decorated by a regimented cast iron frieze and the pediment at its centre with timber brackets and frieze. The whole is not in a good state of repair, however remains substantially intact, including the encaustic tiles to the path and verandah and most of the joinery, roof slats and terracotta ridge tiles.

History
see Description

Thematic Context
unknown

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

References
1 The first listing of the property in the Sands and McDougall Melbourne Directory is in 1902. Prior to this date the land had not been sub-divided.
2 Sands and McDougall Melbourne Directory, 1902. Verbal Communication with Dr Miles Lewis, University of Melbourne
3 A. Lemon, ‘South Melbourne Urban Conservation Study: Chronology of Major Events’, 1986
4 Sands and McDougall …, loc.cit.
5 Hansen was previously living in Dundas Place, South Melbourne, Sands and McDougall…., op.cit., 1901
6 Sands and McDougall …, op.cit., 1902
7 Sands and McDougall …, op.cit., 1910
The MacRobertson Girls' School is of significance as the successful entry in a design competition for the design of a school on this site, as one of the first examples of modernist architecture in Melbourne and for remaining in a substantially intact state. It is also of significance for its associations with Sir MacPherson Robinson.

Primary Source

Other Studies

Description
Original Use: MacRobertson Girls' High School
Construction: 1934(1)
Architect: Norman Hugh Seabrook(2)

Sir MacPherson Robinson the noted philanthropist and Melbourne chocolate maker, donated £100,000 to the State Government, ear-marking £40,000 for building a girls' school(3). The recipient of this gift was the Melbourne Girls' High School who moved into their newly built premises on the north-eastern corner of Albert Park in 1934(4).

A competition was called for design of the school, which was won by Norman Seabrook of Seabrook and Fildes. Its design was a radical departure from the norm in educational buildings up until that date, so much so that Robin Boyd was able to write about it in 1947. This was the first time that many Melbourne people noticed a modern building, the first modern school in Victoria and probably the first and only time a practical architectural competition has been won with a modern design. It had a wide flowing plan, big classrooms and a cream and blue brick exterior treatment after the Dudok manner(5).
The building was officially opened by the Duke of Gloucester in March 1934(6) and the first principal was Miss M. Hutton(7).

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. MacRobertson Girls' High School, 'The School Bell', July 1960, held in South Melbourne Local History collection LH 126
4. ibid.
5. R. Boyd, 'Victorian Modern', p. 28
6. ibid.
7. MacRobertson Girls'..., loc.cit.
Restaurant

Formerly

Dwellings

Address

328 Kings Way
SOUTH MELBOURNE

Constructed

1890

Amendment

C 32

Comment

Map corrected

Category

Residential: attached

Designer

unknown

Significance

(Mapmed as a Significant heritage property.)
The pair of attached houses at no. 328 Kings Way, South Melbourne, was erected by the builder, Robert Howard, in 1890. It is important as a survivor in an area recently almost totally redeveloped for offices, whilst the mansard treatment to the uppermost floor creating a third floor is unusual (Criterion B). The building’s connection with Robert Howard, a known speculative builder during the Boom period, is of interest.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A three storeyed late Victorian Boom style pair of former houses distinguished by their decoration and mansard roof with pedimented dormers. The party wall ends have flutes, incised decoration with wreaths and unusual terminating acanthus leaves. The former drawing rooms have bayed windows with round arches. Condition: Sound. Integrity: Medium, roof materials replaced with steel tray decking and inappropriate fascia treatment.

History

There was a large swamp covering much of the area between Moray Street and St. Kilda Road in 1866. It was subsequently drained and filled and streets were formed including Roy Street, later Hanna Street and now Kings Way.

The development on the south side of Roy Street between Palmerston Crescent and Albert Road consisted initially of small houses, many of them wood. In 1887, John Dand, a plumber, owned one of these properties described as a four roomed wood house which he leased to Philip Townsend, an artist. Adjacent was a vacant lot also owned by Dand. It had a frontage of 15 feet to Roy Street.
In 1888, Robert Howard, a builder, purchased the house and land from Dand. In 1890, Howard demolished the wood house and built a pair of two storeyed houses on the two allotments. They were described as brick, six rooms, NAV 50 pounds. Robert Hay Howard (1852-?) had worked as a builder in Sydney before arriving in Melbourne c.1885. Here he undertook "a quantity of work in Melbourne and its immediate vicinity" whilst stair building was "a great specialty" (Sutherland, A., "Victoria and its Metropolis Past and Present" Melbourne, 1888, v.2, p. 643.)

Like many other builders at the time, it is likely Howard was unable to meet his investment commitments as in 1891, the E S & A Bank acquired the freehold of the properties. In that year, one of the houses was let to John Cook, a labourer and the other house was vacant.

In 1900, the Bank leased the houses to Gilbert Ruthven, an engineer, and John Fraser, a gentleman. The properties by then, were described as brick, nine rooms, NAV 24 pounds. The street numbers at the time were 40 and 42.

**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**

South Melbourne Rate Books: 1887-93, 1900-01, 1920-21. VPRS 2332 and 8264, PROV.
MMBW litho plan no.21, dated 17.7.1894.
Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section.
"Kinglsey Court"

Identifier: "Kinglsey Court"
Formerly: unknown

Address: 4-6 Kingsley St
ELWOOD

Category: Residential: apartment

Constructed: late 1920's

Amendment: C 29

Designer: unknown

Significance: (Mapped as a Significant heritage property.)
Two identical, mirror image blocks of flats, separated by a central driveway leading to rear garages, and linked by an ornamental archway at the front. A fine, intact example of this relatively rare type. The complex is well detailed with mild references to the Old English style and Classical details.

Primary Source:

Other Studies

Description
Style: Vernacular
Two storey multi-block walkup flats

History
see Description

Thematic Context
unknown

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

References
unknown
### City of Port Phillip Heritage Review

**Identifier**  "Cromer Court" Flats

**Formerly**  unknown

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<tr>
<th>Address</th>
<th>22-24 Kingsley Street</th>
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<td>ELWOOD</td>
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**Constructed** 1940-41

**Category**  Residential:apartment

**Designer**  Stuart Gallagher (Seabrook & Fildes)

**Amendment**  C 54

**Comment**  New citation

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

What is Significant?
Cromer Court at 22-24 Kingsley Street, Elwood, is a development of 14 single-storey brick villa units, built in 1940-41 by developer Arthur Gallagher and designed by his young son, Stuart, then an employee of Seabrook & Fildes. It comprises two rows of six semi-detached pairs, plus two single units, flanking a central common driveway leading to rear garages. The units are similar in form and scale but otherwise exhibit variety in detailing, materials and finishes.

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

Why is it Significant?
Architecturally, the Cromer Court flats are significant as a rare example of inter-war residential units in a bungalow court development. While such clusters of villa units became ubiquitous from the 1950s onwards, they were uncommon in the 1920s and 30s, even in areas such as St Kilda and Elwood, where multi-unit dwellings proliferated. Amongst the very few recorded examples in the City of Port Phillip, Cromer Court stands out as the largest and the most intact.

Architecturally, the units are also of interest for their connection with Seabrook & Fildes, one of Melbourne’s leading Modernist architectural firms of the late 1930s and early 1940s.

Aesthetically, the flats are significant as an intact collection of inter-war semi-detached dwellings, exhibiting cohesion in form, fabric and fenestration and variety in finishes (roughcast render, brick of various colours) and detailing (stringcourses, etc). The aesthetic qualities of the individual units are enhanced by their carefully considered siting, their intact context (viz original front fence and detached garages) and their landscaped setting.
Cromer Court is an inter-war bungalow-court development on a large block, comprising 14 single-storeyed brick villa units, arranged as two rows of semi-detached pairs flanking a central common driveway, leading to rear garages. The unit pairs are similar in form, with hipped tiled roofs, symmetrical triple-fronted facades, side entry porches, and tripartite windows. They otherwise exhibit variety in materials, finishes and detailing, although some are simply mirror-reversed versions of others. Flats 1-2 and 8-9 are cream brick, with clinker brick dado and dark brick stringcourses, while flats 3-4 and 10-11 are entirely clinker brick, with multi-paned windows and decorative brickwork in a sub-Tudor Revival idiom. Flats 5-6 and 12-13 have face red brickwork with cream brick stringcourses, to the innermost bay, and a roughcast rendered finish to the flanking projecting bays. The two detached units (No 7 and 14) are expressed as individual double-fronted villas in clinker brick, with orange brick banding.

The site has a red brick front fence with brown brick plinth and capping; driveway gate piers are set back behind small flower beds and bear the name CROMER COURT in metal lettering. The red-tinted cement driveway is flanked by grassed areas with silver birch trees, and leads to a detached four-car red brick garage at the rear, with a stepped parapet embellished with dog-toothed soldier bricks. Beyond are two detached two car garages, of more utilitarian form. The front two units (Nos 1 and 8) have their own attached garages, fronting the street.

Erected in 1940-41, these flats were one of the last projects to be undertaken by investor and property developer Arthur Gallagher (1888-1946). They were designed by his teenage son Stuart Gallagher (1923-65), who was employed in the office of Seabrook & Fildes, then one of Melbourne’s leading exponents of the progressive Moderne style. Named after Cromer, the Gallagher family home in Toorak, the flats were erected by M J Carroll, an East Brighton builder, who applied for his building permit on 27 August 1940. The completed flats first appeared in the Sands & McDougall Directory in 1942, but it was not until 1950 that individual tenants were listed: Leo Webster (No 1), Eric Kent (No 2), Lionel Gissing (No 3), Robert Taylor (No 4), John Thompson (No 5), Arthur Spinks (No 6), Arthur Gallagher (No 7), John Mahoney (No 8), William Germon (No 10), Mrs S M Basto (No 11), Vernon Thurgood (No 12), John Davidson (No 13) and Sydney Francis (No 14). All of the tenants maintained the gardens around their respective flats, but it was John Mahoney at No 8 – a grocer by profession – who would be awarded first prize for his efforts in a garden competition.

As an epicentre for apartment development from 1920 until the 1970s, Elwood has blocks of flats in many styles and types. During the inter-war period, the most frequent manifestation was in the form of conventional walk-up flats of two or three storeys. Blocks of flats in a courtyard development were less common (eg Kingsley Court, 4-6 Kingsley Street, c.1920s; Surrey Court, 71 Ormond Road, 1933), while courtyard developments of single-storey villa units were rarer still. These so-called Bungalow Court type was introduced to Melbourne in the 1920s by architect John Gawler, but they would not become popular until the post-war period. A few early examples are known to survive in St Kilda: Enfield Court, an 8-unit development at 46 Jackson Street (attributed to Gawler) and two others at 96 Grey Street (4 units) and 27-29 Jackson Street (8 units), both actually named Bungalow Court. Although later in date, Cromer Court in Elwood is more extensive than these, with 14 units. Within Elwood proper, Cromer Court as only two comparative examples: stylistically, it is similar to the cul-de-sac development of semi-detached inter-war housing in McCrae Street (c.1935) and, typologically, to the much later (but still atypical) courtyard development of 24 villa units at 2 Southey Grove (1955).

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

References
Telephone conversations with Mrs Doreen Gallagher, 23 and 27 March 2006.

Residence Identifier
Formerly unknown

Address 40 Kingsley St
ELWOOD

Construction 1990

Amendment C 29

Category Residential: detached

Designer Rob Trinca

Significance (Mapped as a Significant heritage property.)
One of the finest pieces of late 1980s domestic architecture in St Kilda, rivalled only by Allan Powell's 21 Victoria Street. Its Architect, Rob Trinca, has produced a building whose planning, styling and construction is completely contemporary, and yet which fits perfectly Elwood's surrounding historical, physical and aesthetic context. The building is designed with an innovative mixture of materials neatly articulated into individual forms and capped by a wide overhanging flat roof.

Primary Source

Other Studies

Description
Style: Post Modern
Two storey residence
Original owner: Rob Trinca

History
see Description

Thematic Context
unknown

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

Heritage Precinct Overlay None
Heritage Overlay(s) HO295
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown
**Description**

Original Use: Club Rooms  
Date of Construction: 1965(1)  
Architect: Best Overend(2)

The plaques in the front foyer of this building give a good insight into its background, supporters and objectives: "Lord Somers' Camp and Power House. Founded in 1929 by His Excellency, the Governor of Victoria, Lieut-Col Arthur Herbert Tennyson, Baron Somers, KCMG, DSO, MC. War Memorial Club House Mc Adam House' opened on 20th March 1965 by The Right Hon. Finola, Lady Somers, CBE. To serve God, The Crown, and Fellow Men. Best Overend Arch's, J.F. & A.L Kibble Bldrs'. '.. Dedicated on 23rd May by His Excellency, The Governor of Victoria, Major Gen. Sir Rohan Delacombe ..As a constant tribute to Cecil Gordon Mc Adam, Camp Chief, 1929-1954.'"

The building is a bold modernist structure that has a combination of cream clinker brick walls set within an expressed concrete frame. The roof is a series of repeating shallow barrel-vaulted forms clad in corrugated asbestos cement sheet and between it and the brickwork there are large expanses of glazed curtain walls. The entrance porch reflects the roof and has three tightly grouped concrete barrels vaults cantilevered out.
from concrete wing walls. The interior remains substantially intact and includes finishes typical of the period such as the stone flagging in the entrance hall, parquet floors, open hardwood treads to the main stair coloured insets to the front curtain wall glazing and mosaic steps to the entrance.

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. Plaque in building gives date of official opening as 20 March 1965
2. ibid.
**Identifier**  Residence (Oberon)

**Formerly**  unknown

**Address**  2 Lambeth Place
ST. KILDA

**Constructed**  1850's

**Category**  Residential: detached

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

**CULTURAL SIGNIFICANCE**

Oberon is a distinctive and important timber portable house from the 1850's. Its planning and design is unlike any other portable building in Victoria and most probably Australia. The exterior exemplifies cottage design as illustrated in the pattern books of that time. The wide eaves and paired purlins are particularly characteristic. The angled head first floor windows are very unusual, as is the arrangement of the fine glazing bars within the sashes. Other features of note are the bracketed hoods to the ground floor front window and front door, the angled corners and the spruce vertical wall cladding.

**EXTENT OF SIGNIFICANCE**

House proper and the old parts of the rear wing.

**SURROUNDING ELEMENTS OF SIGNIFICANCE**

Situated in 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**

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

**Description**

**ORIGINAL OWNER**

Henry Jennings, Solicitor(1).

**LATER OCCUPANTS**

Late 1850's Robert Thomson(1); c. 864 Henry Trapp(3).

**LATER ADDITIONS/ ALTERATIONS**

Externally the roof is clad in terracotta tiles and the walls have a textured coating. Part of the western wall has been clad in sheets over the boards. The front door sidelights have been glazed in frosted glass. Internally the wall between the two main rooms has been largely removed. (The front room is the only one with a 19th
century cornice and architrave). Architraves, skirtings and doors date from early this century, as does the stair balustrade. There is a single storey addition at the rear of the main body and the old single storey rear wing housing the kitchen and so on has been rearranged and extended in part for a garage.

DESCRIPTION
This two storey timber portable house, is planned with two main rooms on the ground floor, one behind the other. The entry is to one side and contains the stair. Beneath the stair is a bathroom. The flat gabled roof is centred on the main rooms, extending down over the entry section. The first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. Purlins are paired and exposed under the lining boards to the wide eaves. Evidently there are numerals painted on the ground floor joists. The species of timber used in the building indicates that it was manufactured in Europe. (For species used, see Other section below). The origins of the rear wing is not known, but various early materials suggest that it is early, if not original.

CONDITION
This house is in good condition.

ORIGINAL USE
Private residence.

PRESENT USE
Continuing use.

PRESENT OWNER
Mr. and Mrs. A. Miezis.

OTHER
Timber species used:-

- Bottom plate: baltic pine (pinus sylvestris)
- Wall or floor floorboard: spruce (picea ?abies).
- Window: baltic pine (pinus sylvestris)

(Mr. Yugo Ilic of the C.S.I.R.O. kindly undertook this analysis).

History
This building was constructed for Henry Jennings, Solicitor, in the 1850's (Predating the first St. Kilda Rate Book). The house was built to rent and in 1859 the occupant was Robert Thompson(1). He was followed by Henry Trapp, a civil servant, around 1864(3).

When first rated, the building contained 8 rooms of wood and a stable(1). The annual value was £80(1).

Thematic Context
unknown

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

References

BIBLIOGRAPHY

City of St. Kilda Rate Books:

1. 1858/59 no. 705 Henry Jennings Solicitor, owner; Robert Thomson occupant; wood room and stable, £80 N. A. V.

2. 1859/60 no. 794; 8 rooms wood and iron
3. 1864/65 no. 1176; Henry Trapp, civil service, occupant.

**Identifier**  "Tecoma"

**Formerly**  unknown

**Address**  18 Lansdowne Rd
ST. KILDA EAST

**Constructed**  1924

**Category**  Residential:detached

**Designer**  W. Dunkerly Pty. Ltd.

**Amendment**  C 29

**Comment**

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

"Tecoma" at no. 18 Lansdowne Road, St. Kilda East was built in 1924 to the design of W. Dunkerley Pty. Ltd., architects and engineers. It is of aesthetic interest. This interest (Criterion E) lies in the survival of the building with unpainted rough cast surfaces, thereby demonstrating a once commonplace but now rare aspect of the character of houses of the period.

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

**Other Studies**

**Description**

An unusual Bungalow residence enhanced by its unpainted stucco work and characterised by the sweeping Californian Bungalow tiled roof and massive piers to the unusual faceted flat roofed porch and pergola motif to the main room window. The appearance is relieved by clinker bricks and shingles to the side elevation window bay and central gablet with fixed louvre vents.

**Condition: Sound**

Integrity: High, including garage at rear.

**History**

At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St Kilda in 1873, Lansdowne Road had not been formed. No.18 would later be built on part of lot 170A which at this time was vacant land owned by M. Benjamin.

Lansdowne Road was formed by 1890, however it remained relatively undeveloped at the turn of the century. The land lot on the west side of the road that is now no.18 remained vacant in 1920. It was owned by
Charlotte Bride who sold it in 1922 to the Caulfield merchant, Kevin Tuomy. At the time, the block had a frontage of 68 feet and an NAV of 39 pounds. Tuomy built a brick house to the design of the architectural and engineering firm W. Dunkerley Pty Ltd for his residence on this site in 1924. The design was for a house, a garage and fence. When completed the house had six rooms and an NAV of 110 pounds.

Helen Fookes bought this property from Tuomy in 1927. By 1940, it had passed to Miss Winifred Fookes Barrow and by 1945, to Miss Freda Barrow who continued in residence in 1950. In 1963, Atlantic Steel Construction P/L owned the property and applied for a permit to make alterations to the house to convert it into two flats. The alterations which were carried out by the owner, included moving the front door forward and glassing in the front verandah.

**Thematic Context**


**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended Conservation

**References**

MMBW litho plan no.46, undated.
Parish plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.
City of Port Phillip, Building Permit No.57/2849, and Building Plan No.5316.
Flats

Identifier  Flats
Formerly  Tregeare

Address  26 Lansdowne Rd
         ST. KILDA EAST

Constructed  1935

Category  Residential: apartment

Designer  Frank G. Richardson

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The flats at no. 26 Lansdowne Road, St. Kilda East, were built in 1935 to the design of architect Frank G. Richardson for a Mrs. Hamilton. They are aesthetically interesting. This interest (Criterion E) rests on their treatment of the then popular English Domestic Revival style in a reasonably convincing manner which contributes to the Lansdowne Road streetscape.

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

Other Studies

Description
An English Domestic Revival flat development of the inter-war period having a prominent central projecting bay surmounting the street level garages with half timbering, rough cast and herringbone brickwork in the manner of the style. There is a terrace over the garages which are cut into the site, the approach driveway having retaining walls that are terminated as gate pillars to the fence and residential entry. The brickwork is generally clinkers with a red brick soldier course band, sills and window heads. The remainder of the complex is comparatively plain.

Condition: Sound
Integrity: High

History
At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St.Kilda in 1873, Lansdowne Road had not been formed. No.26 would later be built on part of lot 171A which at this time was the Alma Road property of W.H. Brahe, subsequently owned by Sir Archibald Michie. By 1910, Dr. Thomas Bride had bought Michie's property which at that time was known as "Tregeare". During the next decade it was...
subdivided and Murchison Street was formed.

In 1922, Maurice David Moran, a contractor of Footscray bought the house that had been "Tregeare". It would appear from the Rate Books that Moran initially converted this house into three flats and later demolished it. He built a house for his residence at no.22 in 1924 and two more houses at nos.24 and 26.

The land at no.26 was subsequently subdivided to form no.26a. The building permit (no.8990) was obtained on 2 August 1935 for the erection of a pair of flats to the design of architect Frank G. Richardson for Mrs. Hamilton at no.26a. They were brick with five rooms each and in 1936, were owned by Winifred Deborah Lee who lived on the premises at flat 1. Edward Dermody, an accountant lived in flat 2. At the time, the flats each had an NAV of 105 pounds. The property was in the hands of Lee’s executors, c/o Union Trustees in 1950. The tenants then were Hilda Waite, a saleswoman at flat 1 and John Lindon Lee, a metallurgist at flat 2.

Thematic Context


Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

MMBW litho plan no.46, undated.
Parish plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.
City of Port Phillip, Building permit No.8990.
The house at no. 40 Lansdowne Road, St. Kilda East, was built in 1926 for Mrs. M.A. Kitts. It is aesthetically important (Criterion E). This importance arises from the capacity of the design to ably demonstrate the twin influences of the English Arts and Crafts movement and the American Craftsman bungalow on the Melbourne suburban house of the 1920's. The selection of materials which imply a dependance on the hand of the craftsman as well as the popular cross ridged roof are key design elements.

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

**Other Studies**

**Description**
A picturesque two storeyed Arts and Crafts bungalow with rough cast walls and cross ridged roof and prominent gable ends accommodating attic floor windows. There is a circular corner window bay, a balancing curved window bay and a central porch carried on massive rough cast pillars. The windows have diamond pattern leadlight work and the roof has cement tiles. Condition: Sound. Integrity: High, includes rock fence with rough cast panels and capped piers in the Arts and Crafts mode and a reconstructed (?) "lych gate" with wrought iron gates.

**History**
This area was sold in Crown allotments of about three to five acres, the house at no.40 Lansdowne Road being part of the five acre allotment 172A which was purchased by J.W.Fawcett. The property known as "Hertford" was developed there. In 1920 it was the home of Miss Florence Officer.

In the early 1920's, the grounds of "Hertford" were subdivided and sold, lot 20 on the south west corner of Lansdowne Road and Hertford Street being sold to Mrs.Mary Ann Kitts. It had a frontage of 55 feet and an
NAV of 30 pounds. In 1926, Kitts built a brick house there for her residence. It had six rooms and an NAV of 125 pounds. Kitts whose occupation was described as “home duties”, continued to live there in 1930.

**Thematic Context**


**Recommendations**

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

**References**

St.Kilda Rate Books: 1925-31. VPRS 8816/P1, PROV.
MMBW litho plan no.47, c.1935.
Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje.
Identifier “Caversham”

Formerly unknown

Address 7 Lawson St
ELWOOD

Constructed 1910’s

Category Residential: detached

Designer unknown

Amendment C54

Comment Incorporated within the Addison Street/ Milton Street Precinct

Significance (Mapped as a Significant heritage property.)

Though not a large house itself, 'Caversham' is a dominant presence in the surrounding streets of its quiet residential locality. It is a simple, timber attic villa with an uncomplicated, steeply pitched roof, set beside a charming old-fashioned orchard garden. The garden is unusually sited on the street corner and is bounded by its original crimped wire and timber fence. Their combined effect brings a quaintly rural flavour and a strong local identity to this obscure corner of St Kilda.

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
5-8 Layfield St
SOUTH MELBOURNE

1888-1891

Sydney W. Smith?

Residential:row

James Perrins, a brewer, was the first owner of this row of four terrace houses built, in what was then known as Post Office Place, between 1888 and 1891. Perrins himself never occupied any of the buildings but let to a number of tenants including one Elizabeth Carpenter and Dr Charles Stewart in 1888 and Joseph Edmonds, a merchant, in 1891.

The terrace row remained in the hands of the Perrins family until 1898 when it was sold to F.G. Major. A public auction in 1973 resulted in the property being purchased by the City of South Melbourne. The buildings now form a part of the Emerald Hill Conservation Area.

These two storeyed rendered terraces are built hard onto the line of the pavement. Their facades are decorated with tripartite windows at ground floor level, while at first floor level the windows are each decorated.
with a cast iron balconette. All the windows have rendered hood mouldings and the parapet remains intact above. The façade has remained in an unpainted state and it is possible that the parapet was once decorated with urns. The rear has been substantially altered.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), ‘Research into 5-8 Layfield Street …’
2 Smith, an architect, was the Town Surveyor responsible for the Emerald Hill redevelopment during the 1870s-1880s and designed some of its buildings. It is possible, therefore, that he had a hand in this particular building
3 National Trust of Aust. (Vic.), loc.cit.
4 City of South Melbourne Rate Books, 1888/89
5 ibid., 1891/92
6 National Trust of Aust. (Vic.), loc.cit.
7 ibid.
8 'The Heritage of Australia', p.3/78-79
"Del Marie" Flats

Identifier: unknown
Formerly: 4 Leonard's Avenue
Address: ST. KILDA
Description:
Style: Functionalist
Three storey walk-up flats

The Del Marie Flats were erected in St Leonards Avenue, St Kilda in 1938. The severe, streamlined three storey building shows the extreme influence of early modern architecture in its use of simple, unadorned surfaces, strips of windows and curved corners and projecting balconies. Walls are rendered to give a uniform appearance and the roof is concealed behind the plain horizontal parapet. Void, or strips of window, alternate with solid to form the facades of the Del Marie Flats and corners continue to curve towards the rear of the building.

Intactness:
The Del Marie Flats are substantially intact.

Significance:
The Del Marie Flats provide a significant example of early modern architecture as applied to residential flats in St Kilda. In addition to the purity of style demonstrated, the dominance of flats in St Kilda, place importance on this type of building. The flats are enhanced by the palm tree in the front garden.

Primary Source:

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

Description:
Style: Functionalist
Three storey walk-up flats

The Del Marie flats were erected in St Leonards Avenue, St Kilda in 1938. The severe, streamlined three storey building shows the extreme influence of early modern architecture in its use of simple, unadorned surfaces, strips of windows and curved corners and projecting balconies. Walls are rendered to give a uniform appearance and the roof is concealed behind the plain horizontal parapet. Void, or strips of window, alternate with solid to form the facades of the Del Marie Flats and corners continue to curve towards the rear of the building.

Intactness:
The Del Marie flats are substantially intact.
History
see Description

Thematic Context
unknown

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

References
References
Sands and McDougall Directories, 1937-8
Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982
The Freemasons Hall is of local significance. The building is historically significant, having strong associations with freemasonry in Port Melbourne, dating from the 1850s, since its construction in 1917. The distinctive facade is notable for its combination of prominent square corner pylons flanking arched central window and pediment, and idiosyncratic details such as the Corinthian columns supporting spheres.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Public Halls
Masonic Halls
ORIGINAL OWNER: Port Melbourne Freemasons Lodge
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original different from adjacent)
BUILDING TYPE: Masonic Hall
ARCHITECTURAL STYLE: Federation Free Style
PRINCIPAL MATERIAL: Rendered masonry
ARCHITECT/ENGINEER: F.J. Brearley and C.E. Merrett
BUILDER: Swanson Brothers

PHYSICAL/STYLISTIC DESCRIPTION
The Freemasons Hall is of rendered masonry construction and has a distinctive front elevation with square...
pylon-like towers at the corners enclosing a curved pediment. Below the central pediment is a large
Diocletian window, comprising an arched opening divided into three lights by heavy square section rendered
mullions. The window has a moulded archivolt and large keystone and a moulded sill with Greek fret
decoration. The central ground floor entrance has a shallow projecting triangular pediment supported on
console brackets. Above this pediment is a pair of tapering square Corinthian pilasters on piers supporting
gold-painted spheres in front of the mullions to the Diocletian window. Their symbolism, if any, is not known.
The corner pylons have recessed panels to the centres of the front and side faces, rising to set-back
pediment like terminations at the top of the towers. The main body of the hall to the rear is of utilitarian
design, and comprises a simple gabled box with rendered walls.

COMPARATIVE ANALYSIS
The distinctive design of the Freemasons Hall appears to differ from that of other early twentieth century
suburban Masonic halls. The prevailing style of such halls appears to have been broadly Classical Revival,
ranging from the domed and pedimented academic style of the Ivalda Masonic Temple, Salisbury Avenue,
Ivanhoe to the heavy mausoleum-like Sorrento Masonic Lodge by C. Askew, 1929, all contrasting with the
form of the Port Melbourne Freemasons Hall. Elements of the design such as the pylon-like towers and the
arched window and pediment appear to derive from the pre-World War I Federation Freestyle and
Romanesque Revival style. Paired towers, emphasised to varying extents, were a feature of a number of
Federation Freestyle buildings, including the pavilions to the Queen Victoria Hospital, Melbourne, and the
house at 43 Alfred Crescent, North Fitzroy, as were large arched windows. The Egyptian associations of the
twin pylon form, relating distantly to the Temple of Amun, Karnak, and elements such as the spheres
supported on Corinthian columns, may have symbolic associations with the Freemasonry movement. The
form of the building relates also to the considerably later Palais Theatre, St Kilda (Henry E. White, 1927).

History
The original Freemasons Hall was constructed at 18 Stokes Street in 1858. Despite the addition of a second
storey in 1874, by 1912, the Port Melbourne Lodge had decided that the building was too small. Land was
subsequently purchased in Liardet Street, and the new building was opened in April 1917. (1).

The honorary architects of the Freemasons hall, C.E. Merrett and F.J. Brearley, were both Freemasons.
Claude Ernest Merrett, born in 1879, was articled to the architect Percy Oakden and became an associate of
the RVIA in 1911. From 1912 until his death in July 1930, he was valuer to the Credit Foncier Department of
the State Savings Bank of Victoria, the department of the Bank which provided loans for construction of
houses to Bank designs. (2) Little is known about Frederick J. Brearley. He appears to have been active as
an architect, with a general practice, designing houses and other buildings, during the 1890s and early 1900s.
(3)

Thematic Context
Lodges and societies were important facets of the social, economic and intellectual life in the Australian
colonies in the nineteenth century, as well as performing an important role as private welfare agencies.
Freemasonry was always strong in Port Melbourne, with the Sandridge Freemasons Lodge being established
in 1858. This building and the original Lodge at 18 Stokes Street (q.v.) still survive.

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

References
3. Tender notices in the Miles Lewis Architecture Index.
Community Centre

Formerly Temperance Hall

Address 146 Liardet St
PORT MELBOURNE

Constructed 1872

Amendment C 29

Category Public

Designer unknown

Significance (Mapped as a Significant heritage property.)
The former Temperance Hall is of local significance. The building is historically significant, being associated with the Temperance movement in the suburb of Port Melbourne. The size and elaboration of the building is typical of Temperance halls elsewhere and in a general sense demonstrates the strength of the movement in the nineteenth century. Although altered at ground floor level, the building is architecturally distinctive for its giant order pilasters.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Public halls
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)
BUILDING TYPE: Former Temperance Hall
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
The former Temperance Hall is a two storey building of rendered masonry construction with main elevations to both Liardet and Nott Streets. There is a single storey wing to the east, along Liardet Street, probably of nineteenth century construction but considerably altered. The two storey block is designed in Renaissance
Revival style, with giant-order Corinthian pilasters supporting a deep entablature and dentilled cornice. The upper floor windows have moulded architraves, flat moulded hoods supported on console brackets and bracketed moulded sills. Decorative swags below the hood moulds remain on the Liardet Street elevation. The ground floor window sills have been lowered, and all original detail has been stripped off. The entrance has also been altered recently, with a tiled surround and canopy added, and the building has been extended to the rear.

COMPARATIVE ANALYSIS
Large numbers of halls were constructed in the nineteenth century by a range of religious groups, friendly societies and mechanics’ institutes to provide venues for meetings and social and educational facilities. Comparable with the former Port Melbourne Temperance Hall are the former Temperance Hall, 199-207 Napier Street, South Melbourne (1888), the former Freemasons’ Hall, 254-6 Ferrars Street, South Melbourne (1876) and the former Hibernian Hall, 316 Church Street, Richmond (1872). All of these buildings adopt a Renaissance Revival style, both of the South Melbourne buildings having represented trabeated structures of pilasters supporting entablatures. The Richmond Hibernian Hall is in the Renaissance palazzo style, with rusticated ground floor. The former Port Melbourne Temperance Hall differs from these examples and most other nineteenth century halls in having monumental giant order Ionic pilasters running the full height of the building.

History
This building was constructed in 1872 as the Port Melbourne Temperance Hall. By the late 1890s, however, it was no longer being used for this purpose. In the twentieth century, instead, the building was used mainly as a Sunday School, with other activities held in the building including socials and dances. The building has also been used as a meeting-place for local teenagers.

The former Temperance Hall was renovated in 1990 for use as a Community Centre.

Thematic Context
Temperance interests established themselves in Port Melbourne in the late nineteenth century, but it was many years before the movement had any real impact on the suburb. When the Victorian Government’s Licensing Reduction Board looked at the situation in Port Melbourne in the early twentieth century, it was prepared to make only limited allowance for the hotel-keepers’ arguments that visitors from overseas disembarked at the piers, and that they required accommodation locally. The Board de-licensed 18 hotels in the period up to 1916. Few of these de-licensed hotel buildings survive today.

This building has a long history as a community meeting place.

Recommendations
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. ‘They Can Carry Me Out’. p. 46.
3. ibid. p. 46.
City of Port Phillip Heritage Review

Identifier  Library (former Fire Station)
Formerly  Fire Station

Address  147 Liardet St
         PORT MELBOURNE

Constructed  1892-3

Category  Public

Designer  unknown

Amendment  C 29

Citation No:  662

Comment

Significance  (Mapped as a Significant heritage property.)
The former Port Melbourne fire station is of local significance. The substantially intact facade is a rare and distinctive example of the Queen Anne style applied to fire stations, the other main example being the 1892 Eastern Hill Fire Station, East Melbourne (Smith and Johnson, in association with Lloyd Tayler and Fitts, architects). The stylistic similarity suggests that the same architects may have designed the Port Melbourne Fire Station. The significance of the place is compromised by the replacement of the original fire station building behind the facade.

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: Infrastructure
SUB-THEME: Fire stations
ORIGINAL OWNER: Metropolitan Fire Board
CURRENT OWNER: City of Port Phillip
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent) 90%+ original
BUILDING TYPE: Fire station
ARCHITECTURAL STYLE: Federation Anglo-Dutch
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
The former fire station is designed in the Anglo-Dutch Queen Anne style, with a Dutch gable rising above the
The walls are constructed of dark red-brown brick, with lighter red brick quoining to the corners and quoining and arches to the door and window jambs and heads. The windows have segmental arched openings with rendered hood moulds and keystones and moulded sills. The upper sashes are multi-paned. The semi-elliptical brick arched former vehicle entrance is now enclosed internally. At cornice level above the centre window is a small broken segmental pediment supporting a large moulded render shield within the brick Dutch gable. The gable has moulded render cappings and is topped by a segmental pediment similar to, but smaller than, the lower pediment. The brick chimneys have rendered cornices. The building behind the façade is recent.

COMPARATIVE ANALYSIS
Few nineteenth century fire stations appear to survive in Victoria, the main known examples being those at Ballarat and the Eastern Hill Fire Station, East Melbourne (1892, Smith and Johnson in association with Lloyd Tayler and Fitts). The Eastern Hill Fire Station is also designed in the Anglo-Dutch Queen Anne style, and the stylistic similarity suggests that the same architects could have designed the Port Melbourne Fire Station.

History
This building occupies a part of Section 8 [of the Township of Sandridge] which was initially reserved as a ‘General Market’. However after 1860 and before 1878 Allotments 18, 19 and 20 were subdivided and sold, and Allotment 19 purchased by F. McDonnell. (1)

In 1890, municipal fire brigades were abolished and replaced by the Metropolitan Fire Board, under the auspices of which a new brigade was formed at Port Melbourne. Plans for a new station were drawn up in 1892, and the building was officially opened on 13 February 1893. (2)

Thematic Context
unknown

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

References
1. Map of Sandridge. 1878
Address 192 Liardet St
PORT MELBOURNE

Constructed 1896

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
192 Liardet Street is of local significance. Prominently located on a corner site and substantially intact, this house is a representative example of the transitional style from the Victorian timber houses typical of Port Melbourne to the early twentieth century Federation and Queen Anne styles.

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

Other Studies

Description
PRINCIPAL THEME: Residence
SUB-THEME: Federation weatherboard villa
ORIGINAl OWNER: Anthony Rogers
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to 90%+ original
adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Federation weatherboard villa
ORIGINAL RESIDENTIAL Use: Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Bungalow
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
192 Liardet Street is a single-storey timber-framed house built in a transitional style incorporating typically Victorian elements but reflecting overall the influence of the Federation villa style. The high pitched roof,
covered with glazed terra cotta Marseilles pattern tiles, is hipped with high level gablets and a transverse ridge. The roof extends down over the front verandah, with separate hips to each end of the verandah and a central front-facing gable. The gable infill is jettied out and half-timbered. The verandah, which extends out to the property line, is supported on turned timber posts and has Edwardian pattern cast iron balustrade panels and brackets, and a frieze of turned bobbins. The front wall of the house is clad with timber block fronting to imitate ashlar, while the other elevations are weatherboarded. On each side of the central front door are paired casement windows. The chimneys are of red brick construction with bands of roughcast render and terra cotta pots.

COMPARATIVE ANALYSIS
192 Liardet Street exemplifies a transitional type which occurs in other suburbs such as Prahran, Richmond, Northcote and Brunswick. In Port Melbourne, it can be compared with other transitional style houses, including Creswick House, 139 Bridge Street (q.v.) and Emerald House, 165 Station Street (q.v.), both two-storey brick houses, and with the single storey Queen Anne style houses at 351 Princes Street (q.v.) and 135 Station Street (q.v.). These houses display similar transitional characteristics and have similar Federation Style features such as hipped roofs with front-facing minor gables and timber-posted verandahs. In comparison with these houses, 192 Liardet Street is unusual for its siting with the verandah extending out to the street line and for its extensive use of late-pattern cast iron.

History
The house at 192 Liardet Street was constructed in 1896 by Anthony Rogers. The property consisted of a five roomed wood house and a stable, and was valued at £17. (1)

Thematic Context
This residence appears to have replaced an earlier timber cottage. Like many others in Port Melbourne in the late nineteenth century, the house combined a residence with a small business. Its occupant in 1896-7 was a milkman, James Edgar. Edgar subsequently converted the stable to a dairy. His wife, Bridget, was still renting the house and dairy in 1910-11. (2)

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

References
The house at 19 Lindsay Avenue is a double-storey flat-roofed orange brick building of volumetric form, enlivened with typical 1960s details including decorative brickwork panels, crazy paving and a Castlemaine slate feature wall. It was erected in 1963-64 by Ken Norman & Sons, a firm styled as ‘builders and designers’, for Frank Olah, a Hungarian émigré jeweller.

Aesthetically, the house is a fine and intact example of contemporary residential design of the mid-1960s. Apparently designed by a local design/drafting firm rather than actual architects, the house is nevertheless a fine composition and evocative of its era: a large but compact dwelling of stark cubic form, enlivened by typical early 1960s details as decorative brickwork panels, Castlemaine slate and crazy paving, along with a highly distinctive window wall with multi-paned windows recalling Dutch de Stijl design. The house remains as a prominent and visually arresting element both in the Lindsay Avenue streetscape, and also when viewed from the adjacent parkland.

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

**Other Studies**

**Description**
The house at 19 Lindsay Avenue is a double-storey flat-roofed orange brick building of volumetric form. The double-fronted street façade is articulated by slightly projecting wing walls that enclose a wide and prominent
window wall, with a narrow recessed porch alongside. The former contains a geometric pattern of multi-paned
awning and fixed sash windows, evoking a de Stijl composition, with cantilevered louvred sunscreens
to each floor. The wing wall alongside the adjacent porch is clad with Castlemaine slate; a short flight of
curving crazy-paved steps leads up to the front door, set behind a metal grille screen door. An angled
concrete slab shelters the entrance, and forms a small balcony at the first floor. The west elevation,
overlooking the park, has a central recessed balcony to the upper floor. The large windows, to each side and
below, are multi-paned in various geometric configurations similar to the street front. At the upper level, the
extreme left edge of the wing wall is enlivened by an inset panel of stacked soldier bricks. Here, the flat roof
has narrow eaves, lined with timber slates. An attached flat-roofed carport on this side of the house is
accessed via the rear (Clarke Street).

History
This house was erected in 1963-64 for Hungarian émigré Ferenc “Frank” Olah, a local jeweller. Born in
Nagykikinda, Hungary, in 1914; Olah married Erzsebet Burany in Yugoslavia in 1940, and had three
daughters: Eva, Erzsébet and Eszther. Olah, who worked in Europe as a watchmaker, migrated to Australia
in 1957, sponsored by his brother-in-law, who had arrived eight years earlier. Initially residing in Ascot Vale,
where Mrs Olah’s brother lived, Olah and his own brother, George, began business as Olah Brothers,
manufacturing jewellers. In 1962, Olah and his wife became directors of the British Australian Cutlery
Company, a firm of jewellers in Greeves Street, St Kilda, and its name was subsequently changed to Olah
Chains Pty Ltd.

When Olah became an Australian citizen in July 1963, he was living in a flat in Windsor. Within four months,
he had engaged Ken Norman & Sons, builders and designers of St Kilda Road, to erect a “brick and brick
veneer residence” in Lindsay Avenue, Elwood. This was listed as ‘house being built’ in the Sands &
McDougall Directory for 1965-66. Olah and his wife became sole directors of their firm in 1970, and the
registered office was relocated from Greeves Street to their new house. Olah was listed at that address until
1987; his business folded two years later.

Thematic Context
Much of Elwood was subject to intensive apartment development in the 1960s, but the number of large
detached dwellings built during that time was considerably less. With virtually no vacant land available by that
stage, only a relatively small number of moneyed individuals could afford to purchase an existing pre-war
dwelling, and raze it for a new house. Those who did so, moreover, could also afford to engage reputed
architects to produce a high-quality design. With allotments in Elwood typically on the small side, owners who
wanted a large house had to settle for compact double-storey dwellings, tightly planned and invariably of stark
volumetric form.

A complete survey of such houses in Elwood is beyond the scope of this study, but amongst the few
examples that have been sighted are two fine double-storey brick houses, both clearly architect-designed.
One, at 14 Burns Street, is a fine flat-roofed composition in orange brick, with twin garage doors to the ground
floor, windows with distinctive staggered panes, and a matching brick front fence. Another, at 9 Byron Street,
is in brown brick, with a balcony to the upper level enlivened by vertical fin-like elements. Both examples are
currently located within existing or proposed heritage overlay precincts, both, moreover, designated as
contributory elements for their individual aesthetic significance.

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

References
‘Olah Chains Pty Ltd’, Defunct Company Records, VPRS 932/P1, Unit 964. PRO.

Dept of Immigration file on Ferenc Olah, MP1156/1. National Archives of Australia, Melbourne.

Building permit records, dated 27 November 1963. City of Port Phillip.
"Tudor Lodge"

Formerly: unknown

Address: 2a Loch St, ST. KILDA

Category: Residential: detached

Constructed: 1930's

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
A particularly intact attic style villa from the 1930s with fine facades incorporating a variety of decorative effects in roman tapestry brick. The front fence, garage and gates are contemporary with the home and contribute to the overall effect of the complex.

Primary Source:

Other Studies

Description
Style: Old English
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
The design opportunities afforded by building on restricted sites are well demonstrated in `Glamis Towers' where five apartments, each with its own individual entrance, are innovatively squeezed onto an allotment with a 33 feet frontage. The massing of the building comprises a series of rectangular forms grouped around the northern boundary that push forward towards the frontage. There they meet the street facade which then makes a dramatic curve to become the uninterrupted south wall of the building. This effect is further dramatised by the brickwork using tapestry and red clinker bricks to produce a series of narrow, raised bands across all elevations, and this building displays one of the finest examples of interwar detail brickwork in St Kilda. The faceted corner windows following the curve in the facade and the spatial sequence taking the visitor to the first floor apartment are notable individual features. The rear garden with its isolated bungalow is also of interest. The building is largely intact.

Primary Source

Other Studies

Description
Style: Functionalist
Two storey walk-up Flats
Builder: E.M. Jenkins
Original owner: E.M. Jenkins

Building Approval records at the St Kilda Council show that `Glamis Towers' was erected in 1940 by its owner/builder, E.M. Jenkins, (the drawings indicate that the building was built for Mrs E.M. Jenkins). The complex comprises four one bedroom apartments and one two bedroom apartment. Three of the one bedroom apartments are located in the ground floor of the main building facing onto Loch Street while the two
bedroom apartment on the first floor enjoys a substantial roof balcony overlooking the rear garden. The fourth one bedroom apartment is located in a substantial outbuilding in this garden area. In 1947 and 1956 two sunrooms were added to the original roof terrace by the then owner, Colin Roberts, and it appears today that these additions, along with the original two bedroom apartment, have been converted into two separate dwellings. In addition, sensitive alterations to the rear outbuilding have upgraded the quality of the accommodation. The building is constructed in solid brickwork with the external facades faced in a variety of brickwork types and bonds. No architects name appears on the original working drawings.

**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  "Suva"
Formerly  unknown

Address  13 Loch St
          ST. KILDA
Constructed  1918-1926
Category  Residential:apartment
Designer  unknown

Amendment  C 29
Comment

Significance  (Mapped as a Significant heritage property.)
An interesting late Federation block of apartments with later additions made in 1926 to provide gallery access
with open walkways to a wing of additional apartments. The first floor gallery is punctuated by small porches
providing shelter to each apartment entrance. The later portions of the building are of a simpler design than the
front, which was, in its original state, an early example of flat development with one flat located above another.
The restrained Queen Anne style of the facade contributes to the character of the streetscape.

Primary Source

Other Studies

Description
Style : Queen Anne, Arts and Crafts
Two storey walk-up Flats

History
see Description

Thematic Context
unknown

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

unknown
The residence at 23 Loch Street, St. Kilda was erected by 1893 and is now occupied by the St Kilda sub-branch of the R.S.S.A.I.L.A. The single storey rendered brick building is asymmetrical in plan with an entablature of festoons, rosettes and paired consoles above the verandah which continues round the front facade. A heavy cornice projects over this and the parapet above is balustraded. The rounded wing includes gable pediments over each arched, stained glass window and a semi-circular pediment appears at the angled corner.

Intactness
A spire which rose from the rounded wing, and parapet urns have been removed from the building.

Significance
This residence displays the exuberance of the late boom years in Melbourne and it is important that the cement render walls remain unpainted.

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

Other Studies

Description
The residence at 23 Loch Street, St. Kilda was erected by 1893 and is now occupied by the St Kilda sub-branch of the R.S.S.A.I.L.A. The single storey rendered brick building is asymmetrical in plan with an entablature of festoons, rosettes and paired consoles above the verandah which continues round the front facade. A heavy cornice projects over this and the parapet above is balustraded. The rounded wing includes gable pediments over each arched, stained glass window and a semi-circular pediment appears at the angled corner.

Intactness
A spire which rose from the rounded wing, and parapet urns have been removed from 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
National Trust of Australia (Victoria), Research Notes.
St Kilda Study, Investigation Project, Department of Architecture, University of Melbourne, 1979.
Residence Identifier
Formerly unknown

33 Loch St
ST. KILDA

Address

Built in 1906 for a clerk, John Piper. It is aesthetically important. It is aesthetically important (Criterion E) as a representative Post-Federation period villa in this part of St. Kilda, using materials and elements such as the curved window bay that are characteristic of other houses in Loch Street and the immediate environs. Its Arts and Crafts overtones seen generally but most notably in the central vestibule and picturesque arrangement of the façade elements enhance this significance.

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

Other Studies

Description
An overpainted red (?) brick and rough cast two storeyed Arts and Crafts influenced house with terra cotta tiled roofs and central vestibule surmounted by a balconette forming the central element of the façade. It is balanced by a curved window bay with faceted roof to one side and by the front verandah on the other. There are segmentally arched windows to the vestibule and verandah. Upstairs, double hung windows, a rough cast gable end with battened roof vent, corbelled parapet and raked eaves with exposed rafter ends are the principal elements giving expression to the Arts and Crafts mode.

Condition: Sound. Integrity: High, overpainting, high front fence.

History
The principal features of this area in 1866 were its swamps, an electric telegraph line and a military road now Beaconsfield Parade. No other roads existed and for the handful of buildings there it was a precarious existence as floods regularly occurred.
By August 1873 when building allotments at West St.Kilda & Emerald Hill were surveyed a drain ran the length of Cowderoy Street and the north side of Park Street to the railway line was open land. With further drainage works it was subdivided in the early 1880s. Loch Street encompassed York Street at the time extended from Fitzroy Street to Fraser Street. Initially buildings were erected close to these extremities, the area from Deakin to Mary remaining undeveloped in 1890.

During the slump of the 1890s depression, many properties were forfeited to the banks which is perhaps how the Bank of NSW came by ownership of the vacant lot on which no. 33 Loch Street now stands. In 1905, it held two lots near Deakin Street each 33 feet wide, one of which it disposed of to John Piper. Piper, a clerk, built a brick house with six rooms for his residence there in 1906, selling it to Marianne Bristow the following year. Bristow and her husband Walter, an ironmonger had several other Loch Street properties however they moved into no.39 (now no.33) and remained there for several years.

By 1916, Jacob and Arthur Nathan had bought the house leasing it to tenants who over time included the book maker Abe Davis (1915), clerk Edward Peters (1916), manufacturer Ernest Boan (1920) and gentleman James Adam (1925). By 1926, the property was in Arthur Nathan’s name. In that year he sold it to Mrs.A. Russell of St.Kilda who leased it to the surgeon William Davis. Davis subsequently bought the house for his residence where he continued in 1930.

**Thematic Context**


**Recommendations**

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

**References**

MMBW litho plan no.35, dated c.1896 and 1935.
Sands and McDougall Directory of Victoria, 1890.
Residence

Formerly unknown

Address 4 Los Angeles Court
RIPPONLEA

Constructed 1930

Amendment C 29

Category Residential: detached

Designer Schreiber and Jorgensen

Significance (Mapped as a Significant heritage property.)
This Spanish Mission style house is of architectural interest as well as part of the group of houses illustrating the variety of styles and types of housing at the time. Following the closure of Brunning's Nursery in 1926, the land was subdivided and these houses built, now forming a key part of the Los Angeles/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: Spanish Mission
One storey residence
Original owner: C.J.Nankervis
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Architects Schreiber and Jorgensen designed this building for C.J. Nankervis. Given the two sets of drawings and the severe economic depression at the time, construction may not have taken place immediately after granting of the building permit. From the end of 1929 till the middle of 1932, only one other house was built in the street (no. 2 in 1931), whereas three houses were built in 1932.
(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. 7800, granted 11/8/1930, includes two sets of drawings.
"Besanoo"

Formerly unknown

Address 5 Los Angeles Court

RIPPONLEA

Constructed 1932-33

Amendment C 29

Category Residential: detached

Designer H. Geoffrey Bottoms

Significance (Mapped as a Significant heritage property.)

"Besanoo" is architecturally the most refined example among the important group of residences in Los Angeles Court and Monkstadt Ave. These streets were part of the Brunning's Nursery subdivision, opened 1926, which contains a large and significant collection of houses displaying a diverse range of the fashionable styles of the ensuing decade. Though stylistically quite conservative for its time, "Besanoo" stands apart for its elegant composition and its fine detail design. Its most outstanding feature is its terra cotta shingle roof, which gracefully unifies the attic villa's complex plan form. The use of the finer scaled shingles is relatively uncommon in Melbourne, and the way they have been laid to form seamless junctions between roof planes at some points, even rarer. Other features of note include the shingled attic gable, the elegant colonnade of the verandah, and the rhythmic array of well proportioned window bays. The building appears to be very intact, except for its painted finishes, which, though sympathetic, seem not to be original. The low brick front fence and the arched side gate appear to be slightly later additions. Though inferior in quality to the house, they are compatible in period and style with the general architecture of the street.

Primary Source


Other Studies

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

Description

Attic villa

Builder: L.S. Nicholls

Original owner: Rose L. Marshall

The builder L.S. Nicholls built a number of houses in the 'Brunning's Nursery' subdivision (ref also 15 Los Angeles Ct, 17 Monkstadt Ave). Of these, "Besanoo" is the finest. It was designed by the architect H. Geoffrey
Bottoms, and though stylistically quite conventional for its time, it achieves a degree of elegance and refined proportion rarely attained in this idiom. Its most outstanding feature is its sweeping terra cotta shingled roof. In plan, the roof form is quite complex, incorporating irregular changes of direction, semi-circular bays and an attic storey gable: these have all been integrated with elegant simplicity. At some points, the seamless transition from one roof plane to another is most unusual. The finer scale of the terra cotta shingles lends a sense of crispness and refined detailing to the whole house. Other notable features include the shingled attic storey gable, the elegant colonnade of the verandah, and the well proportioned window bays with divided upper sashes. Unlike the roof, these features are not especially unusual in themselves, but together form a gracefully modulated, refined composition of great distinction. An investigation of `Besanoo's' internal planning and interior design may reveal further significant features. The status, vis-a-vis their originality, of many of the external features visible from the street is somewhat ambiguous. The low brick front fence and arched side gateway appear to have been built in the 1930s but display neither the style nor the quality of the house itself. The arched gateway is almost a twin to the entry porch of the house next door and may have been built at the same time (1936). The white paint trim of the house's timberwork could be original; the pale grey of its walls and the russet of the chimneys are less likely so. All suit the house well. The garden is also neat and appropriate but again appears to bear no particular connection to the original design of the house. `Besanoo' is of further significance as part of the stylistically diverse collection of houses in the Los Angeles Court and Monkstadt Ave development, and in the wider `Brunning's Nursery' subdivision.

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 8194.
### City of Port Phillip Heritage Review

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Residences</th>
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- **Address**: 8 and 10 Los Angeles Court, RIPONLEA
- **Constructed**: 1927?

**Category**: Residential: detached

**Designer**: unknown

**Amendment**: C 29

**Comment**

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

These two nearly identical houses form part of a group of buildings, erected as a result of the closure and subdivision of Brunning's Nursery in 1926 and illustrating the variety of styles and types at that time. This street and its buildings are key elements in the Los Angeles Court/Glen Eira Road conservation area. The origins of these houses are not clear. Possibly one or both were erected for R. Young by J. Young in 1927.

**Primary Source**

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

**Other Studies**

**Description**

See Significance

**History**

See Significance

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 6993 granted 19/10/1927
Residence Identifier
Formerly unknown

Formerly 9 Los Angeles Court
Address RIPPONLEA

Description
See Significance

Illustrative of the variety of architectural styles and types used for housing during the period, this building and its neighbours were all built following the closure and subdivision of Brunning's Nursery in 1926 and are key elements of the Los Angeles Court/Glen Eira Road conservation area. This house was extensively altered in recent times.

The records are not clear, but this house appears to have been built for C.J. Nankervis, owner of number 4 opposite as well, by J. Bristow in the last months of 1932.

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

Other Studies

Description
See Significance

History
See Significance

Thematic Context
unknown

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

References

unknown
**Identifier**  Semi-detached Villas  
**Formerly**  unknown

| **Address**   | 15 Los Angeles Court  
RIPPONLEA |
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<td><strong>Category</strong></td>
<td>Residential:attached</td>
</tr>
</tbody>
</table>

**Comment**

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

This building is of architectural interest as a representative example of a pair of semi-detached houses of the later 1930's, as well as being part of the group buildings of varied architectural styles and building type in the Los Angeles Court/Glen Eira Road conservation area. Following the closure of Brunning's Nursery in 1926 the land was subdivided and the buildings were constructed over the next 12 years, these houses being the last to be built in Los Angeles Court and the second last in the entire development.

L.S. Nicholls Pty. Ltd. builders, received their building permit in October, G. Stone was the owner.  
(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 : Functionalist  
One storey residence  
Builder: L.S.Nicholls Pty Ltd  
Original owner: G. Stone

**History**  
see Description

**Thematic Context**  
Maryville St  
Albion St  
Brighton Rd  
Los Angeles Ct  
Monkstadt  
345

(Mapped as a Significant heritage property.)

City of Port Phillip Heritage Review  
Citation No: 345

Heritage Precinct Overlay  
HO7  
Heritage Overlay(s)
unknown

**Recommendations**

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. 10,076 granted 4/10/1938, includes working drawing.
The present Palais Theatre, Lower Esplanade, St Kilda was erected in 1927 as Palais Pictures, designed by Henry E. White. The Phillips brothers, who arrived from America and established Luna Park in 1912, established the Palais de Danse in 1913 on the present site of the Palais Theatre. When it was converted to a picture theatre in 1915, a new Palais de Danse was erected next door although this was burnt down in 1968. Remodelling of the picture theatre facade in 1926 resulted in the destruction of the building by fire, and Palais Pictures was rebuilt on a grander scale to accommodate three thousand people. The architect chosen was associated with John Eberson in Sydney, a popular American cinema architect, and White's firm had erected some one hundred and thirty theatres and halls throughout Australia and New Zealand. White's intention was
to design a pleasing, comfortable theatre which conveyed a sense of the modern and therefore adopted no particular style. The exterior of the building is simple with the domed side towers, which reflect those of Luna Park providing an Islamic flavour. Internally, steepled walls are Spanish in character and four scaglioni columns support the upper foyer. Lighting is a feature with a massive brass chandelier in the entrance lobby and extensive concealed lighting capable of three changes.

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

Intactness
Internal alterations include the closing in of the balustraded gallery which overlooked the stalls below, and the colonnade at the rear of the stalls. The balcony on the front of the building has also been enclosed, the stage organ removed and repainting and re carpeting has occurred. The destruction of the Palais de Danse by fire in 1968 removed one of a complex of three entertainment buildings on the foreshore; Luna Park, Palais Theatre and Palais de Danse.

(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
'Argus', 12 November 1927
'Herald', 11 November 1927, p.11.
Thorne R. 'Picture Palace Architecture in Australia', pp.21-5.
Luna Park

Formerly unknown

Address 18 Lower Esplanade
ST. KILDA

Constructed 1912

Amendment C 29

Category Commercial

Designer T.H. Eslick

Significance (Mapped as a Significant heritage property.)

The significance of Luna Park relates primarily to its function as an amusement park, as Australia's earliest Amusement Park and as an icon integral to the identity of St Kilda. The perimeter structures (entrance gates and Scenic Railway), Dodgems Building and Carousel building are individually significant early structures on this site.

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

Luna Park, situated on the St Kilda foreshore, is a remnant of St. Kilda's past popularity as an entertainment resort. It is a unique example in Victoria of such a large scale centre for entertainment. The carousel is of particular significance as it was built in c.1901 by the Philadelphia Toboggan Company, and first shipped to Brussels in c.1904 for an Exposition. It was then purchased from White City, New South Wales in 1924.

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

Primary Source

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

Style: Eclectic
Amusement park
Original owner: J D Williams Company

Luna Park, Lower Esplanade, St Kilda, was established in 1912 and the constructing engineer was T.H. Eslick. The site chosen by the Greater J.D. Williams Company and the Phillips brothers from America, had been occupied by Dreamland, an entertainment centre established in 1906. When Williams returned to
America in 1913, the three Phillips brothers remained to run Luna Park for forty years. The original park was to include such facilities as a moving picture theatre, refreshment rooms, a skating rink, roof garden and motor show and since then new attractions have been added each season such as the Big Dipper and the Whip in 1923. After attracting large crowds in its first years, Luna Park was closed during the first World War and did not re-open until 1923 largely due to the lack of materials for further construction work. The main external feature of the park is the entrance which comprises a giant face and mouth opening, flanked by towers, Islamic in flavour.

Intactness
New attractions have been added to Luna Park since it was established in 1912, and old attractions have continually been demolished. Therefore the park as a whole has undergone great changes and will continue to do so; but the overall character of Luna Park, as an entertainment centre, is maintained.
(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
NOTES
The National Trust has also classified the Carousel (4303).
J B Cooper, 'The History of St Kilda', vol. 2, p.207.
A Longmire, St Kilda, 'The Show Goes On', p.3.

'Table Talk' 5 December 1912
'Table Talk' 19 December 1912.
Barker, Burleigh and Thorpe, 'Luna Park, Palais Pictures and Palais de Danse'
History Research Report, 1965, Department of Architecture, University of Melbourne.
"Tintara"

Formerly unknown

20 Lyndon St
RIPPONLEA

1923

Category Residential: detached

Lippincott and Billson

Amendment C 29

(Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Tintara is one of the most important small houses, architecturally constructed in Victoria during the 1920's. The house reflects advanced house design in the United States during that period through E.F. Billson's association with Walter Burley Griffin. Griffin's and Lippincott's Lippincott House in Heidelberg of 1917 is the precursor of Billson's houses, number 45 Balaclava Road, Caulfield of 1922 and Tintara (1923). The Balaclava Road house is a larger version of the same design idiom as Tintara and both bear little resemblance to the norm for house design during the 1920's. Details such as the eaves were used commonly only in recent decades. Features of the house are the built-in sideboard, living room fireplace, ground floor ceiling bands and the leadlight windows (the last two having closer links with 1930s design than the early 1920's). The skirtings are very unusual, whilst the sleepout was a common feature of houses of this time.

EXTENT OF SIGNIFICANCE
Entire house. The 1936 addition is sympathetic to the original building.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Tintara forms 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: Arts and Crafts
Attic villa
Builder: Bain
Original owner: John Keane
(Edward Fielder Billson(1) of the firm Lippincott and Billson Architects, designed Tintara for John Keane(2) a commercial traveller. J. Bain was the builder, whilst Bain and Farrell constructed the north west wing, a self contained flat, in 1936(2). Keane's wife owned the building in the 1930's(3).

Edward Fielder Billson was the only student articled to American Architect Walter B Griffin and worked with him for seven years(1). Lippincott (Griffin's brother-in-law) and Billson left Griffin in 1920/21 after they won the competition for the Arts building of the University of Auckland in New Zealand. Lippincott moved to New Zealand, whilst Billson made regular trips from Melbourne during the early 1920s maintaining the Melbourne office.

Thematic Context
unknown

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

References
NOTES
Refer Bick

BIBLIOGRAPHY
2. City of St. Kilda building permit records, no. 5174 granted 2/2/1923, in working drawing; no. 9532 granted 25/11/1936, includes working drawing for north west addition - Appendix.

3. City of St. Kilda Rate Books, various years.

Donald Leslie Johnson, 'The Architecture of Walter Burley Griffin', Mac South Melbourne, 1977, various references to Lippincott and Billson and their partnership during the 1920's, no mention of this house.
Beacon

Formerly Marine Parade

Address ST. KILDA

Description Beacon

Significance (Mapped as a Significant heritage property.)
This visually distinctive structure is of significance primarily as a scenic element which contributes to the maritime character of the Foreshore area.

Primary Source

Other Studies

Description
Beacon

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
"Arden" at nos. 1-2 Marine Parade, St Kilda, was built in 1881-83 as a two storeyed terraced pair but presumably altered to form the present Arden Flats in 1934. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate two important phases in the evolution of St Kilda, the first being the period of late Victorian expansion and the second being the Inter War years during which St Kilda emerged as a pre-eminent location for apartments. This historic importance is enhanced by the capacity of the building to demonstrate the attraction of Marine Parade as a residential location comparing in this respect with nearby Beaconsfield Parade. The place is aesthetically significant (Criterion E) as a most prominent building marking the northern extremity of Marine Parade, forming a sympathetic group with the flats to the immediate south and facing a small reserve. The exotic treatment of the Inter War period balconies combines with the palm trees to evoke images of the Middle East in a manner recalling the romantic imagery of the time seen elsewhere in the apartments of St Kilda and Elwood in particular. It is for these reasons that "Arden" imparts identity to its immediate environs today.

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

Other Studies

Description
A prominent former two storeyed late Victorian stuccoed terraced pair with faceted bay windows at ground floor level and later two storeyed balcony in an exotic style having pointed arches at ground floor level and three centred arches at first floor level. There is a castellated parapet to the balconies with the name "Arden" in low relief. The northern balcony has a return to Shakespeare Grove, the original building with parapeted gable to the north side elevation being setback to an angle to Shakespeare Grove with a ground floor level faceted window bay. The rear section is in overpainted brick with a single storeyed wing in unpainted black
Hawthorns and is of utilitarian character.

Condition: Sound

Integrity: High (1934 alterations), three mature palm trees in north garden.

History
Located on the southern fringe of the original town survey of St. Kilda, this area sloped south towards low lying swamp prone land. Strategically important as a military site in Melbourne's foundation years, it was recorded by Vardy in 1873 as "site of old battery".

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
Edgewater Towers

Identifier: "Edgewater Towers"
Formerly: unknown

Address: 12 Marine Parade
ST. KILDA

Constructed: 1960

Category: Residential: apartment

Designer: M. Benshemesh

Significance:
"Edgewater Towers" is significant as the first of St Kilda's residential highrise developments, introducing a new concept of apartment living to bayside Melbourne. It still plays an important symbolic role in the perception of St Kilda's character and imagery. Standing somewhat like a towering section of stranded ocean liner, it announces St Kilda's uniquely nautical, cosmopolitan zone at its southern approaches. Its character is reinforced by the group of diverse buildings immediately to its north; a favour it admittedly does not confer the neighbours over whom it casts its shadow immediately to its south.

Primary Source:

Other Studies

Description:
Style: International
Thirteen storey highrise flats
Builder: Morison Bros.
Original owner: Edgewater Towers Pty Ltd

When completed in 1960 this building was advertised as "everything you'd find in a Manhattan building... only minutes from Collins Street." Features included automatic express lifts, terrazzo paving, and ground floor shops and offices. The building contained one hundred single or two bedroom stratum titled apartments, each with private patios, laundry and garbage disposal chutes, lounge rooms and dinettes, and feature walls.(1)

History
see Description
Thematic Context
unknown

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

References
NOTES
(1) 'Age', 'Sun', 4 November 1960
St K C C permit No 57/1323 issued 27/5/60. Throughout the 1960s numerous building approval permits were issued for enclosure of balconies.
<table>
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<tr>
<th><strong>Identifier</strong></th>
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<td>Residence</td>
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<tr>
<td><strong>Address</strong></td>
<td>19 Marine Parade&lt;br&gt;ST. KILDA</td>
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<tr>
<td><strong>Constructed</strong></td>
<td>1980's-1930's</td>
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<tr>
<td><strong>Category</strong></td>
<td>Residential:apartment</td>
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<tr>
<td><strong>Design</strong></td>
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**Significance**  (Mapped as a Significant heritage property.)
With its unusual tower and covered carriageway, ‘Rehola Court’ is one of Marine Parade’s most distinctive blocks of flats. The flats at the front, added in the 1930s, are the least interesting element of the complex. The carriageway tower and the remnants at the original mansion at the rear are of immense character and interest. All parts are important as evidence of the site’s multi-stage evolution.

**Primary Source**

**Other Studies**

**Description**
Style : Mediterranean, Vernacular
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
"Vi-Clageo Hall"

**Identifier**  "Vi-Clageo Hall"

**Formerly**  Residence

**Address**  23 Marine Parade

**ST. KILDA**

**Constructed**  1890's-1930's

**Amendment**  C 29

**Category**  Residential:apartment

**Designer**  unknown

**Significance**

"Vi-Clageo Hall" is a prominent example of a conversion of a Victorian mansion into flats in which a new structure and facade has been built onto the front of the old building. The interesting hooded window treatment and neatly designed porch are notable features.

**Primary Source**


**Other Studies**

**Description**

Style : Free Style
Two storey flats, former residence

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

**References**
unknown
**Identifer**  "The Rand"

**Formerly**  unknown

**Address**  29 Marine Parade  
ST. KILDA

**Constructed**  1917

**Amendment**  C 29

**Category**  Residential:apartment

**Designer**  H.W. and F.B. Tompkins

**Comment**

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

Built in 1917, The Rand is one of St Kilda's earliest blocks of flats, post-dating the Majestic (153 Fitzroy St, 1912) and The Canterbury (236 Canterbury Rd, 1914) but pre-dating the boom in flat building that began in 1919. Stylistic comparison with The Canterbury suggests that The Rand may be by the same architects, H W & F B Tompkins. It too features an unusual circular turreted tower bay, which eloquently announces its important corner location on Blessington Street and its spectacular views across the bay. The window openings on both main facades are of great variety and interest, but have been very inappropriately reglazed in more recent times.

**Primary Source**  

**Other Studies**

**Description**

Style : Freestyle  
Three storey walk-up flats  
Builder: W A Tombs (?)  
Original owner: H C Bones

**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 permit No 3223 issued 3.5.17.
House
Formerly unknown

Address 32 Marine Parade ST. KILDA
Constructed 1917

Category Residential: detached

Descriptive
A symmetrical Arts and Crafts villa distinguished by its central shingled gable end and balcony surmounting a verandah supported on coupled timber columns loosely recalling Egyptian papyrus forms. The windows are bayed casements either side of the central doorway. There are decorative brackets to the upper level balcony roof and a dormer on the south side. Condition: Sound. Integrity: High.

History
In 1917, Alex Stenhouse, a merchant, sold land he owned in Marine Parade between Blessington and Wordsworth Streets. It had a frontage of about 152 feet, 60 feet of which were bought by John Taylor of the Blacksmith's Arms Hotel in Richmond.

By the end of 1917, Taylor had built three brick houses on the site, each with seven rooms and an NAV of 84 pounds. Taylor retained no.33 for himself and leased nos.32 and 31. The tenant of no.32 was a gentleman named Herman Williams.

In 1920, John McCaffrey, a civil servant, lived at no.32 by which time the NAV had risen to 100 pounds. Taylor continued as owner at the time however by 1931, the property was in the hands of the executors of J.
Sorokiewitch, formerly of Chapel Street, St. Kilda. Miss Eileen Maher occupied the house which was described as brick, 9 rooms, population 8, NAV 150 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
Attic Villa
Identifier unknown
Formerly 69 Marine Parade
Address ST. KILDA

Description
Style: Arts and Crafts, Functionalist
Attic Villa

Significance
With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its sea side context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

Primary Source

Other Studies

Description
Style: Arts and Crafts, Functionalist
Attic Villa

Comment

Heritage Precinct Overlay None
Heritage Overlay(s)

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

References
NOTES
A brick air raid shelter may still exist on the property (permit no 10945 issued 24/2/42, builder W H Langdon, Owner M Cain).
Attic Villa

Identifier: unknown
Formerly: 70 Marine Parade
Address: ST. KILDA

Description
Style: Arts and Crafts
Attic villa

Significance
With No 69 forms a prominent pair of villas overlooking the bay. Notable for its fine decorative detailing and what appears to be its original front fence and gate. Its fresh white and green colour scheme, though out of character with the original architecture, seems quite in keeping with its seaside location.

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
"Garden Court" Flats

**Identifier**  
Unknown

**Formerly**  
Unknown

**Address**  
73 Marine Parade  
Elwood

**Constructed**  
1940

**Amendment**  
C 54

**Comment**  
New citation

**Category**  
Residential: apartment

**Designer**  
J.H. Esmond Dorney

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

What is Significant?
Garden Court at 73 Marine Parade, Elwood, is a two-storeyed gable-roofed rendered brick apartment building in a simplified Functionalist style, with stark and volumetric form and ribbon windows, tempered by more conventional elements such as standard windows and a hipped roof. The flats were designed in 1940 by noted local architect J H Esmond Dorney as a speculative project for his father-in-law, estate agent John R Lambie.

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

Why is it Significant?
Aesthetically, the Garden Court is significant as an fine and intact example of a block of flats designed during the Second World War, a time when architects invariably reverted to a simpler interpretation of the Functionalist style that combining typical details (ribbon windows, stepped facades, etc) with more conventional elements (hipped tiled roofs, standard windows, etc). Architecturally, Garden Court is significant for its association with J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania. Although less distinguished than some of Dorney’s other known Elwood projects, it nevertheless stand out in his oeuvre for its interesting familial connection and as one of the last local projects undertaken by the architect before he enlisted in the RAAF.

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

**Other Studies**
Description

Garden Court at 73 Marine Parade is a double-storey rendered brick block of eight flats, with a gabled cement tile roof. Planned on an elongated L-shape, the flats have a double-fronted street frontage, each half, in turn, divided into three stepped bays. There are bays of rectangular windows with steel-framed casement sashes (some replaced by aluminium sliding sashes); along the inner elevation, the windows are set between orange brick spandrels. There is a matching orange brick chimney at the street end, and a planter box that runs along the ground floor. There are two entrances, each providing access to four flats: one doorway about half-way down the inner façade, and another in the corner, marked by a row of three ribbon windows with orange glass. Alongside, the words GARDEN COURT appear in mild steel lettering. The flats have a plain orange brick fence along the street boundary (which appears to be contemporary with the building) and a detached brick letterbox unit (which is apparently not).

History

These flats were evidently erected during 1940, as they appear for the first time in the 1941 edition of the Sands & McDougall Directory, listed simply as Garden Court flats, with a separate entry for one John R Lambie. John Robert Lambie (1884-1972) was a local estate agent whose daughter, Marie Clarke Lambie, had married local architect J H Esmond Dorney in 1931. Towards the end of that decade, Lambie commissioned his son-in-law to design this speculative block of flats on Marine Parade. Lambie and his wife, Margaret, who had previously lived in Glenhuntly Road for most of the 1930s, subsequently moved into Flat 5 at Garden Court, where they remaining living for almost two decades thence.

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

Thematic Context

The Garden Court flats must be seen in the context of other blocks of flats that were erected during the Second World War. Although apartment development in Elwood and St Kilda still flourished during the early 1940s, design and detailing became simpler, no doubt a reflection of more careful spending and, later, limited availability of materials. Apartment blocks tended to be more conventional in form, with hipped roofs and standard windows in place of the bolder flat roofs and corner windows of the late 1930s. Some architects withdrew entirely from the Functionalist idiom, designing their flats with a tokenistic Tudor Revival influence (eg Keith Court at 27 Brighton Road, 1940-41) or even French chateau (eg flats at 39 Eildon Road, 1940-41). But even those designers who remained true to the Modernist canon opted for a simpler more watered-down style, in what has been described as Vernacular Functionalist. This is evident in a number of wartime apartments identified in previous heritage studies, including Banff at 145 Fitzroy Street (1940), Lynbrae at 193 Fitzroy Street (1940), St Germain at 68 Goldsmith Street, Elwood (1941) and the three adjacent blocks at 58-60 Queens Road, Melbourne (1940-42). An entire cluster of such flats also exists in Elwood at Southey Court (1943), one of the suburb’s few wartime subdivisions.

Recommendations

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

References

Sands & McDougall Directory, various.
A key Modernist block of flats designed by the influential architects Mewton and Grounds, 'Woy Woy' marks a critical stage in the evolution of Melbourne's residential architecture. Despite recent alterations, it remains a fine example of Functionalist style, and an exemplary contributor to St Kilda's bayside architectural character.

Primary Source

Other Studies

Description
Style: Functionalist
Three storey walk-up bachelor flats
Builder: P.C. Hattey(?)
Original owner: Marine Investments Pty Ltd

'Woy Woy' was designed in 1936 by the highly influential architect Geoffrey Mewton of Mewton and Grounds. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). A similar block was apparently planned for the rear of the allotment on Lytton St.(1) Along with 'Bellaire' at 3 Cowderoy St (q.v.), 'Woy Woy' was an influential exposition of radical Modernist ideas that had influenced Mewton when he was working and travelling in America and Europe in 1928-33.(2) The interiors were tightly planned, squeezing maximum function into minimum space. Innovations such as built-in meals nooks, for example, (which in 'Woy Woy' are, in fact, distressingly claustrophobic), were to become standard features in Australian kitchens in the Post-War period. Other experiments, such as soundproofing the timber floors with beds of concrete between the joists, perhaps did not catch on. Externally, the building was designed in a severe, functionalist style. Stripped of ornament, its architectural styling was achieved entirely through the deft manipulation of its basic geometry. Windows appeared as virtual slits in the sheer rendered surfaces, a
vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name ‘Woy Woy’ is picked out in period, almost cartoon-like, lettering. ‘Woy Woy’ has recently undergone extensive alterations and is now only reminiscent of the architects' true intentions or the authentic period style. Most of the windows have had their sills lowered by about 250mm and all have been replaced with aluminium framed plate glass. (The ground floor windows still indicate the original dimensions.) The front stairs have been extended to the rooftop, bringing with them a new window above the vertical "slit" and a new glass and aluminium canopy on the roof. The date "1936" has been added in plaster relief as a final touch. Internally there have been alterations recently and in the past, but most of the detailing remains reasonably intact. While it may be regrettable that the authenticity of such an historically important building has been compromised, it must be said that the alterations are quite sympathetic to the original scheme. They sit well within the general functionalist aesthetic and in some ways have even improved the building's appearance (at least to current tastes), and certainly its utility. The added vertical emphasis of the canopy/lookout, and the enlarged windows enhance the building's bayside character, and serve as a model for sympathetic renovation to other (preferably less important) buildings along the foreshore. As it now stands, ‘Woy Woy’ is still a highly significant building, both historically and as an important contributor to St Kilda's seaside character. As the tallest building south of Edgewater Towers, it stands out as one of the most prominent blocks of foreshore flats and probably the best post-1930 example in St Kilda.

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) Conversation with the owner, 1990.
(2) T Sawyer, "Residential Flats in Melbourne", Melbourne University Faculty of Architecture, research report, 1982.
St K C C permit No 9416 (plans missing).
### City of Port Phillip Heritage Review

**Identifier** Offices  
**Formerly** W H Butler & Company oven factory

<table>
<thead>
<tr>
<th>Address</th>
<th>Category</th>
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<td>96-98 Market St</td>
<td>Industrial</td>
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<th>Constructed</th>
<th>Designer</th>
</tr>
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<tbody>
<tr>
<td>c.1888-1889</td>
<td>unknown</td>
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<table>
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<tr>
<th>Amendment</th>
<th>Comment</th>
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<tbody>
<tr>
<td>C 52</td>
<td>New citation</td>
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<tr>
<th>Significance</th>
<th>(Mapped as a Significant heritage property.)</th>
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#### What is Significant?

The building at 96-98 Market Street is a modestly scaled bi-chromatic brick Victorian factory premises, built to the street. Erected c.1888-89 for oven manufacturer W H Butler & Company, and subsequently occupied by a series of dealers and engineers, it has a simple symmetrical façade with a central arched vehicle entrance and rectangular windows, articulated by cream brick quoining and a simple dogtooth stringcourse.

#### How is it Significant?

The former oven factory is of historical and aesthetic significance to the City of Port Phillip.

#### Why is it Significant?

Historically, the former oven factory is significant for its ability to demonstrate a particularly early phase of industrial development in South Melbourne, predating the more intensive industrial boom that followed in the early and mid-twentieth century. Originally built as premises for an oven manufacturer, it provides rare evidence of the relatively small-scaled local industries (such as soap and candle makers, etc) that once proliferated in the area in the late nineteenth century, but of which little evidence now remains. Relatively few small industrial buildings of this type now survive in the City of Port Phillip, most of them now being situated in the Port Melbourne area.

Aesthetically, the former oven factory is a representative and substantially intact example of a small nineteenth century industrial building, displaying a decidedly domestic scale and simple decorative detailing. With its symmetrical façade and bi-chromatic brickwork, this small building remains as a distinctive element in a streetscape that is otherwise overwhelmed by inter-war factory buildings.

#### Primary Source
Other Studies

Description
The former oven factory is a double-storey bi-chromatic brick Victorian factory building, erected right to the property line on Market Street. The street façade is symmetrical, comprising a wide segmental-arched vehicular entrance to the ground floor, flanked by two rectangular windows, with a row of three identical windows at the first floor level. A new doorway had since been formed at the extreme right side of the façade. All original openings have cream brick quoining; the windows have flat-arched heads, bluestone sills, and contain multi-paned timber-framed sash windows that are sympathetic but not original. The gabled roof, clad in corrugated galvanised steel is concealed by a raked parapet, articulated by a distinctive dogtooth stringcourse. The building remains in good condition, although the façade brickwork has evidently been sandblasted.

History
This modest building was evidently erected during 1888-89, as it first appeared in the Sands & McDougall Directory in 1890. The premises, then designated as 19-21 Market Street, were occupied by W H Butler and Company, styled as ‘colonial oven manufacturers and coppersmiths’. Little is known of the proprietor, William H Butler, who resided in nearby Howe Crescent North at that time. His oven-making firm was subsequently listed as Butler & Hardy in 1894-95 and, the following year, under the name of Mrs Mary A Butler, presumably William’s wife (or his widow). The factory was listed as ‘vacant’ in the late 1890s before being taken over by one F Bear, furniture dealer, who first appears in the 1901 directory. It was then occupied by Nathan Bear, described as a ‘marine dealer’, until c.1904, by which time it had been re-numbered as 96-98 Market Street. From 1905 until 1916 the factory was occupied by Park Brothers, engineers, and thence by H W Hoarse, motor engineer, until at least the 1950s.

Thematic Context
COMPARATIVE ANALYSIS
There are now relatively few surviving examples of the smaller industrial buildings that once proliferated in Port Melbourne and South Melbourne in the late nineteenth century. Broadly, the former oven factory can be compared to such buildings as the double-storey former stables at the rear of 50 Derham Street and the former T W Swindley stables at 17 Dow Street, South Melbourne (1885). The single-storey stables at 97 Cruikshank Street, Port Melbourne, erected for Robert Knight Pty Ltd, are comparable in date (c.1889), materials (face brick) and façade detailing (a central arched doorway flanked by conventional windows), if not in scale. More comparable in scale is the former Port Melbourne Coach & Lorry Factory at 25 Crockford Street (c.1880), a double-storey building that is virtually identical to 98 Market Street in its façade articulation, but slightly different in its materials (rendered masonry, rather than bi-chromatic brickwork) and decorative detailing (moulded cornices and corbels, rather than a dogtooth stringcourse).

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

References
Sands & McDougall Directory, various.
Identifier: "Spotlight" Store
Formerly: Monteath Pipe & Foundry Company factory

Address: 100 Market St
SOUTHBANK

Constructed: Early 1940s

Category: Industrial
Designer: unknown

Amendment: C 52
Comment: New citation

Significance: (Mapped as a Significant heritage property.)

What is Significant?
The former foundry complex at 100 Market Street (sometimes cited as 63-81 Cecil Street) comprises a series of lantern-roofed factory buildings clad in corrugated galvanised steel, enveloped along the street frontages by a one and two/three level red brick Functionalist-style building, with a rectilinear tower at the corner. The complex was constructed in the early 1920s for Monteath & Sons, on site occupied by the iron foundry originally established by Charles Monteath in 1882.

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

Why is it Significant?
Historically, the complex has significant associations with prominent and long-running iron-foundry firm of Charles Monteath & Son (later the Monteath Pipe & Foundry Company) and is a rare surviving example of a foundry complex. The original Monteath's foundry was established on the site from the late 1880s, with the present building complex dating from 1923-4. Although numerous foundries thrived in South Melbourne in the nineteenth and twentieth centuries, only a few (including Monteath's) remained for over fifty years. Little evidence now remains of these long-term foundries (or, indeed, any others), leaving the Monteath factory are rare evidence of this important and once-ubiquitous local industry.

Aesthetically, the former foundry is significant for its distinctive industrial form, expressed particularly through the prominent corrugated galvanised steel clad gabled bays with lantern roof forms, which are a landmark in the immediate surrounding area. Occupying a large corner site, the substantial complex includes several individually prominent elements, namely the two tall steel-clad structures that dominate the Cecil Street frontage, and the elongated three-storied brick building along Market Street that culminates in a prominent tower at the corner. Although slightly altered, the overall form of the building is still readily identifiable as fine and particularly substantial manifestation of the stark and volumetric Functionalist style.
Description

The former Monteath foundry complex on the corner of Cecil and Market Street is dominated by two original tall corrugated galvanised steel clad gabled bays with lantern roof forms extending east-west across the site. These were constructed in 1923-4 as part of the new foundry complex. Other than for the replacement of cladding and the introduction of openings in the west elevation, these are broadly intact externally, including the original steel-framed windows to the lantern.

Future development on the site should retain the pre-eminence of the two principal 1923-4 lantern-roofed building forms and in particular their presentation as viewed from the west.

A third lantern-roofed bay was added in the c.1950s and is set well back into the north-east corner of the site; this incorporates aluminium louvres to the upper wall sections and lantern.

The third lantern-roofed bay at the north-east of the site could be retained or demolished as required.

The complex is enveloped by a brick building extending along both the Cecil and Market Street frontages. Constructed as part of the original complex of 1923-4, this building retains its original utilitarian single-storey parapeted form along Cecil Street, but has been substantially altered at the corner and on the Market Street elevation where major additions were made in the 1950s, following the closure of the foundry. These additions comprise a second level on the Market Street frontage and a rectilinear corner tower. The upper floor addition along the Market Street façade retains original fixed and casement sashes (ie:1950s), however, the elongated steel-framed sashes of the tower element have been replaced by aluminium-framed windows. The ground floor facades to both the Cecil and Market Street frontages have been extensively altered in works undertaken in the 1960s, 1980s and later and retain little or no evidence of the original (1920s) facade treatment or the placement or form of the openings.

Development guidelines:

Though extensively modified, the brick building wrapping around the Market and Cecil Street frontages of the site was part of the original planning of the site and should preferably be retained, at a minimum as a single-storey masonry form. The building has been extensively altered and further alterations could be undertaken if required.

History

The large industrial complex on the corner of Market and Cecil Streets was constructed in c. 1923-4 as the new premises of Monteath & Sons, iron founders.

Born in Falkirk, Scotland, in 1829, Monteath arrived in Australia in 1878 and, four years later, established a foundry in Moray Street, South Melbourne. As his obituary noted: “He had been connected all his life with the iron trade in his native town and in Glasgow. He started the business now known as C Monteath & Sons in Moray Street [and] the expansion of the business necessitated removal to Cecil Street, where the well-known foundry is carried on”. This new site, developed from c.1888, can be seen on an MMBW map (c. 1900), which shows a large and elongated timber building fronting Market Street (listed in directories as No. 112-116), joined at the rear to a smaller timber building fronting Cecil Street (listed as No. 63). The remainder of the present site was then occupied by rows of single-fronted brick or stone terraced dwellings. The firm of Monteath & Sons flourished for decades. A surviving example of the firm’s catalogue (c.1890), held by the State Library of Victoria, illustrates the wide range of ornate cast iron friezes, brackets, spandrel, balcony railings, cresting, finials, gateposts and lampposts that would have been available to architects during the prosperous Land Boom period. Monteath’s firm also made the distinctive cast iron pissoirs, surviving examples of which still dot the streets of central Melbourne. Monteath died in 1902, but his foundry thrived well into the twentieth century.

During the 1920s the name of the firm was changed from Monteath & Co Pty Ltd to Monteath & Sons Pty Ltd. A new and expanded foundry complex was constructed on the north-east corner of Cecil and Market Streets in 1923-24, after the former foundry buildings and residences at 63-81 Cecil Street and 100-116 Market Street (all owned by JC and JH Monteath in 1923-4) were demolished.

The foundry was closed and Monteaths went out of business in 1948. Since this time, original 1920s
COMPARATIVE ANALYSIS

Peter Milner notes that, from 1858 to 1940, there were 560 engineering firms in South Melbourne, including iron founders. Of these, 60% existed for under a decade, and only 7% for over fifty years. Amongst this minority were eleven iron founders, including Monteath & Sons along with Cochrane & Scott, 152 Sturt Street (1880-1950), Johnson’s Tyne Foundry, Yarra Bank South (1869-1970), Sloss & Sons, 27 Queensbridge Street (1854-1904), Forman’s Yarra Boiler Works, 67 Normanby Road (1854-1933) and John Danks & Sons, 28-46 Queensbridge Street (1852-1984). These once substantial complexes, however, have been virtually obliterated by subsequent twentieth century development. The site of the celebrated Danks foundry, for example, now forms part of the Crown Casino complex. Today, few sites are even identifiable except for the so-called Foundry Site Park on the corner of Park Place and Gardner Place, South Melbourne.

Recommendations

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

References

"Death of Mr C Monteath, snr", South Melbourne Record, 26 July 1902.
"Foundry closes because of operating difficulties", Commonwealth Engineer, 1 June 1948. p 450.
The Record, 29 July 1902, 17 October 1925
B Carroll, Hurry Back: An Illustrated Centenary History of Mayne Nickless, Mayne Nickless, Melbourne, 1986
City of South Melbourne rate books, various years
Sands & McDougall Directories, various years
House

Formerly: unknown

Address: 2 Marshall St, SOUTH MELBOURNE

Description

Original Use: Residence
Date of Construction: 1882 (1)
Architect: Possibly Sydney W. Smith (2)

In 1882 a two-storey brick building was erected on the corner of Marshall and Daly Streets as the residence of the Rev. William Potter, the editor of 'The Record' newspaper (3). The residence was built in the same year as the newspaper's office next door (q.v.). Its N.A.V. in 1882 was £120 (4) while by 1884 it was listed as having eleven rooms and an N.A.V. of £130 (5). In the early 1890s 'The Record' moved to new premises in Bank Street and its rival, The Courier, occupied the Dorcas Street printing office (6). Subsequently the residence in Marshall Street became the property of the Colonial Mutual Insurance Company and was tenanted by William Good, a draper (7). A public auction in 1973 resulted in the purchase of the building by the Victorian Housing Commission (now the Ministry of Housing) and it now forms a part of the Emerald Hill Conservation Area.

In keeping with the offices next door, the house is elegantly and atypically designed with a strong interplay of render decoration on monochrome brick walls. It has a symmetrically composed tuckpointed Hawthorn brick

Address: 2 Marshall St

Category: Residential:detached

Designer: Sydney William Smith?

Significance: (Mapped as a Significant heritage property.)

2 Marshall Street is of significance as the house built to accommodate the editor of 'The Record' newspaper, whose offices were built next door in the same year. In its design it is of significance for the distinction of the detailing of the front façade, gaining a status reflecting that of its original occupant.

Primary Source


Other Studies

Description

Original Use: Residence
Date of Construction: 1882 (1)
Architect: Possibly Sydney W. Smith (2)

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In keeping with the offices next door, the house is elegantly and atypically designed with a strong interplay of render decoration on monochrome brick walls. It has a symmetrically composed tuckpointed Hawthorn brick
façade set hard onto the line of the pavement, and is embellished with restrained render mouldings to the
doors and window openings. The façade has five window openings, four of which are tripartite units of double
hung sash windows. All have simple rendered architraves, and those to the ground floor are surmounted by
small decorative scrolls. The whole is however, dominated by the central front door, with its semicircular
fanlight, sidelights and render hood moulding. The façade is the only one of its type in South Melbourne and
is very unusual within Melbourne generally and has great elegance despite its very small scale.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1 National Trust of Aust. (Vic.), ‘Research into former Record Newspaper Residence…’; 4 June 1976
2 Smith was responsible for the design of ‘The Record’s’ new printing offices at 259 Dorcas Street
   (Refer Citation No. ) and it is possible that he also designed the adjoining editor’s residence. Smith
   was also the Town Surveyor (1864-1884) involved with the redevelopment of the Emerald Hill
   Estate.
3 National Trust of Aust. (Vic.), loc.cit.
4 ibid.
5 City of South Melbourne Rate Books, 1884/85
6 Refer Citation No. for 259 Dorcas Street
7 National Trust of Aust. (Vic.), loc.cit.
Residence Identifier: unknown
Formerly: 34 Mary St, ST. KILDA

Description
The residence at 34 Mary Street, St Kilda, was erected in 1896 for Albert A. Pitt, an electrical engineer. It is a small, single storey, rendered brick residence. The heavily decorated front facade is asymmetrical with a projecting side bay featuring two arched windows, fluted corinthian pilasters and an entablature with festoons, rosettes and paired consoles and a pediment over. The entablature continues along the facade as the top parapet, above a verandah which exhibits elaborate cast iron valancing and cast iron columns and vermicated quoin work emphasises corners and openings. The original cast iron fence and gate is intact.

Intactness
This residence is substantially intact.

Significance
(Mapped as a Significant heritage property.)
This residence is an archetypal example of the ornate Victorian style used for a small residence. It appears that this residence was designed by the same architect as that at 23 Loch Street as it displays an identical entablature.

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

Other Studies

City of Port Phillip Heritage Review

Identifier: Residence
Formerly: unknown

Address: 34 Mary St, ST. KILDA
Category: Residential: detached

Constructed: 1896
Designer: unknown

Amendment: C 29

Comment

Heritage Precinct Overlay: HO3
Heritage Overlay(s):

Description
The residence at 34 Mary Street, St Kilda, was erected in 1896 for Albert A. Pitt, an electrical engineer. It is a small, single storey, rendered brick residence. The heavily decorated front facade is asymmetrical with a projecting side bay featuring two arched windows, fluted corinthian pilasters and an entablature with festoons, rosettes and paired consoles and a pediment over. The entablature continues along the facade as the top parapet, above a verandah which exhibits elaborate cast iron valancing and cast iron columns and vermicated quoin work emphasises corners and openings. The original cast iron fence and gate is intact.

Intactness
This residence is substantially intact.

History
see Description

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

References

References
St Kilda Study. Investigation Project, Department of Architecture, University of Melbourne, 1979.
Rate Book, City of St Kilda, 1895: vacant land; 1896, 4165, Albert A. Pitt, electrical engineer, 0 & 0, 45 pounds.
Residence Identifier: unknown
Formerly 38 Mary St
Address ST. KILDA
Description Style: Arts and Crafts
One storey residence
Significance 36 and 38 Mary Street appear to have been erected concurrently and together form an interesting pair differing slightly from each other in selected details but not, it appears, in plan form. No. 38 is the more interesting of the two, chiefly for its Ipswich style window on the gabled projection to the street elevation.
Recommendations A Ward, Port Phillip Heritage Review, 1998 recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References

Amendment C 29
Comment
Significance (Mapped as a Significant heritage property.)

Category Residential: detached
Designer unknown

Address 38 Mary St
ST. KILDA

Prior Source

Description
Style: Arts and Crafts
One storey residence

History see Description

Thematic Context
unknown

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

References
Residence
Formerly unknown

Address 44 Mary St
ST. KILDA
Constructed c. 1900, 1924
Category Residential: detached
Amendment C 29

Significance (Mapped as a Significant heritage property.)
This substantial Federation period residential complex is in intact condition, and incorporates distinctive attic additions dating from 1924 and undertaken by important architect H V Gillespie. The building's plan form and appearance responds to its prominent corner location, with the main verandah, front door and entrance hall addressing the gate at the street intersection and the largely symmetrical side elevation to Canterbury Road finely composed with a pair of gables separated by an arched recessed porch. The fine, profiled brick and render boundary fence, remarkable garage with its overtly Anglo Dutch decorated gable and acroteria, and the conservatory and garden layout all are in an intact condition and contribute to the building's significance. The attic additions comprise an additional bedroom, sleepout and a billiard room (complete with dais), and were constructed to the designs of the architect H.V. Gillespie for the then owner H.L.E. Lovett. The corner bay windows ignore the simple hipped roof composition of the original building and the materials used, such as the timber shingles, derive from Interwar Arts and Crafts practice. The eccentricity of this detail and the low proportions of the windows themselves are all characteristic of Gillespie's work and important to the character of the addition.

Primary Source

Other Studies

Description
Style: Queen Anne, 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
NOTES
St K C C building approval No. 5603 for plans dated November 1923, for 1924 additions.
Residence Identifier unknown
Former
14 Maryville St
Address
RIPONLEA
Description
See also Los Angeles / Glen Eira Road conservation area.
The original front fence remains and is unusual in design, being brick piers with timber infill panels and art deco style metal grilles to each bay.
This house is a surprisingly late example of this style, which characterises the second half of the 1920’s.
Various new windows have been fitted internally and the eastern and southern walls roughcast rendered in contrast to the original pargeting wall finish. Otherwise the building is reasonably intact, retaining original door handles.
History
see Description

Significance
This house is a distinctive and late design in the Spanish Mission style, of particular note for internal detailing including the arched recesses to either side of the lounge fireplace, various internal arches and the fittings to the main rooms. The original bathroom wall tiles remain in the shower and bath recesses. The external detailing includes a pergola on piers lining the side public laneway and Spanish tile roof. The planning is also of interest.

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

Other Studies

Address 14 Maryville St
RIPONLEA

Category Residential:detached

Designer Alder and Lacey

Comment
(Mapped as a Significant heritage property.)

Amendment C 29

City of Port Phillip Heritage Review
Thematic Context
unknown

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

References
City of St. Kilda building permit records, no. 8496 granted 28/2/1934, contains working drawings and specification, Alder and Lacey Architects and Consulting Engineers, E. Ollson builder - Appendix.
The house at the rear of the “Cricketers Arms Hotel” at number 26 McCormack Street was built in 1879, two years after the hotel. It is historically and aesthetically significant. It is historically significant (Criterion A) as the house of the publican whose name was given to the street which it faces. It is aesthetically significant (Criterion E) as an understated villa in the Georgian mode, the understated facade treatment and absence of a verandah being redolent of the Georgian Style and early Victorian domestic forms. In these respects the house is unusual in Port Melbourne.

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

Description
A mid Victorian two storeyed face brick villa, formerly stuccoed but now sand blasted and having two windows upstairs with cement sills and two windows downstairs with bluestone sills and a front door. There is a plain brick string course and a corrugated iron clad hipped roof with a chimney. A recent verandah has been removed. Condition: Sound. Integrity: medium, stucco removed, later double hung windows, recent windows on east side.

History
George Thomas Potter of Sandridge paid one hundred and eighty pounds for a parcel of land of twenty four perches on 24th September 1873. The land on which the house was built, Lot 12, Section 50, was subsequently sold to Thomas McCormack on 31st October 1873. Thomas
was an Irishman from Cork who came to Port Melbourne in 1861, living in Railway Place. The land was vacant until Thomas built the six roomed brick house for his family residence in 1879 and lived there until his (and his wife and several childrens') death in 1891, the year of the influenza epidemic. Thomas appears to have collected properties in Port Melbourne from his arrival in the area and it is believed that he may have used the property for a dairy and there were stables on the property up until 1893. At his death Thomas, a list of properties were up for sale owned by he and his wife Catherine including a row of houses around the corner in Bridge Street (numbers 53,55,57,59 and 63) and 26 McCormack Street was listed as renting weekly for 8 shillings per week. The house was subsequently owned by the McCormack family sons until 1914 when it passed to the Doig family who owned it until 1925. The McCormack family still owned and resided in the hotel at the rear of the house until 1940. After remaining vacant in 1926, the Peterson family owned the house until 1943 followed by the Bone/O’Connor family until 1974. After the Bone/O’Connor family left in 1974, the house became derelict until about 1982. In 1982 it was leased and operated as a collective art gallery known as the “McCormack Gallery” that only lasted a short few months. The house remained on the title of the land of the hotel until February 1986 when two titles were issued, with a right of way down the eastern boundary ostensibly to be used as a fire escape for the hotel. Legend has it that this strip of land was used as a quick getaway for police raids on the hotel relating to SP bookmaking activities. Subsequent to the title change, the house was owned by a builder who renovated it internally in 1986 as a residence and subsequently sold it. After a couple more owners, it was again sold to an enthusiastic renovator and in 1998 it was significantly modified both internally and externally. This was just prior to the area being classified under a Heritage Overlay, and the works were overseen by the well-known architect Graeme Gunn. External modifications to the dwelling at the rear were made as well as the addition of side and rear windows and front entrance modifications.

**Thematic Context**

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

**Recommendation**

It is recommended that the current Nil contributory rating as identified on the Port Phillip Heritage Policy map be changed to Significant based on the fact that the residence has been identified for 10 years with a Heritage Citation and it is the only remaining heritage building in the street segment. (Note this occurred with Amendment C70)

**References**

3. Valuation Books of the Borough of Port Melbourne and City of Port Melbourne
5. Planning and Building Files of the City of Port Phillip 1986, 1998
6. Certificate of Title for 26 McCormack Street, Port Melbourne
8. City of Port Phillip Heritage Review, 2005
60 McGregor Street is one of the more substantial Edwardian houses in Middle Park and it has a relatively unadorned confidence of design in comparison with other houses in the area. The whole is dominated by the corner entrance porch with its arched openings edged with bullnose bricks. Within this there are three doors with very fine Art Nouveau leadlight glazing and an encaustic tile floor. The remainder of the building has quite plain red brick walls with the main decoration having been applied to the groups of three double hung sash windows in the projecting gable unit, the rough cast render above them and the roughcast and moulded render to the chimneys. The roof has been reslated and it is possible that it also had decoration, in the form of terracotta ridging.

Significance (Mapped as a Significant heritage property.)
60 McGregor Street is of significance as a prominent departure from the norm of the Edwardian housing stock throughout the Albert Park area. Its restraint from over-embellishment is substituted by powerful massing.

Primary Source

Other Studies
Recommendations
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 Based on stylistic considerations
Identifier Store
Formerly Hart and Company Pty. Ltd.

Address 21-27 Meaden St
SOUTH MELBOURNE

Constructed 1930's

Category Industrial

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The former Hart and Company Pty. Ltd. Store at nos. 21-27 Meaden Street, South Melbourne is understood to have been built during the 1930's. It is of interest as an inter war industrial building, once common place in the area.

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

Other Studies

Description
A large corrugated iron clad industrial building characterised by two shallow gable ends facing Meaden Street with timber and steel framed windows and two roller shutter doors and a single sliding door to Meaden Street. The lettering: "Nathan Blight Customer Car Park" has been pained out on the façade. There are red brick party walls at the north and south ends and a corrugated iron clad wall facing the railway line. Inside there are unusual slotted metal parallel chorded roof trusses.

Condition: Sound. Integrity: High.

History
Meaden Street was built to provide access to the triangular shaped area near the junction of the Port Melbourne and St.Kilda railway lines. It was low lying land prone to flooding, however subsequent filling made it suitable for industry.

Meaden Street was listed in the Sands and McDougall directories by 1911 however at that time, the east side was undeveloped. Twenty years later there were factories on both sides, the east side being further developed in the mid 1930's when the furniture makers E.& E.Jansen built a factory and Hart and Co. P/L built a store, both buildings being erected at the south end of the street. They were listed in the Sands and
McDougall directories for the first time in 1936, at which time the neighbouring factories were Brolite P/L (storage), W.H.Johnson, Jams P/L (jam manufacturers) and Brolite P/L, (lacquer manufacturers). Brolite at the north end of the street and Johnson continued production from these premises in the 1960’s.

In 1941, from the north end the occupants of the buildings were Brolite, Johnson, the Defence Department (bulk storage depot in the store and former furniture factory) and Maxim Engineering, which was occupied by Presha Engineering Co. in 1942 and the Army in 1943. The Army continued to be listed in these three buildings in 1950. In 1951, they were returned to civilian use and were occupied by Doyles Free Stores, Sheffield Platers P/L and Dunne and McLeod (storage). The last named site at the south end of the street was the factory of Melbourne Rope Works in 1960.

**Thematic Context**

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

**Recommendations**

Nil.

**References**

MMBW litho plan no. 19, c.1894.
### Flats

**Identifier**  
Flats

**Formerly**  
unknown

**Address**  
4a Meredith St  
ELWOOD

**Constructed**  
1934

**Amendment**  
C 29

**Category**  
Residential: apartment

**Designer**  
James H. Wardrop

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

A conventional block of flats notable mainly for the extremely elaborate brickwork of its window surrounds. Located at the intersection of Meredith and Ruskin Streets, it is also of importance as a streetscape element. Following a pattern that characterises its precinct, its more pronounced architecture and its two storey, corner block form give special definition and atmosphere to the intersection amidst the otherwise single storeyed streets. The brickwork is well preserved in its raw state; the rest of the building has been painted several shades darker than its likely original scheme, and an anachronistic fence has been added to the corner of the block.

**Primary Source**

**Other Studies**

**Description**

Style : Vernacular  
Two storey walk-up flats  
Original owner: A. King

**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 8677.
Identifier Residence
Formerly unknown

Address 20 Meredith St
ELWOOD
Constructed 1915
Amendment C 54

Category Residential:detached
Designer unknown

Comment Incorporated within the Addison Street/ Milton Street Precinct

Significance (Mapped as a Significant heritage property.)

A well preserved two storey residence on the corner of Meredith and Addison Streets featuring, among many fine architectural elements, a most attractive asymmetrical shingled gable. Its western facade, as a whole, is notable, and, in conjunction with the buildings on the other corners, contributes greatly to the special charm of this intersection.

Primary Source

Other Studies

Description
Style: Arts and Crafts Two storey residence
Builder: Pike and Christian

Pike and Christian designed and built the attic villa on the diagonally opposite corner of Meredith and Addison Streets at the same time. Estimated cost of No 20: 625 pounds; of No 15: 700 pounds.
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 2717 issued 2/9/15.
**Identifier**  "Hartpury"

**Formerly**  unknown

**Address**  9 Milton St
ELWOOD

**Constructed**  1865/66

**Category**  Residential:detached

**Amendment**  C 29

**Comment**

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

Hartpury and the buildings on its site together form a most unusual development in Melbourne and illustrate the various phases in the development of this part of St Kilda. Hartpury itself is an early surviving St. Kilda mansion, extensively upgraded in the later 19th century and home then of a Victorian Premier. During the 20th century the building was converted into a private hotel, whilst flats were built on the site. The resultant development is rare if not unique in Melbourne for the early 20th century. Features of Hartpury include surprisingly elaborate perforated cornices. The fabric is surprisingly intact in terms of 19th century work, though the main stair was installed during the 20th century, probably as part of the 1938 alterations (Architect D.F. Cowell Ham).

**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 Hartpury Court

Crouch and Wilson were most probably the Architects for Hartpury, having designed F.G. Smith’s house of 1885 on the other side of Milton street (demolished) and called tenders in the same year for a house for H.S. Smith, the original owner though in Toorak. Directories show no H.S. Smith living in Toorak or anywhere in Melbourne around this time.

**History**

see Description

**Thematic Context**
Recommending

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

References

BIBLIOGRAPHY

City of St. Kilda building permit records:

-no. 5454 granted 11/9/1923, Hartpury Court flats.

-no. 10,060 granted 5/9/1938, alterations to Hartpury, includes specification (D.F. Cowell Ham Architect).

City of St. Kilda Rate Books, various years:

Michael Cannon (ed.), 'Victoria's Representative Men at Home', Today's Heritage, Melbourne, not dated, vol. 1, pp. 50-51, Hon. William Shiels M.P., 14/Jan/1904 (Shiels was Premier of Victoria when living at Hartpury) - Attached.


J.E.S. Vardy surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne 1873, map no 10 South Ward - Appendix.
"Hartpury Court", (Hartpury Group, Garage & assoc. Flats)

Formerly unknown

Address 11 Milton St
ELWOOD

Constructed 1923

Amendment C 29

Category Residential: apartment

Designer Arthur W. Plaisted

Heritage Precinct Overlay None
Heritage Overlay(s) HO190

CULTURAL SIGNIFICANCE

Hartpury Court is an important, comparatively early block of flats built in a 20th century Elizabethan style. In the quality of its external detailing as well as the detailing and planning of the flats themselves, the building is one of the finest of its type in the State. Externally each part of the two main facades, each entrance and stair well, is detailed differently. Likewise each pair of flats is different from the next. Advances of the time include garbage shutes and built-in cupboard units with drawers, separating the dining room and kitchen, opening to either side.

EXTENT OF SIGNIFICANCE (SEE ALSO 'HARTPURY')
The entire building, garage building, glasshouse, foot entrance structure with attached trellis along the Milton Street frontage.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Remains of the old croquet lawn and tennis court, both part of the flat development. Hartpury itself. Garden.

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

Primary Source

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

Description
Style: Old English
Two storey walk-up flats
Builder: W.B. Plaisted
Original owner: Frank S. Goon
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1923 - last months (building permit granted 11/9/1923)(1).

ORIGINAL OWNER
Dr. Frank S. Goon(1).

ARCHITECT
Arthur W. Plaisted(1).

BUILDER/ ARTISANS
W.B. Plaisted(1) builder.

LATER ADDITIONS/ ALTERATIONS
Verandahs filled in.

DESCRIPTION
Construction of the flats is in rendered brickwork with a flat tile roof. Half timbering and exposed brickwork is used in some locations. Windows are generally timber, leadlight to the north and east facades and multi-pane top over clear lower sashes to the other (rear) facades. The principal room internally has a bracketed shelf, exposed beams with an egg and dart cornice and an exposed brick fireplace.

Each flat is the same as the one above, but different to those adjacent, some with an extra bedroom. The dining room opens off the lounge area and the kitchen off it with separate rear access. A passage gives access to the bathroom and bedrooms. There is a basement laundry at the rear of the building.

The garage is constructed in brick with a tile roof, the glasshouse in timber and the foot entry structure in timber with a flat tile roof.

CONDITION
The building is in good condition, though neglected. Some ridge capping tiles are missing. The glasshouse and garage have not been well maintained, but are in reasonable condition.

ORIGINAL USE
Rented flats.

PRESENT USE
Rented flats.

INTACTNESS (February, 1984)
The buildings are substantially intact. Several of the verandahs have been filled in and the flats generally have been redecorated, exposed woodwork internally often having been painted. The glasshouse (is) essentially intact.

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

History
Hartpury Court was built in 1923 for the then owner of Hartpury, Frank S. Goon, by W.B. Plaisted. Architect Arthur W. Plaisted designed the flats, positioning them along the Western boundary of the site. A croquet lawn was established in the space between the two buildings, with a tennis court south of the old house. The small glasshouse is in between the flats and the tennis court.

(David Bick, St. Kilda Conservation Study, 1985)
Thematic Context
unknown

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

References

NOTES
National Trust listing for 9 Milton St.

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 5454, site plan only.

OTHER
A.W. Plaisted's interest in new styles is reflected by an article he wrote 'Spanish Mission Design for Australia'
(in 'The Australian Home Builder', 15 June, 1925, pp. 26-7, 46.)
**Identifier**  
Flats

**Formerly**  
unknown

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<thead>
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<th>Category</th>
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<td>Designer</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address**  
17a Milton St  
ELWOOD

**Constructed**  
late 1930's

**Amendment**  
C 29

**Comment**

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

A representative example of walkup flat development of the late 1930s, this building is of significance primarily for the size of the development, its symmetrical arrangement around an unusually large central court, its contribution to the Tennyson and Milton Street streetscape at this key corner and for its intactness. The gardens, hedge and fence contribute to the character of the development.

**Primary Source**


**Other Studies**

**Description**

Style: Vernacular  
Three storey walk-up flats

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

unknown
Identifier: Flats
Formerly: unknown

Address: 41 Milton St
ELWOOD

Constructed: late 1920's

Category: Residential: apartment
Designer: unknown

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
This block of flats is of typological and stylistic importance. Aspects of the design which contribute to its typological significance include the strong expression of the side access porches and bold central loggia. The clear expression of these components help to make this a model example of the side access flat type. The Mediterranean style of the building is evident in the arched loggias to the east facade, the arched entrances to the sides, the rough rendered finish and the distinctive cross motifs to the heavy, rendered balustrades. The intactness of the building contributes to its significance and intact elements include the low original fence and hedge. The building is prominently located on the corner of Milton and Southey Streets and is a landmark in the area.

Primary Source

Other Studies

Description
Style: Mediterranean
Two storey walk-up flats

Comparable examples of the side access stair type with central loggias include 15 and 17 Wimbledon Avenue.

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
Identifier          "Waiora"
Formerly            unknown

Address             5-5a Mitchell St
                    ST. KILDA
Constructed         1930

Category            Residential:apartment
Designer            unknown

Significance         (Mapped as a Significant heritage property.)
A fine and representative example of a multi-unit residence, with two flats designed to look like a single
dwelling. The building is in fine intact condition, and the position of the structure hard on the footpath makes it
an important part of the Mitchell Street streetscape.

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
"Birnam" Apartments

Formerly unknown

Address 15 Mitford St
ST. KILDA

Constructed 1918

Category Residential:apartment

Designer unknown

Significance (Mapped as a Significant heritage property.)
The apartment building "Birnam", at 15 Mitford Street, St. Kilda, was built for Alex Murie, the chemist, in 1918. It is historically and aesthetically important (Criteria A and E) for its capacity to epitomise the halcyon years of apartment building in St. Kilda, the treatment of the Arts and Crafts theme being especially picturesque.

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

Other Studies

Description
A picturesque two storeyed Arts and Crafts apartment block exploiting motifs characteristic of the period and including the arch, inverted to form balustrades, and further re-iterated in the curved shingled balcony. The shingled gable end is also characteristic as is the use of rough cast in conjunction with face brickwork and the cartouche with the apartment name "Birnam" in raised cement. Chimneys are tapered and there is a side staircase to the upper level units. Condition: Sound. Integrity: High, upper level balcony glazed in.

History
In 1916, Clara and Miriam Polack purchased land on the west side of Mitford Street between Blessington and Dickens Streets, from the executors of J. Manson. The land had a frontage of 41 feet and an NAV of 14 pounds.

The following year, A. Murie of Barkly Street, St. Kilda, acquired the land and in 1918 had a building consisting of four brick flats erected. They were occupied by Frederick De Valle, (gentleman), Ralph Isaacs, (dentist), Alex Murie, (chemist) and Edward Wilson, (gentleman).

In 1919, Llewellyn Robinson of Ascot Vale purchased the property, which was named "Birnam". Robinson
lived on the premises. He continued as owner/occupant in 1935 and the other three flats continued to be let.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV. MMBW litho plan no.48, undated.
Residence (See also Air Raid Shelter)

Identifier: unknown
Formerly: 23 Mitford St
Address: ST. KILDA
Description: One storey residence and air raid shelter
Style: Arts and Crafts
Original owner: Mrs Sicree

Significance:
A representative example of an interwar bungalow in the Arts and Crafts style in fine intact condition. This property is, however, primarily of significance for the World War Two air raid shelter that survives in its back yard.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

This house and site exemplify a better than average residence of the early 1920's, whilst the air raid shelter (dealt with separately) is very rare and important. The nature of this property illustrates that St. Kilda was a prestige residential suburb then.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source:

Comment:
(Mapped as a Significant heritage property.)

Address: 23 Mitford St
ST. KILDA
Constructed: 1921-1941
Amendment: C 29
Category: Residential:detached
Designer: Edwin J. and C.L. Ruck

Description:
One storey residence and air raid shelter
Style Arts and Crafts
Original owner: Mrs Sicree

The whole is surprisingly intact, complete with established trees, original front fence and garden layout. The air raid shelter was constructed on the old tennis court.

Benjamin Davis built this house for himself in the last months of 1921, to design of Edwin J. and C.L. Ruck, Architects.
History
see Description

Thematic Context
unknown

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

References
BIBLIOGRAPHY
City of St. Kilda building permit records, no. 10,739 granted 13/2/1941, includes working drawings
City of St. Kilda building permit records, no 4570 granted 9/8/1921, includes working drawings
### Identifier
Air Raid Shelter (Second World War)

### Formerly
unknown

### Address
23 Mitford St  
ST. KILDA

### Constructed
1941

### Category
Residential:detached

### Designer
Engineer: David V. Isaacs

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

#### CULTURAL SIGNIFICANCE
This structure is an extremely rare, privately built, full air raid shelter from the Second World War. It is completely intact. Only a couple of in-ground, concrete air raid shelters were built in Melbourne at the end of 1940. The most elaborate survivor is almost certainly that constructed for the late Dame Merlyn Myer at Cranlana in Toorak. The Mitford Street shelter is slightly smaller and differs in internal arrangement, having bunks instead of just seats. Both merit addition to the Historic Buildings Register, due to their rarity and illustration of the particular social conditions then. They contrast with alterations to existing buildings, of which there were a few at the same time (two in St. Kilda).

#### EXTENT OF SIGNIFICANCE
Entire structure and immediate surroundings.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE
Whole property, including site, house and established trees.  
(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
The air raid shelter at 23 Mitford Street is a barrel vaulted reinforced concrete structure measuring ten metres long and two metres high. It includes air locks at each end, and consists of a main entry at the foot of the stairs and an escape hatch in the toilet compartment, three pairs of bunks, a hand basin, two folding benches
and food containers (1). The shelter is located in the back yard of an 1920s bungalow in fine intact condition. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

See also residence and grounds, 23 Mitford Street

DATE OF CONSTRUCTION
1941 - from middle of February (1).

ORIGINAL OWNER
Mrs. Sicreel.

ARCHITECT

BUILDERS / ARTISANS
Pollard Brother(1).

LATER ADDITIONS / ALTERATIONS
None - intact.

DESCRIPTION
This air raid shelter measures 31 feet (9.4 m) long by 5 feet (1.5 m) in width. It is 7 feet (2.1 m) high to the top of the semi-circular ceiling. There are locks at each end, one to the main entry at the foot of the stairs, whilst there is an escape hatch in the toilet compartment at the other. There are three pairs of bunks down one side, each with its own ladder. On the other side are a hand basin and two folding benches.

INTACTNESS
This shelter is totally intact, complete with all equipment including tins for supplies. There has been various damage due to water penetration and the mattresses and two wire bunk bases have gone. (David Bick, St. Kilda Conservation Study, 1985)

History
Davis V Isaacs, consulting engineer, designed this air raid shelter for Mrs. Sicree in December, 1940(1). Construction began in February, 1941(1). Pollard Brothers were the builders(1). The property remains in the hands of the Sicree family to this day, no doubt the reason for the intactness of the shelter, constructed on the old tennis court. (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
City of St. Kilda building permit records, no. 10,739 granted 13/2/941, includes working drawings
(David Bick, St. Kilda Conservation Study, 1985)

NOTES
(1) Sally Heath, 'Seeing out the Bombs in Style', Emerald Hill, Sandridge and St Kilda Times, 7 May 1987
SKCC Minutes, 10 February 1941
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)
Identifier "Saret"
Formerly unknown

Address 31 Mitford St
ST. KILDA
Constructed 1930

Category Residential:detached
Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
A refined example of a large Mediterranean style residence. The comparatively large grounds surrounding the house, the fine wrought iron gates, the fine roman brick piers, the glass and gold leaf signage and the pantile roof all contribute to the character significance of the house.

Primary Source

Other Studies

Description
Style: Mediterranean
Two storey residence

History
see Description

Thematic Context
unknown

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

References
**City of Port Phillip Heritage Review**

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**Address**  
32 Mitford St  
ELWOOD

**Constructed**  
1917-18

**Category**  
Residential: detached

**Designer**  
Unknown

**Amendment**  
C 29

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

**Significance**
The Marks house at Mitford St, Elwood is significant to the City of Port Phillip because:
- it is associated with the noted commercial figure of Henry marks whose name is linked with some of the earliest furniture businesses in the Colony (Criterion H1);
- it is a relatively well preserved Federation Bungalow style house, with associated attic form, leadlights, and window bays, which is distinguished by the columnated entry porch (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

**Other Studies**

**Description**
This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with shingling, truncated ribbed chimneys, front and side bay windows, leadlights, columnated entry porch, and terra-cotta Marseilles pattern tiles. A number of additions have been made to the roof.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Cheyne house which is similar in design and era. This is an isolated group among other later development.
History
The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8
room house until c1925 (RB 1917-18, 5416; RB 1926-7, 6791). Typically there were 5-6 people living in the
house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner
was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan.
Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the
listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged
69, the son of Barnett & Esta or Esther (nee Nathan) (Macbeth). Esther had died in 1933 aged 63.
The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers
business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the
1850s when he started off with Solomon & Co (Sutherland: 712). Marks claimed in the 1880s to have one of
the largest warehouses of that type in the Colony and stated that he had invented time-payment method of
purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era,
and lived in Dickens St, St Kilda, prior to building this house (D1910: 1246). In the mid 1930s, David
Marks, a manager lived in one of the flats.
The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era (D1910: 1142).

Thematic Context
Making suburbs

Recommendations
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme.
Identified as a Significant Heritage Place on the City of Port Phillip
Heritage Policy Map.

References
VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
Sands & McDougall 'Melbourne Directory' (D);
Sutherland, A. 1888, 'Victoria & Its Metropolis';
Macbeth 'Pioneer Index Victoria 1836-1888'.
Cheyne house

Identifier  Cheyne house
Formerly  Unknown

Address  36 Mitford St
ELWOOD
Constructed  1920-1
Amendment  C 29

Category  Residential: detached
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
Cheyne house in Mitford St, Elwood, is significant to the City of Port Phillip because:
- it is a relatively well preserved Federation Bungalow style house, with associated leadlights, distinctive sleep-out porch and window bays (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

Other Studies

Description
This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with bay windows, leadlights, distinctive side sleep-out verandah and terra-cotta Marseilles pattern tiles. A ruinous shed is at the rear. Fence is new.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Marks house which is similar in design and era. This is an isolated group among other later development.
History
The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8 room house until c1925 { RB 1917-18, 5416; RB 1926-7, 6791}. Typically there were 5-6 people living in the house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan. Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged 69, the son of Barnett & Esta or Esther (nee Nathan) { Macbeth). Esther had died in 1933 aged 63.

The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the 1850s when he started off with Solomon & Co { Sutherland: 712}. Marks claimed in the 1880s to have one of the largest warehouses of that type in the Colony and stated that he had invented time-payment method of purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era, and lived in Dickens St, St Kilda, prior to building this house { D1910: 1246}. In the mid 1930s, David Marks, a manager lived in one of the flats.

The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era { D1910: 1142}.

Thematic Context
Making suburbs

Recommendations
G Butler, Port Phillip Heritage Review, Version 3, 2001 recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
Identified as a Significant Heritage Place on the City of Port Phillip Heritage Policy Map.

References
VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
Sands & McDougall 'Melbourne Directory' (D);
Sutherland, A. 1888, 'Victoria & Its Metropolis';
Macbeth 'Pioneer Index Victoria 1836-1888'.
Identifier  "Poets Corner"
Formerly  unknown

Address  38 Mitford St
ELWOOD

Constructed  1939

Category  Residential:apartment

Amendment  C 32

Designer  unknown

Comment  Landscape assessment

Significance  (Mapped as a Significant heritage property.)
A large three storey block of flats given significance by its prominent location at the head of the Southey Street and Mitford Street intersection and its dominant position as part of a group of flats, all of similar design and dating from the late 1930s, in Southey Street, Avoca Avenue and Avoca Court. The plain Vernacular Functionalist form of the building responds to its wedge shaped site with the simple gesture of the rounded corner at the north end of the site. The lettering to the facade, the articulation of the steel framed windows, the curved corners to the brickwork, the use of render bands to highlight the form of the building and the low matching fence are all characteristic of the Functionalist design idiom and contribute to the buildings significance.

The planting of a Bhutan cypress and two Italian cypress at 38 Southey Street is historically and aesthetically significant to the locality of Elwood.

Primary Source

Other Studies

Description
Style : Functionalist
Three storey walk-up flats
One mature Bhutan cypress (Cupressus torulosa) and two Italian cypress (Cupressus sempervirens) associated with apartment building.

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

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

References
unknown
Identifier: "Las Palmas"
Formerly: unknown

Address: 43 Mitford St, ELWOOD

Constructed: 1927

Amendment: C 29

Comment:

Significance: (Mapped as a Significant heritage property.)
Number 43 Mitford Street is of importance as a fine, typical example of a three storey flat block in a stripped form of the Spanish Mission style, which forms part of a prominent group of four flat blocks (numbers 39, 43, 45 and 47) of a similar period in this part of Mitford Street.

Primary Source:

Other Studies:

Description:
Style: Mediterranean
Three storey walk-up flats

History:
see Description

Thematic Context:
unknown

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

References:
Identifier  "Santa Fe"
Formerly  unknown

Address  45 Mitford St
ELWOOD

Constructed  1925

Category  Residential: apartment

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)

"Santa Fe" is of significance as a fine example of a 3-storey flat block in the Spanish Mission style. The twisted baroque columns, parapet details, cross motifs to the balustrades, original front fence and sympathetic landscaping contribute to its character and significance. The building also forms the focus for a prominent group of four flat blocks of a similar period in this part of Mitford Street (numbers 39, 43, 45 and 47).

Primary Source

Other Studies

Description
Style : Spanish Mission
Three storey walk-up flats

History
see Description

Thematic Context
unknown

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

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

This structure is one of the small group of suburban scale buildings from this period with a flat roof. It may well be the only block of flats from this time with such a roof. Until a comprehensive evaluation of these flat roofed buildings in Victoria is undertaken, it is not possible to state exactly how rare or otherwise it is. Hence it rated as being of Possible Future Significance (P.F.S.). The external design otherwise is unusual and portends the so-called modern design of later periods, though probably not intentionally. Leadlight windows are the one nostalgic element in the external design of what is one of the earliest surviving suburban blocks of flats in Melbourne.

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

**Primary Source**


**Other Studies**

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

**Description**

Style : Arts and Crafts
Two storey walk-up flats
Original owner: Mrs Clark

(ROBERT PECK VON HARTEL TRETHOWAN CITY OF ST KILDA, TWENTIETH CENTURY ARCHITECTURAL STUDY, 1992)

The building contains one flat to each floor, the upper one having its entry at ground level, into a stair well. Schreiber and Jorgensen were the Architects, their client being Miss Clark. The estimated cost was £900 and construction took place in the latter half of 1917.

(David Bick, St. Kilda Conservation Study, 1985)
History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit No. 3324 issued 17/7/1917.

BIBLIOGRAPHY
City of St Kilda building permit records, no. 3324, granted 17/7/1917
The building at 83-85 Mitford Street, Elwood, comprises a semi-detached pair of dwellings on a corner site, articulated as a single large bungalow-style house on a T-shaped plan. Of brick construction, it has a clinker brick plinth with roughcast-rendered walls above, and a broad gabled roof of cement tiles. There are prominent gabled bays to three sides, with small entry porches at the junctions. The house was evidently erected c.1924.

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

Why is it Significant?
Aesthetically, the house is significant as a representative and substantially intact example of a semi-detached bungalow-style house, articulated a single dwelling. This sub-set of inter-war duplex housing is quite common in Elwood, and this house, with its clinker brick plinth, rendered walls and minimal decorative detailing, can be considered as a typical example, rather than particularly distinguished one. Nevertheless, its T-shaped form, with gabled bays to three sides, is neatly revealed by its corner siting, and the house consequently remains as a prominent element in the streetscape, and forms an appropriate termination to the edge of heritage overlay area HO7.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description
The building at 83-85 Mitford Street, Elwood, comprises a semi-detached pair of dwellings on a corner site, articulated as a single large bungalow-style house on a T-shaped plan. Of brick construction, it has an
unpainted clinker brick base plinth with a roughcast rendered finish above. The broad gabled roof is clad in cement tiles, with board-lined eaves on timber brackets, and three squat roughcast-rendered chimneys. The Mitford Street frontage is symmetrical, with a large gable-end bay that (apart from the change in front fence) does not actually articulate the separate dwellings. Each half has a pair of timber-framed double-hung sash windows with clinker brick sills, quoined reveals and leaded glazing. A brick stringcourse, since overpainted, extends between the springing points of the gable.

To the side of each house, the sloping roof extends to form a small porch, set well back from the street, which is supported on a capped rendered brick pier. A splayed wall marks the front doorway, which retains original panelled timber door and is flanked by small windows, also with leaded glazing. The side elevations each have another gabled bay, similarly detailed to that on the Mitford Street front although that to No 83 has a half-timbered gable rather than a rendered one. The two houses are otherwise virtually identical, except that No 83 retains its original cement tiles while No 85 has been reclad in new cement tiles of a slightly different design.

**History**

The semi-detached dwellings at 83-85 Mitford Street are first recorded in the Sands & McDougall Directory for 1924 as two of ‘three houses being built’ on the west side of Mitford Street, between Milton and Gordon streets. The following year, these three houses were identified as Nos 93, 97 and 99 – renumbered as 79, 83 and 83 by 1930.

The house at No 97 (now 83) was originally occupied by Horace W Bird, described in electoral rolls as a manager, and his wife Jessie, who remained listed in directories at that address until 1928. The adjacent house at No 99 (now 85) was initially occupied by Cyril Shaw, a printer, and his wife Amelia. They remained there until 1932. Both houses were then occupied by a succession of relatively short-term tenants.

**Thematic Context**

Single-storey semi-detached pairs of dwellings can be articulated in several ways. During the inter-war period, it was atypical for each half to be expressed as a discrete dwelling, with disparate detailing and articulation (eg the quirky example at 22-22a Foam Street, Elwood). More commonly, they were as symmetrical pair, each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can be seen in several fine examples in the Hammerdale Avenue Precinct, namely 11-11a Hammerdale Avenue (in an unusual Spanish Mission style) and 2-8 Jervois Street.

When adopting the bungalow style, however, such houses were often ‘disguised’ as a single detached house, typically with a prominent gable-ended bay to the street that often makes no attempt to express the physical division between the two halves. There are numerous examples throughout Elwood, including several on the north side of Mason Avenue (Nos 6-8, 22-24 and 34-36), and others that have been designated as significant or contributory buildings within heritage precincts, such as 4-6 McRae Street and 20-22 Byron Street. These, like 83-85 Mitford Street, are all simply representative of their type and era. Conversely, an example at 17-19 Havelock Street, St Kilda, stands out above the norm for its particularly fine decorative detailing, acknowledged by its inclusion in the City of Port Phillip Heritage Study (2000) as an individual heritage place.

**Recommendations**

Recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a significant building within the Elwood, St Kilda, Balaclava, Ripponlea heritage precinct (HO7).

**References**

Sands & McDougall Directory, various.
This Californian style bungalow forms a pair with number 88 and is notable for the exquisite refinement of its detailing, including the carefully proportioned windows with their elongated sills and canopies, the fine articulation of the brickwork bands to the gables and plinth and the tiny pebbles carefully set into the render of the tapering piers of the verandah piers. The contradiction between the supposedly robust and natural Californian style and the delicate handling of materials displayed here is one of the most notable characteristics of the building. The building is intact though the front fence is not original. See also number 88 Mitford Street.

Primary Source

Recommendations
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
These houses show stylistic similarity to designs by an architect whose name is currently unknown, but may be R. Levy, refer 60 Glenhuntly Road, 25 Mitchell Street, 311 Orrong Road and 79 Park Street.
Residence Identifier  
Formerly unknown

Address  
88 Mitford St  
ELWOOD

Constructed  
c1920's

Category  
Residential: detached

Amendment  
C 29

Designer  
See notes

Comment

Significance  
(Mapped as a Significant heritage property.)
This building forms a pair with the Californian style bungalow at number 86. Like number 86, this building is notable for its exquisite detailing, including the tiny divided lights of the upper portion of the bay window, the careful brick detailing of the plinth and around the entrance arch, and the fine timber brackets to the eaves. Together, these buildings are a case study in the difference between the Arts and Crafts and Californian styles, with the understated references to classicism and arched porch integral to the volume of the building of number 88 contrasting with sweeping horizontal elements, Japanese stylistic references and compound form of number 86. Number 88 is in intact condition. See also number 86 Mitford Street.

Primary Source

Other Studies

Description
Style: Arts and Crafts  
One storey residence

History  
see Description

Thematic Context
unknown

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

References

NOTES
This building shows stylistic similarities to the work of an architect whose name is currently unknown, but may be R. Levy. Refer 60 Glenhuntly Road, 25 Mitchell Street, 79 Park Street and 311 Orrong Road.
Identifier  House
Formerly  unknown

Address  96 Mitford St
ST. KILDA

Constructed  1917

Category  Residential:detached

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The house at no. 96 Mitford Street, St. Kilda, was built for the civil engineer, William Kennaugh, in 1917. It is a representative substantial Federation villa of its period, demonstrating the area's attraction to the middle classes following the opening of the electric tramway service from St. Kilda station in 1906 (Criterion A).

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

Other Studies

Description
A red brick Federation period villa with half timbered gable ended wings having curved window bays and a dominant dormer window at the intersection of the roof gables. The window heads and dormer have shingle cladding and there are curved and fretted brackets supporting the overhanging gable ends. There is a small verandah protecting the entry small arched window alongside.  Condition: Sound.  Integrity: High, recent sympathetic front fence and possibly in the vicinity of the entry.

History
At the early Crown land sales, Hugh Glass bought several portions including portion 116 consisting of about 5.5 acres and was bounded by Mitford, Byron and Tennyson Streets. In 1880, this land was vacant and had been acquired by W.J.T.Clarke.

By 1916, the land had been sold in large portions and 275 feet of it facing Mitford Street between Byron and John Streets was vacant and owned by T.H.Hardman of the Fitzroy Racecourse, St.Georges Road, Northcote.

In 1917, William Kennaugh purchased 100 feet of this land from Hardman. By the end of the year, Kennaugh, a civil engineer, had built for his residence a brick house with seven rooms and an NAV of 60 pounds. At the
time, the street number was 134.

Kennough continued as owner/occupant in 1920, however by 1931, ownership had passed to Mrs. Kennough who leased the house to Michael Gordon, a gentleman. By then, the street number was 96 and the NAV had risen to 120 pounds. The house continued to be described as “brick, seven rooms”.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
Residence

Formerly 17 Monkstadt Avenue

Address

17 Monkstadt Avenue
RIPONLEA

Construct 1934

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
Part of the Los Angeles Court / Glen Eira Road conservation area, this house is one of a group in varied architectural styles, all built during the same period as a result of the closure and subdivision of Brunning's Nursery in 1926.

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

Other Studies

Description
This house was constructed in the middle of 1934 for E. Jenkins by L.S. Nichols Pty. Ltd., builders also of number 16 Monkstadt Avenue as well as numbers 5 and 15 Los Angeles Court.

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. 8532 granted 4/4/1934, includes working drawing.
Residence
Formerly unknown

Address 19 Monkstadt Avenue
RIPPONLEA

Constructeda 1932?

Amendment C 29

Category Residential:detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
This house forms part of a group of houses of varying styles and types erected following the closure and subdivision of Brunning’s Nursery in 1926, all part of the Los Angeles Court / Glen Eira Road 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 see Significance

History
The records are not clear, but this house appears to have been built in the latter half of 1932 by and for G. Dance and Son builders.

Thematic Context
unknown

Recommendations
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. 8092, granted 23/7/1932.
**Identifier**  Residence  
**Formerly**  unknown

**Address**  20 Monkstadt Avenue  
RIPPONLEA  
**Constructed**  1931

**Category**  Residential:detached  
**Designer**  unknown

**Amendment**  C 29

**Comment**

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

Of architectural interest individually, this building forms part of a group of houses of varying architectural styles and types constructed following the closure and subdivision of Brunning's Nursery in 1926, now a key element in the Los Angeles Court / Glen Eira Road 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**

see Significance

**History**

H. White and Son built this house for R. Sidebottom in the latter half of 1931.

**Thematic Context**

unknown

**Recommendations**

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. 7936, granted 22/6/1931.
Residence Identifier
Formerly unknown

Formerly 22 Monkstadt Avenue
Address
RIPPONLEA

Description see Significance

Significance Part of a group of houses illustrating the variety of architectural styles and types during this period, all constructed as a result of the closure and subdivision of Brunning's Nursery in 1926, this house is of interest also for some of its detailing, including bands of tiling and columns framing the main windows internally. It 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 see Significance

History
C. Menero built this house for Ross Grey Smith early in 1929.

Thematic Context
unknown

Recommendations
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. 7404 granted 29/1/1929.
**Residence Identifier**  
Formerly  
unknown

**Address**  
23 Monkstadt Avenue  
RIPPONLEA

**Constructed**  
1932

**Category**  
Residential: detached

**Designer**  
unknown

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

This 20th century Elizabethan style house forms part of the Los Angeles Court / Glen Eira Road conservation area and is one of a group of houses in varied architectural styles all constructed during the same period as a result of the closure and subdivision of Brunning's Nursery in 1926. Construction of this building took place in the last months of 1932 and the house as built did not have the front verandah or sleepout over the garage, which were added in 1939.

**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**
Deakin and Murick built this building for D.J. Ferrier.

**Thematic Context**
unknown

**Recommendations**
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. 8122 granted 9/9/1932, includes working drawing; no. 10,372 granted 29/8/1939 includes working drawing for the additions.
City of Port Phillip Heritage Review

Place Name: Dunlop Pneumatic Tyre Company
Factory
Other names: Dunlop Rubber Company

Citation No: 2134

Address: 66 Montague Street and 223-229 Normanby Road, South Melbourne

Category: Industrial

Style: Edwardian

Constructed: 1913

Designer: Unknown

Amendment: C29, C117

Comment: Updated Citation

Heritage Precinct Overlay: None

Heritage Overlay(s): HO218

Graded as: Significant

Victorian Heritage Register: Recommended

Significance

What is Significant?

The former mill of the Dunlop Pneumatic Tyre Company at the corner of Normanby Road and Montague Street, South Melbourne, was built in 1913, and stands as a four storey brick industrial building with additional levels added in recent decades.

How is it Significant?

The Dunlop Factory is of historical, aesthetic (architectural), social, and scientific (archaeological) significance at the local level to the municipality.

Why is it Significant?

The Dunlop Factory is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate an aspect of the former Dunlop complex at this location in South Melbourne, recalling its pre-eminence as the Municipality’s largest employer as well as the years during which South Melbourne was a hub of Melbourne’s industry. It is the last of more than twenty buildings that made up the industrial complex, and the principal mill, which was given prominence in the company’s advertising, letterheads and other promotional material.
The place is also historically significant as physical evidence of the major change from steel wheeled horse drawn vehicles of the 19th century to the rubber tyred motor vehicles of the twentieth century, as well as the rise of the pneumatic tyred bicycle as a significant form of personal transport in the period 1880s to 1930s (Criterion A).

It is also historically significant as an especially rare building type, being one of only two multi storey manufacturing plants in Port Phillip (with the Laconia Woollen mills) and perhaps a dozen such buildings left in Melbourne (Criterion B).

In this respect it also helps interpret a past way of life through the strong link which once existed between residential location and place of employment. It is aesthetically important (Criterion E) as a rare example of multi storeyed industrial architectural form which demonstrates manufacturing practices at a time when industrial processes employed large numbers of workers on cramped sites readily accessible by public transport. It is important from this viewpoint also on account of its prominence which is symbolic of South Melbourne's industrial past.

The place is of Social significance (Criterion G) as it fills in connecting the much changed local community to its historical past. Although the connection between current residents and the old industries is waning as the demographics of Port and South Melbourne changes, social significance remains though the local attachment to the area's history. For example South Melbourne footballer Tommy Lahiff, made the point that: "...you were either a wharfie or you worked in one of the factories. Swallow and Ariell's, Kitchens, Dunlops, Laycocks". (Lahiff, 1991) The involvement of the Port Melbourne Historical and Preservation Society in documenting and celebrating the industrial history of Port Melbourne, and more recently framing submission to the Fishermans Bend URA process, demonstrates this social significance.

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**Thematic Context**

*Victoria's framework of historical themes*

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

*Port Phillip thematic environmental history*

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

**History**

The early 20th century saw some dramatic expansion of industry in the South Melbourne and Port Melbourne area, partly as a result of government stimulus programs and then for the war effort itself. Port Melbourne prospered as an industrial location in the mid twentieth century. Amongst the factories established in the 1920's were the works of the engineering company, Malcolm Moore Pty. Ltd. on Williamstown Road from 1927, Kellow-Faulkner had its showrooms on City Road, the Union Can Company, and the Dunlop Pneumatic Tyre Company, which erected a vast factory complex straddling Normanby Road and Montague Street in 1901. The Southbank foundries, carriage builders and engineering works gave rise to local the automotive industry, with various motor car showrooms, Holden and other body builders spreading down City Road. Bicycle makers such as Malvern Star were also focussed in this area. Along with the increasing demand for rubber tyres and the advances in pneumatic tyres, these and more distant manufacturers could be reached by the immediately adjacent railway goods yards.

This was also an area of working class housing, particularly the Montague area, which was to become a slum in hard times, and the more established Sandridge and Emerald Hill districts, ensuring an available local workforce. Streets and housing were confined to an area south of City Road in 1866. The area to the north...
was low lying and swampy and was not developed at the time. Subsequent, draining and filling enabled development of the area to begin in the 1870's. (Parish Plan, 1866)

John Boyde Dunlop patented the pneumatic tyre, initially for bicycles in 1888, and contracted to the first factory for its manufacture in 1889. By 1902 it had its own manufacturing subsidiary, Dunlop Rubber Co. Ltd, in Birmingham. Dunlop and his partner William Harvey du Cros, (businessman and president of the Irish Cyclist's Association) formed the Pneumatic Tyre and Booth's Cycle Agency in 1889 and then the Dunlop Pneumatic Tyre Co. Ltd in Dublin to acquire and commercialise Dunlop's patent for pneumatic tyres. Commercial production began in late 1890 in Belfast, and rapidly grew to meet demand. Dunlop assigned his patent to Du Cros in return for 1500 shares in the new company. Dunlop Tyre opened divisions in Europe and North America in the 1890s, and a branch office and factory in Melbourne, Australia in 1893. The English subsidiary was established in 1896. Despite sales success, financial difficulties, led to the selloff of its overseas operations including the Australian division during 1899 to a Canadian consortium, which incorporated it as the Dunlop Pneumatic Tyre Company of Australasia Ltd. (Oldbike blog)

References


ANU Archives http://digitalcollections.anu.edu.au/handle/1885/48352


eMelbourne Encyclopaedia, Dunlop Pneumatic Tyre Co.
http://www.emelbourne.net.au/biogs/EM00493b.htm

Kowsky , Francis R. Daylight Factory Style: An International Style Substyle,
http://www.buffaloah.com/a/archsty/daylight/index.html

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.19, c.1894.


Parish Plan South Melbourne, Sheet 2. PMHS.; Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section


Tommy Lahiff, quoted in “They can carry me out” Memories of Port Melbourne, (1991), p.57. cited in Port Phillip Heritage Review Vol 1, p.52

Ward, Andrew, Port Phillip Heritage Review, Version 6, 2006 Prepared for the City of Port Phillip, revised 2011

Description

The surviving Dunlop Tyre Factory building consists of four original storeys with two additional levels added set back from the parapets. The internal structure is partly brick load-bearing walls and columns and presumably steel-framed with fire-proofing cover of brick and cement cladding. Original large timber-framed windows are in place, but have been painted over, and heavy mesh screens installed.

There is evidence of former bridges that linked the building with other now demolished elements of the Dunlop complex, in the form of projecting concrete beam ends, blocked up openings, and bolted brackets
to the external walls. The tower with surmounting flagpole is an important element; this would have housed the dust extraction equipment, which was a critical component of the noxious and fibrous processes which occurred in the building.

An off-form concrete-walled lift well has been added on the west side, two extra levels, set back from the parapet, have been constructed on the roof, presumably with alterations to the bearing beams and posts.

**Comparative Analysis**

The Dunlop rubber mill is a distinctive type of manufacturing building, developed in the late nineteenth century and prominent in the first half of the twentieth century, known as a ‘daylight factory’, characterized by exposed rectangular frames usually of reinforced concrete, but sometimes brick, with glass mostly replacing solid exterior wall materials. (Kowsky) While the multistorey textile mills of northern England provided the genesis, it was the US Automotive industry which perfected the type, with Albert Kahn’s Highland Park Ford plant (1908-10) in Detroit considered the type site. (Archive for Albert Kahn)

In Victoria, large multistorey factories were rare, the IXL Jam Factory in South Yarra, Bryant & May and Rosella in Richmond, several of the boot and shoe factories in Collingwood, and some of the later textile mills were built in this form, with three or four floors. However, these still did not have the very large glazed areas which characterise the daylight factories. The British United Shoe Machinery Co in Fitzroy, is perhaps the closest to the daylight factory model, and most comparable to Dunlop, (apart perhaps from the Geelong Ford Factory (almost certainly and off-the-shelf Albert Kahn design), but is somewhat later – built in 1938.

The Dunlop Factory and Laconia Mill, are therefore among the earliest multistorey ‘daylight factories’ in Melbourne.

**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 B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

**Recommendations**

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

- Nomination to Victorian Heritage Register

Ward, Andrew *Port Phillip Heritage Review*, 1998 recommended inclusions:

- Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
Primary heritage study

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

**Other heritage studies**

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Ward, Andrew, *City of Port Phillip Heritage Review*, 1998
**Identifier** | Houses  
---|---  
**Formerly** | unknown  

### Address
- 83-89 Montague St, 108-116 Gladstone Street  
SOUTH MELBOURNE  

### Constructed
- 1935-40  

### Category
- Residential: attached  

### Designer
- unknown  

### Heritage Precinct Overlay
- None  
### Heritage Overlay(s)
- HO131  
- HO132  
- HO133  
- HO134  
- HO135  
- HO197  
- HO198  
- HO199  
- HO200  

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

The duplex houses at nos. 83-89 Montague Street and 108-116 Gladstone Street, South Melbourne, were built with assistance from the South Melbourne City Council to the standard designs of the State Savings Bank in 1937-40. They are historically important (Criterion A) for their capacity to demonstrate the South Melbourne Council's commitment to assisting families into better housing at a time when no other councils were similarly engaged. They reflect a locally experienced concern that was ultimately to be met by the State Government through the Victorian Housing Commission established in 1938. The duplex are of architectural interest as examples of State Savings Bank houses funded under the Bank's credit foncier scheme and comparable with the Garden City flats built by the State Savings Bank up to a decade earlier.

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

### Other Studies

### Description
A group of single storeyed duplex dwelling units with red brick dados of varying heights and unpainted rough cast walls with cement tiled hipped roofs. Each duplex unit is divided down the centre beneath the dominant hipped roof and there are side entrances, the facades being occupied by groups of double hung windows. The eastern most unit in Gladstone Street consists of half of a duplex against a recent industrial building whilst its walls are all constructed completely of red brick. Condition: Sound. Integrity: High.

**History**

Public welfare housing came to the fore in the 1930’s eventually giving rise to the establishment of the Victorian Housing Commission in 1938. During 1936-37 the Housing Investigation and Slum Abolition Board surveyed Melbourne's inner suburbs with a view to identifying examples of inadequate housing. South Melbourne was recognised as having areas of sub-standard housing; problems related to zoning, building regulations and flooding among the issues to be addressed in order to improve living conditions.

The Council resolved, under the terms of the “Housing and Reclamation Act”, to embark upon its own public housing project, the “Gladstone and Montague Streets Reclamation Scheme”. It entailed the acquisition and demolition of 21 sub standard homes, the draining and raising of the land and its re-subdivision for a planned nine duplexes.

There were conditions attached to the purchase of the land, including an agreement to build a State Savings Bank home. Five designs were offered from which to choose. Unfortunately the result was that those who were in greatest need of assistance could not afford to participate. The Council was criticised, but eventually the building of the houses was commenced.

The land was part of Block 57A and had frontages of about 432 feet to Gladstone and 85 feet to Montague Streets. It was not recorded in the 1936-37 Rate Book as it was possibly still Council owned and deemed “exempt”, the houses themselves being erected in 1935-36.

By December 1937, six houses had been erected including the two duplexes on the east side of Montague Street. They were all of brick with five rooms and an NAV of 40 pounds. The owner/occupants of the Montague Street houses were Albert Scanlon (engineer) at no.83, Cyril Johnson (driver) at no.85, Anne Barnes (home duties) at no.87 and Desmond North (engineer) at no.89. The two houses in Gladstone Street were unnumbered. They were owned by Adam McLean, a railway employee and Maurice Young, a newsagent.

Nos. 110 and 112 in Gladstone Street were completed in 1940 and occupied in 1941 by Henry Fielding (no.110) and Edward Henley (no.112). Nos.106 and 108 were built in 1942 and occupied the following year by Oscar Anderson (no.106) and Ernest Lester (no.108). In that year, Mrs.Loughrey moved into McLean’s house.

**Thematic Context**

4. Building settlements, towns and cities. 4.1.2 Making suburbs. 4.4 Living with slums, outcasts and homelessness.

**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. These properties are included on the Victorian Heritage Register as follows: 108 Gladstone St.: H834, no. 110 Gladstone St.: H835, no.112 Gladstone St.: H836, no. 114 Gladstone St.: no.H837, no. 116 Gladstone St.: H838, no. 83 Montague St.:H830, no.85 Montague St: H831, no. 87 Montague St.: H832, no. 89 Montague St.: H833.

**References**

South Melbourne Rate Books: 1934-38. VPRS 8264, PROV.
Sands and McDougall Directories: 1937-1943.
Heritage Council Files for above buildings.
MMBW litho plan no.19, c.1894.
With the population increase in South Melbourne during the 1880s, the need for a further school in the area was felt and later that year the site in Montague Street was purchased(3). The school opened in advance of the extant buildings, and in 1886 a building was leased from the St. Barnabas Church of England(4) to accommodate the new school, called State School No.2784(5). Having an estimated total enrolment of 718 students(6) the school's first head teacher was H.T. Tisdall(7). In 1888, increased enrolments prompted the letting of a contract for a new brick school building(8) and it was the Public Works Department's Central District Assistant Architect, G.W. Watson(9), who prepared the "...adventurous plan"(10) of State School No.2784. In the following year the school was transferred to its new building(11).

With retrenchments in the public services during 1894 the Montague Street school was made an adjunct of State School No. 1253(12) in Dorcas Street (q.v.)(13), while in 1917 No.2784 became a Domestic Arts
School(14) which was later transferred to the City Road State School (q.v.)(15).

The building remains substantially intact except for the window openings that, like nearly all the schools in the area, appear to have been enlarged in the Edwardian period. The building does however remain intact in its form, being long and low, and despite the symmetrical arrangement onto Montague Street, it is most picturesque in effect. The central building has a hipped roof, from which projects a central gabled roof decorated with freestanding timbering to the gable. Surmounting this is a timber and metal-clad octagonal fleche. Two rooms flank the central building, being set back in line and with gabled roofs. All the buildings are built in red brick with polychrome horizontal bands across them and in their styling are typical of the 1880s. The reference to the, '... adventurous plan' of the school related to the wide rooms, that appear to have been made available to house the free subjects of drawing and singing introduced in the 1870s and the Montague Street school was the only school to receive this arrangement in all of its rooms.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1. L. Burchell, 'Victorian Schools', p. 139
2. ibid
3. 'History of Montague Special School, No. 2784' held in South Melbourne Local History Collection, LH: 20
4. ibid.
5. C Daley, 'History of South Melbourne'. p. 244
10. Burchell, op.cit., p. 158
11. 'History of Montague...'; loc.cit.
12. C. Daley, 'History of South Melbourne', p. 244
13. Refer Citation No. for 286 Dorcas Street
14. J.II. Boyd Girls' High School 1885-1985, One Hundred Years of Education at City Road, held in South Melbourne Local History Collection LH: 1124
15. Refer Citation No. for 207 City Road
Golden Fleece hotel

Formerly
Unknown

Address
120 Montague St
SOUTH MELBOURNE

Constructed
1872, 1880 and later.

Category
Commercial

Designer
unknown

Significance
(Mapped as a Significant heritage property.)

The Golden Fleece hotel was built in stages between 1872 and 1880 for J.E. Deeble. It was subsequently extended and later again refurbished, presumably during the inter-war period. It has historical and aesthetic significance. It is historically important (Criterion A) along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood, accessible by foot with the houses and centres of employment that it was built to serve. It is aesthetically important (Criterion E) as an example of a hotel refurbished in a manner characteristic of the inter-war period, thereby adding stylistic diversity to South Melbourne's stock of comparable corner hotels.

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

Other Studies

Description
A prominent two storeyed stuccoed Victorian period hotel with corner splay remodelled during the inter-war period, the frieze, upper level windows and chimney being exterior indicators of the building's age and the lower level windows, parapets and upper level balcony with Tuscan order columns overlooking Montague Street being indicative of the inter-war refurbishment. The parapets to Montague and Buckhurst streets have the hotel name in raised cast cement letters. Inside, the public areas have been recently refurbished.

History
Commander H.L. Cox surveyed Hobson Bay and the River Yarra in 1866. At the time Montague Street extended north as far as City Road beyond which the land was low lying and swampy, bisected and contained by the railway line to Port Melbourne. The area was subdivided from the late 1860's, although at the time, land lots were below the road levels and adequate drainage was not provided, a situation made worse by...
Section 52 was carved out of this area. Its boundaries were Buckhurst, Thistlethwaite, Montague and Boundary Streets. At Crown land sales local real estate agent William Parton Buckhurst bought numerous allotments in this section including lot 24 on the south west corner of Montague and Buckhurst Streets. By 1870, the corner portion was owned by John Edward Deeble who began developing the site, initially with a four roomed timber building to which he added a “brick bar” in 1872 named the “Golden Fleece” hotel. By 1880, the timber section of the building had been removed and the brick section had been extended to eleven rooms. Caroline Murray was the licensee. Deeble continued as the owner. At the same time, Deeble owned an adjoining brick shop which he let to the grocer, Edward Barton. It had five rooms and has since been incorporated into the present day hotel.

For a brief period in the late 1880’s when Mrs E. Strieff was licensee, the hotel was known as “Strieffs’ Hotel”, however with the next licensee, it reverted to its former name. At the turn of the century the hotel was owned by the brewer Alexander McCracken. It was described as “brick, ten rooms, NAV 150 pounds”. It had the street number 54 and was run by licensee James Burke.

Thematic Context

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

Recommendations

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

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

References

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
Hotels, Vol.2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
House
Formerly
Talbot Inn

Formerly
144 Montague St
Address
SOUTH MELBOURNE

Description
A two storeyed stuccoed mid Victorian hotel with corner splay. The upper level has round arched windows with drip moulds and a plain cornice, the corner splay being surmounted by a semi-circular pediment. The string course is dentillated and there is a small ledge above at the corner splay that may have had a cast iron railing giving visual emphasis to the main entry. At street level the openings are invariably intact although it would appear that the shop windows either side of the door, now bricked up, were provided following the closure of the hotel. Condition: Sound. Integrity: Medium.

History
In 1866, the land north of City Road was low lying and swampy. Within the decade, however, it had been drained and subdivided for housing. At the land sales, William Buckhurst, a prominent local real estate agent, bought a substantial number of allotments including lot 1 of Block 52 on the north west corner of Montague and Thistlethwaite Streets.

By 1875, James B. Lamond owned the corner lot which measured 33 by 66 feet. During that year, he erected

Significance
The former "Talbot Inn" at 144 Montague Street, South Melbourne, was built for James B. Lamond in 1875. It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E).

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

Other Studies

Address
144 Montague St
SOUTH MELBOURNE

Category
Commercial

Designer
unknown

Amendment
C 29

Comment

Heritage Precinct Overlay
None

Heritage Overlay(s)
HO203

Mapped as a Significant heritage property.

City of Port Phillip Heritage Review
Citation No: 43

Amendment C 29

Comment

None

Heritage Precinct Overlay
None

Heritage Overlay(s)
HO203
on the site a brick building with nine rooms and a bar. Lamond held the licence for the first year, thereafter leasing the business to a succession of licensees.

The Melbourne Brewing and Malting Company acquired the freehold c.1884, and like its predecessor, leased the business. During its time, the Company had only two tenants, Sarah Gaff from 1884 to 1890 and the long serving Elizabeth Green from 1891 till the pub closed in 1913. The hotel was known as the “Talbot Inn”.

Over this time, the Melbourne Brewing and Malting Company emerged as the Carlton Brewery Company. After the closure of the hotel, it retained ownership, leasing the building as a shop. In 1920, it was rented to Mrs. Mary Dawes(?) who ran a “small goods” business. At the time, the property was described as “brick, 10 rooms, population 14, NAV 60 pounds”.

In 1951, the building housed the Finnish Seamen’s Mission and currently it is a private residence.

**Thematic Context**

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

**Recommendations**

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

**References**

South Melbourne Rate Books: 1874-75, 1880-81, 1886-87, 1892-93, 1900-01, 1910-11, 1920-21. VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish Plan South Melbourne, Sheet 2. PMHS.
Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section.
“Hotels” vol 2. Port Phillip Library, Local History Collection.
Identifier: Commercial and residential complex
Formerly: Commercial, residential and industrial complex

Address: 146 Montague St, 79 Thistlethwaite St
SOUTH MELBOURNE

Category: Industrial

Designer: unknown

Comment

Significance: (Mapped as a Significant heritage property.)
The residential, retail and industrial complex at nos. 146 Montague Street and 79 Thistlethwaite Street, South Melbourne, appears to have been built as a bakery during the inter-war period. It has historical significance (Criterion A). This significance rests on its capacity to demonstrate an aspect of a past way of life in this part of South Melbourne wherein a bakery was established in a predominantly residential area to meet local needs. Today it is a prominent though indirect reference to the area's past residential character and also to past methods of food manufacture wherein local food manufacturing enterprises were customarily established to meet local requirements.

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

Other Studies

Description
An interwar period development consisting of two shops and upper level residences facing Montague Street and two storeyed industrial premises at the rear. The Montague Street buildings are in overpainted brick with metal framed shop windows and a single ingo representing an alteration to the original configuration. The upper level has casement windows, the upper sashes of which retain some leadlighting and there are capped pilasters and a curved pedimented treatment in cement to the parapet in the Arts and Crafts manner.

The rear buildings have parapeted gable ends to Thistlethwaite Street and they are separated from the main building by a pitched crossing and yard, now built in. Openings have cement lintels and some of the street level openings have been defaced. At first floor level timber windows suggest a past industrial use and there is a pulley (manufacturer's name Trevor G) and beam with doorway for loading. An overpainted sign reads “JDM Products”. 
Condition: Sound. Integrity: High.

History
The prominent citizen and real estate agent, William Parton Buckhurst, bought numerous Crown allotments in this area including those on the south west corner of Thistlethwaite and Montague Streets in Block 51. By the turn of the century, four buildings existed between Montague Street and Carrington Place. They comprised two houses, a bakery and a store in 1906 and continued to be occupied in 1934. By 1938 these places had been demolished and the area was described as nos.81-85, “vacant land” owned by Harold Charge of Camberwell.

The site was redeveloped by 1944. At that time, the cartage contractors Neal and Meighan operated their business from the new premises that had been erected there at nos.81-85. In 1973, the site was occupied by the machine merchants, Agency Sales and Service P/L (nearest Montague Street), Neal and Meighan who continued as cartage contractors, and the engineers, Premier Engineering. The addresses for these businesses were the same, 81-85 Thistlethwaite Street, this being the only property between Montague Street and Carrington Place at the time.

This locality has its origins as a residential area, the MMBW litho plan no.19 showing Thistlethwaite Street as predominantly residential and Montague Street with a mixture of residential and non-residential buildings. By 1924 no. 146 was occupied by Jno. Parry and no. 148 by R.H. Jones. By 1935-37 A.J. Herbert, the baker, occupied no. 146 and A. J. Palmer, a bookshop proprietor, occupied no. 148. In 1938, the premises now known as 146-48 were occupied by A.J. Herbert, baker and in 1951 by Unger and Aldor, pastrycooks. In 173 the proprietors were Quick Bakery and F.F. Macaroni Pty. Ltd., pastry cooks.

Thematic Context
3. Developing local, regional and national economies. 3.18. Marketing and retailing.

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

References
Rate books (1937-38, Sands and McDougall directories.)
Sts Peter and Paul Church and School

Formerly: unknown

Address: 217-239 Montague St
SOUTH MELBOURNE

Original Use: Church and School
Date of Construction: 1872, 1879, 1913(1)
Architect: T.A. Kelly, Reed and Barnes and Edgar J. Henderson(2)

Significance: The Sts Peter and Paul complex is of significance as one of the major ecclesiastical groups of buildings in South Melbourne and for the input it has had into the social fabric of the area. The church is of individual significance for its architecture.

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

Other Studies:

Description:
The site of St. Peter and Paul's Church Complex, on the corner of Montague and Bank Streets, was designated as early as 1852(3) and comprises the church, a presbytery and the parish school. The church itself was designed by T.A. Kelly and was constructed in three stages, the earliest being in 1872(4). Reed and Barnes, the noted Melbourne architectural firm(5) was responsible for the presbytery built in 1876(6). Several years later, in 1891, the parish school was established, its buildings being designed by Edgar J. Henderson.

Some well-known clerics of the church were the Rev. O'Driscoll, Dr. Graber, Monsignor Lonergan and Monsignor Collins, the latter being known in South Melbourne for more than thirty years(7). In 1870 the later notorious South Melbourne Building Society magnate Matthias Larkin(8) was the Honorary Secretary of the Committee(9).
Despite the input of several architects, this is a coherent complex of buildings. They are however, in quite contrasting styles. The Gothic revival church is a very fine basalt structure with an outstanding rose window. The effect of the church does however suffer from not having received the planned spire to the north-west corner. The school is a relatively early example of the English Vernacular Free Style and its two storeyed form is quite massive in effect being built in exposed brickwork with applied render decoration. The mid-Victorian presbytery has suffered from the alterations made to its verandah in the early twentieth century.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982
2 ibid.
3 C. Daley, 'History of South Melbourne', p 372
4 National Trust of Aust. (Vic.), loc.cit.
6 Architects Index, University of Melbourne
7 ibid.
8 M. Cannon, 'Land, Boom and Bust', p. 158
9 Daley, loc. cit.
**City of Port Phillip Heritage Review**

<table>
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**Address**
8 Mooltan Ave  
ST. KILDA

**Constructed**
1968

**Amendment**
C 29

**Category**
Residential: apartment

**Designer**
Sol Sapir, designer

**Significance**
(Mapped as a Significant heritage property.)  
A grievously ill-sited block of flats by a prominent 1960s developer, which, none-the-less, is one of the best and most important examples of its type and period in St Kilda.

**Primary Source**

**Other Studies**

**Description**
Style: Vernacular Functionalist  
Three storey walk-up flats  
Builder: North South Development Co  
Original owner: North South Development Co

This large block of flats was built by one of St Kilda's most prominent developers of the 1960s on the site of 'Mooltan', the Victorian mansion through whose grounds the Mooltan Avenue subdivision was built in the 1920s. The demolition of 'Mooltan' and the siting there of a block of flats of this scale was disastrous for this otherwise attractive street. Nevertheless, the present flats exhibit certain qualities and architectural features that make it one of the best and most important examples of its type in St Kilda. Among these are the bold massing and structural expression of its brickwork and reinforced concrete elements, the excellent garden court yard planning (and creditable internal planning as well) and its extraordinary circular entry from the footpath through its front courtyard wall. Sapir designed a number of flat blocks around St Kilda, the most prominent (and similarly problematic) being the twin tower development on the Esplanade and Alfred Square.
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 2165 (current series).
Maori Chief Hotel

Identifier

Formerly unknown

Address

117-119 Moray St
SOUTH MELBOURNE

Constructed 1875

Amendment C 29

Category Commercial

Designer M Hennessy

Heritage Precinct Overlay None
Heritage Overlay(s) HO205

Significance

(Mapped as a Significant heritage property.)

The Maori Chief Hotel is of significance as a South Melbourne landmark and as one of finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

Primary Source


Other Studies

Description

Original Use: Hotel
Construction: 1875(1)
Architect: M. Hennessy(2)

In 1867 J.Reidy was granted a licence to operate his hotel on the corner of Moray and York Streets(3), however in 1875 the earlier building was replaced. The new hotel, called the Maori Chief Hotel was designed by M. Hennessy, architect(4) who was also responsible for the design of the former 'Meagher's Family Hotel' (q.v.)(5) built in 1874, and the former 'Freer's Family Hotel' (q.v.)(6) constructed in 1875.

The Maori Chief Hotel remains as a landmark in South Melbourne, both for the dominance it holds over the corner on which it stands and for the very high quality of its detailing. It is a tall building, being three storeys and is relatively narrow. The ground floor is treated as a basement course with rustication across its render and the piano nobile floors above are enframed with composite pilasters with very fine bracketed cornice lines. The effect of this decoration is added to by the window architraves and the cast iron balconettes to the first floor level. The two decorated facades of the building are unified by the rounded corner.
History
see Description

Thematic Context
unknown

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

References
1 Architects Index.
2 ibid.
3 Cole Collection, Vol. 3, State Library of Victoria
4 Architects Index, University of Melbourne
5 Refer Citation No. for 505 City Road
6 Refer Citation No. for 159 City Road
Bell’s Hotel and Brewery
Formerly Freer’s Family hotel

Address 147 Moray St
SOUTH MELBOURNE

Constructed 1873-74

Category Commercial

Designer unknown

Significance (Mapped as a Significant heritage property.)

The building formerly known as Freer’s “Family” hotel is situated at 147 Moray Street, South Melbourne and was built in 1873-74. It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), distinguished by its façade treatment.

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

Other Studies

Description
A richly decorated two storeyed Italianate stuccoed hotel distinguished by its enrichment and the arrangement of its pilastered façade with upper level quoining and plain lower level pilasters. There is a corner splay and entry off Coventry Street, both of which are given emphasis by the treatment of the pilasters with half finials and balustrading beneath the upper level windows. The roof has bracketed eaves and there is a string course separating the upper and lower levels. Condition: Sound. Integrity: High, recent glazing to Moray Street elevation.

History
In 1855, Moray Street ended at York Street. The east side of Moray Street from Coventry Street was undeveloped as the area stretching towards St. Kilda Road formed part of a large swamp. By 1866, Moray Street extended across the swamp to City Road. By 1871, the north-east end of Moray street had been drained and Block 20 had been surveyed. At the Crown land sale, John Shearer purchased lot 1 (33 x 165 ft) and Henry Freer purchased lot 2. Freer built two four roomed brick houses on his land and in 1873 acquired
lot 1 from Shearer. In 1873, he commenced building a four roomed brick shop on part of lot 1 and a “brick bar, eight rooms” at the Coventry Street corner. The shop had an NAV of 40 pounds and the barn 100 pounds. The buildings were completed in 1874 at which time Freer leased the shop to David McClure, a grocer, and took up occupancy of the bar himself. He remained there in 1876 but by 1886 the bar was leased to William Glover. Freer retained ownership of the shop and two houses in Moray street. In that year the bar was described as having eight rooms, the shop, five rooms and the houses four rooms each. Today, Bell's hotel and Brewery includes Freer's bar and the adjoining three buildings.

**Thematic Context**

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

**Recommendations**

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

**References**

South Melbourne Rate Books: 1868-77, 1881-87, VPRS 2332, PROV.

MMBW litho plan no. 19, c.1894.
"Templemore House" was built at 175 Moray Street, South Melbourne, for Henry Freer of "Freer's Family" hotel in 1881. It is historically of interest (Criterion A) for its link with "Freer's Family" hotel at 147 Moray Street and is aesthetically representative of its period.

Historical Notes

Henry Freer was an early resident in Moray Street being publican of the "Freer's Family" hotel at no.147 Moray Street which he established in 1874. Further south between Coventry and Dorcas Streets, Freer also owned a block of land with a frontage of 18 feet to Moray Street. In 1879, it had a wood stable at the rear and an NAV of 10 pounds. In 1881, Freer built a brick house for his residence on this site. It had four rooms and an NAV of 38 pounds.

By 1886, Freer was described as a "gentleman". At the time he retained his holdings on the north east corner of Moray and Coventry Streets and resided at his house in Moray Street which was named "Templemore House". He was still in residence there in 1911.
Thematic Context


Recommendations

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

References

South Melbourne Rate Books: 1879-87, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7.1894.
Sands and McDougall directory: 1911.
Port Phillip Study: Data Sheet for 147 Moray Street, South Melbourne.
**Identifier**  Shop and Residence

**Formerly**  unknown

**Address**  206-208 Moray St
SOUTH MELBOURNE

**Constructed**  c.1880

**Category**  Commercial: residential

**Designer**  unknown

**Amendment**  C 29

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

This building is of significance for having retained in a substantially intact state, both its ground and first floor facades. The recent defacement of the ground floor joinery has greatly reduced the significance of these buildings.

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

**Other Studies**

**Description**

Original Use: Shop and Residence

This building houses a pair of shops and a residence on the second floor. The walls are clad in render, the two floors are divided by a dentilated cornice and there is a bracketed cornice above the first floor. The first floor is framed by raised quoin. It is most regrettable that the removal of the original joinery to the shop windows has recently been allowed to take place.

**History**

see Description

**Thematic Context**

unknown

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

References

unknown
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| **Address** | 244 Moray St  
SOUTH MELBOURNE |
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<td>c.1880s</td>
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**Amendment**  
C 29

**Category**  
Commercial: residential

**Designer**  
unknown

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

244 Moray Street is of significance as a substantially intact Victorian shop and residence. The retention of most of the shop window intact is integral to the significance of the building.

**Primary Source**  

**Other Studies**

**Description**

Original Use: Shop and Residence

This building appears, from its styling, to have been built in about the 1880s. The Rate Books are however inconclusive concerning its exact date and appear to record what is now this site, as having remained as vacant land and as owned by the McCracken Brewery Co Ltd, Melbourne, until at least the turn of the century (1). The rendered façade with moulded architraves and cornice and the timber framed window with a corinthian colonette forming one of the framing members, are all substantially intact and typical of the late Victorian period. The building appears to have originally had a verandah and the front door and upper section of the shop window have been altered.

**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, 1900-01
Identifier   Former Freemasons Hotel, now The Water Rat

Formerly  Druid’s hotel

Address  256 Moray St
SOUTH MELBOURNE

Constructed  1859

Category  Public

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The former "Freemasons" hotel at 256 Moray Street, South Melbourne, was built for Charles Roy in 1859. It is historically important. This importance (Criterion A) is derived from its early date and the building's resultant capacity to demonstrate an aspect of life in South Melbourne during its formative period. This capacity, however, is diminished by the low level of integrity of the fabric.

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

Other Studies

Description
A defaced two storeyed early corner hotel with corner splay, stuccoed walls, bluestone plinth and walls, mostly concealed from view, and arched street level openings with flat arched upper level windows. The street level windows and door have been rebuilt but the upper level double hung windows appear to be early. The north end side wall has a gable end and chimney at the apex and the toothed stonework at the end of the façade suggests that it once extended to form the residence of the first owner, Charles Roy.
Condition: Sound.
Integrity: Low.

History
Although Block 32 bounded by Park, Napier, Clarendon and Moray Streets was not part of the original survey of Emerald Hill in 1852, within a few years of the survey, it had been formed, subdivided and sold. Lot 1 on the south west corner of Park and Moray Streets was bought by Archibald Roy. The land passed to Charles Roy in 1858 and in the following year, Roy built on the corner site a brick and stone hotel which he named the "Freemasons" hotel. The hotel had ten rooms and a slate roof. The NAV was 176 pounds and the licensee was William Lloyd. In 1860, adjacent to the hotel in Moray Street, Roy built a stone house for his residence.
It had ten rooms and a cellar. Next to this house he built a pair of four roomed stone houses. The NAVs of these houses were 85, 22 and 22 pounds respectively. The houses all had slate roofs. A stable was listed with the hotel in 1861 and the hotel was described as a "bar, nine rooms".

Roy, a solicitor, continued to own the properties and reside next door to the hotel in 1880. In that year, Charles Johnston was the licensee of the hotel and the tenants of the houses were a mariner, William Slone and a fireman, John Price. By this time Moray Street was substantially developed and had for many years extended across the swamp to join the Sandridge (now City) Road. By 1890, boat builder James Edwards had bought the properties. The hotel at that time was named the "Druid's" and the licensee was John Cox. It would seem the main house may have been incorporated in the hotel by this stage. The pair of stone houses were let to labourers Samuel Cox and George Loder. Edwards continued to own the properties in 1900 when George Jones was licensee.

In the book "South Melbourne A History" Priestley refers to a Jem (James) Edwards as having a "Yarra boathouse near Princes Bridge which was the centre for rowing clubs and hired pleasure boats." Edwards also seems to have had a boathouse on the shore of Albert Park lake in 1870 and, in anticipation of a yacht club being formed, provided a bath, club rooms and ladies' waiting room.

**Thematic Context**

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

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

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

**References**

South Melbourne Rate Books: 1858-64, 1868, 1880-81, 1890-91, 1900-01.

MMBW litho plan no.21, dated 17.7.1894.


Identifier   Shop and Residence
Formerly   unknown

Address   300-302 Moray St
           SOUTH MELBOURNE

Constructed   c.1870

Category   Commercial: residential
Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)
300-302 Moray Street is of significance as one of the few remaining buildings that dates from the early
development of Moray Street and for being one of the humbler examples: few of which have survived. The
significance of the building is being detracted from by its bad state of repair.

Primary Source

Other Studies

Description
Original Use: Shop and Residence

The Rate Book research for this pair of shops has been inconclusive. They appear to date from no later than
the 1870s and while in a bad state of repair, are still key elements in the early fabric of Moray Street. One
storeyed and rendered, the central entrance is flanked by Doric pilasters and there is a plain rendered cornice
above. The whole is framed by plain pilasters decorated with large console brackets. The original timber
shop window remains partially intact, while the tripartite double hung sash window with colonettes between the
sashes, is intact.

History
see Description

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

References
unknown
Identifier               Shop and Residence
Formerly                unknown

Address                  315 Moray St
                         SOUTH MELBOURNE

Constructed             probably 1869

Amendment               C 29

Comment

Significance            (Mapped as a Significant heritage property.)
315 Moray Street is of significance as a substantially intact shop and residence of the late 1860s and as one of
the few remaining buildings that dates from the early development of Moray Street to have survived.

Primary Source

Other Studies

Description
Original Use: Shop and Residence

The first mention in the Rate Books of a building on this site is in 1868-69, with a three roomed brick building
and shop owned by Thomas Shaw and occupied by Thomas McGregor, a grocer (1). The number of rooms
remained consistent until 1884 (2), when it rose to eight, however this may not indicate a new or extended
building because in 1895, it again reduced to four rooms (3). Stylistically it is quite feasible that the building
dates from 1869. It is two storeyed and rendered with little applied decoration, bar moulded string courses
and a small corner pediment. The timber framed shop windows remain intact, however the doors have been
replaced. The building appears to have originally had a verandah.

History
see Description

Thematic Context
unknown
Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

References

1 City of South Melbourne Rate Books, 1868-1869
2 ibid., 1884-1885
3 ibid., 1895-1896
**Identifier**  Terrace Houses

**Formerly**  unknown

**Address**  344-346 Moray St  
SOUTH MELBOURNE

**Constructed**  probably 1873

**Category**  Residential: row

**Designer**  unknown

**Amendment**  C 29

**Comment**  

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

344-346 Moray Street are of significance as terrace houses built in a form and alignment onto the street unusual to South Melbourne. Their significance is enhanced by their very intact state.

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

**Other Studies**

**Description**

Original Use: Residences

This pair of terrace houses appears to have been built in 1873, as at that date the site is listed as having two houses on it, one five-roomed and the other six-roomed, both of brick, and owned by one George Haythorpe, who was to remain the owner until at least 1898. The design of the terrace is unusual in South Melbourne, but has equivalents in areas such as Carlton and East Melbourne. They are built hard onto the pavement and the ground floor facades are recessed behind a rendered loggia. The façade above is plain render with five rectangular architraves, the central architrave framing a blind opening and the remainder, double hung sash windows.

**History**

see Description

**Thematic Context**

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

References
unknown
House

Formerly unknown

Description

Original Use: Residence

This timber house was built in 1861 (1), and was owned and occupied by John Hemingway, a pattern maker, for at least the next twelve years (2). The house is two storeyed and built in a terrace-like form. The façade is clad in weatherboards to represent banded rustication and is decorated by a single storeyed verandah and coupled brackets to the eave. The verandah has a combination of timber and cast iron decoration in a manner typical of its date and is in an almost completely intact state except for the verandah floor that has been paved with concrete. The ground floor is outstanding in its degree of intactness with fully glazed french doors and the four panelled front door.

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, 1861-1862
2 ibid., 1873-1874
Terrace Houses

Formerly unknown

Address 348-350 Moray St
SOUTH MELBOURNE

Constructed 1860

Category Residential:row

Designer John Elder?

Significance (Mapped as a Significant heritage property.)
348-350 Moray Street are of significance as one of the earliest buildings to have been built in Moray Street, and for the substantially intact state of the early joinery to both houses. The concrete verandah floor detracts from the significance.

Primary Source

Other Studies

Description
Original Use: Residences
Architect: John Elder (?)

This pair of single storeyed terrace houses was first listed in 1860 (1) as a pair of four roomed brick houses owned by John Elder, a builder. It is very possible that Elder built and perhaps also designed, the houses. He owned the houses and occupied one, until 1884 (2). Despite the Rate Books indicating that the houses were built in the same year, there are subtle differences between their designs and these all appear to be early alterations. Both are built in tuckpointed Hawthorn bricks and No. 350 has chamfered red corner bricks. No. 348 has multipaned french doors and No. 350 multipaned double hung sash windows and a four panel door with octagonal panels. The verandah posts are in turned timber with accentuated entasis and applied Corinthian capitals. The verandah floor has been replaced by a concrete floor.

History
see Description

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

References
1 City of South Melbourne Rate Books, 1860-1861
2 ibid., 1884-1885
“Pembroke Terrace” was built in 1865 (1) and was owned by John Thomas, a ‘gentleman’ until at least 1895 (2). Thomas did not live in the terraces, and initially leased them to Benjamin Peto a compositor, James McFarlane, a civil servant and one John Stewart. The terraces are clad in render and while No. 344 has its verandah and render decoration removed, the remaining terraces have some outstanding detailing intact. The verandahs are decorated with timber to a stylistic effect typical of the 1860s and include dentils to the eave, very substantial turned timber columns and carved timber consoles and capitals. The render to the façade is fashioned with decorative architraves to the arched window and door openings and the parapet where intact has a chain-like pattern. The terracota and cream tiles to the verandahs and the cast iron fences and gates are intact to Nos. 351 and 353. No. 351 is the only terrace to retain some of its original multipaned double hung sash windows at the rear.

Significance

‘Pembroke Terrace’ is of significance as one of the earliest and most substantial buildings to have been built in Moray Street and for retaining a substantial degree of its original detailing on two of the houses. The defacement of No. 355 detracts markedly from the significance of the row.

Primary Source


Other Studies

Description

Original Use: Residences

Pembroke Terrace was built in 1865 (1) and was owned by John Thomas, a ‘gentleman’ until at least 1895 (2). Thomas did not live in the terraces, and initially leased them to Benjamin Peto a compositor, James McFarlane, a civil servant and one John Stewart. The terraces are clad in render and while No. 344 has its verandah and render decoration removed, the remaining terraces have some outstanding detailing intact. The verandahs are decorated with timber to a stylistic effect typical of the 1860s and include dentils to the eave, very substantial turned timber columns and carved timber consoles and capitals. The render to the façade is fashioned with decorative architraves to the arched window and door openings and the parapet where intact has a chain-like pattern. The terracota and cream tiles to the verandahs and the cast iron fences and gates are intact to Nos. 351 and 353. No. 351 is the only terrace to retain some of its original multipaned double hung sash windows at the rear.

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, 1865-1866
2 ibid., 1895-1896
"Park House"

Formerly: unknown

Address: 352 Moray St
SOUTH MELBOURNE

Constructed: 1856

Amendment: C 29

Category: Residential: detached

Designer: unknown

Significance: (Mapped as a Significant heritage property.)

‘Park House’ is of significance as an intact, relatively large house, built very early in the development of South Melbourne. The solidity of its fabric, being masonry rather than timber, was relatively unusual in South Melbourne at that time and adds to the significance. Its association with Lowe Kong Meng and Sir J.B. Patterson enhances the significance.

Primary Source

Other Studies

Description

Original Use: Residence
Date of Construction: 1856 (1)

The first listing of this property (2) was in 1856 when the Rate Books record John Carmichael as being the owner of a vacant eight-roomed brick building with an attic and a workhouse in the yard (3). At that date the N.A.V. for the property was £100 (4). In the following year Daniel Carmichael, presumably a close relative, became the owner and occupier of the building, by then described as being of eleven rooms and having an N.A.V. of £120 (5). A more detailed description is given in 1858 when the building is listed as having a balcony, eight rooms, a kitchen, pantry, and attic (6).

In 1860 until 1863 Lowe Kong Meng tenanted ‘Park House’, described in that year as constructed of both brick and stone and having thirteen rooms; the N.A.V. increasing again to £130 (7). Lowe Kong Meng, a most prominent member of the Chinese community in Victoria (8), was recorded as being a tea merchant and importer (9), establishing his business Kong Meng and Co. in Little Bourke Street as early as 1854 (10). With another South Melbourne Chinese community member, Louis Ah Mouy (11), Kong Meng was instrumental in
fighting against anti-Chinese legislation imposed by the British government. For his services to his community Kong Meng was honoured with the civil order of Mandarin of the blue button in 1863 by the Chinese Emperor Tung Ch’ih (12). By 1864 Kong Meng had vacated ‘Park House’ and was listed as living at 111 Albert Road, East Melbourne (13).

In 1882 (14), after a series of owners and occupiers in the 1860s and 1870s ‘Park House’ was purchased by Sir J.B. Patterson MLA, an auctioneer and speculator who became Premier in 1891 (15). ‘Park House’ was owned and occupied by Patterson until his death in October 1895 (16), when, in the following year it was passed to George Patterson, his nephew, also an auctioneer (17).

‘Park House’ remains substantially intact from the 1850s. It is a very simple two storeyed house with an attic set within the gabled roof. The only adornment of the façade is in the banded piers at each corner, the ashlar ruling in the render (now not all evident), and the fanlight, typical of its period, with fine glazing bars in a diagonal cross. The double hung sash windows remain intact with six panes of glass per sash. The verandah appears to have been a later addition/replacement, and the cast iron is almost certainly a later addition, probably of the 1870s-80s. The hoop iron fencing and the simple wrought gate do however appear original and are very rare survivors of this type of fencing in Melbourne.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), ‘352 Moray Street ..’, Building Citation
2 The address given in the 1857/58 City of South Melbourne Rate Book is for the corner of Moray and Bridport Streets (now Albert Road)
3 National Trust of Aust. (Vic.), ‘Research into ‘Park House’ ..’, 5 January 1976
4 ibid.
5 ibid.
6 ibid.
7 National Trust of Aust. (Vic.), loc.cit.
8 ADB, Vol. 5: 1851-1890, p. 106
9 Sands and McDougall Melbourne Directory, 1885
10 ADB, loc.cit.
11 ADB, Vol. 3: 1851-1890, p.19. Ah Mouy’s youngest son, Mee How, was a local South Melbourne architect, designing at least two Edwardian terrace-house rows in the Middle Park area; one in 1904 being six houses in Nimmo Street and the other in 1907 for eight houses on the corner of Armstrong and Richardson Streets
12 ADB, Vol. 5, LOC.CIT.
13 National Trust of Aust. (Vic.), loc.cit.
14 ibid.
15 ADB, op.cit., p. 415
16 ibid.
17 ibid.
Identifier  "La Mascotte"
Formerly  unknown

Address  1 Morres St
ELWOOD

Constructed  1928

Amendment  C 29

Category  Residential:detached
Designer  unknown

Significance  (Mapped as a Significant heritage property.)
One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

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 : Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

History
see Description
Thematic Context
unknown

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

References

NOTES
Refer Bick. Of further significance is the extensive and elaborate timber panelling and leadlight work of the largely intact interior.

Bick, Area 31 Appendix A91
Residence Identifier
Formerly unknown

Address 2 Morres St
RIPONLEA

Constructed 1928

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

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: Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

History
see Description
Thematic Context
unknown

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

References
NOTES
Refer Bick. Reportedly, the interior is intact but for the timber panelling which has been painted over.

Bick, Area 31 Appendix A91
Identifier  Residence
Formerly  unknown

Address  3 Morres St
ELWOOD

Constructed  1927

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

Primary Source

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

Description
Style : Vernacular
One storey residence
Builder: E Marsh
Original owner: E Marsh

History
see Description
Thematic Context
unknown

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

References
NOTES
Refer Bick. Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91
Residence Identifier
Formerly: unknown

Formerly: 4 Morres St
Address: ELWOOD

Description
Style: Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

Significance
One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very
similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with
the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and
fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber
panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality
and stems from the aesthetic variations that have been applied from house to house and the intact state of
each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

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: Mediterranean
One storey residence
Builder: E. Marsh
Original owner: E. Marsh

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
Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91
What is significant?
The house at 1 Morris Street, South Melbourne was constructed in 1855 or earlier for Stephen Dorman. It is a small weatherboard building, which faces south, perpendicular to the street, illustrating how the house was built before the rest of the street was subdivided. Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The main part of the house has a high-hipped roof, which was originally covered in timber shingles and is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end).

There is a skillion-roofed verandah to the façade, with very narrow chamfered posts. The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The house has a moderate level of external integrity – changes to the c.1855 fabric include the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions. The interior has not been inspected and its level of integrity is not known.

How is it significant?
The house at 1 Morris Street, South Melbourne is of local historic and architectural significance to the City of Port Philip.
Why is it significant?
The house at 1 Morris Street, South Melbourne is historically significant as it is one of the oldest houses in South Melbourne (and Port Phillip generally) and provides evidence of the earliest phase of development of South Melbourne (then known as Emerald Hill) in the years immediately after the first land sales of 1852. It is significant as a representative example of the type of simple cheap housing erected in Melbourne in the wake of the gold rush. Its significance is enhanced by its rarity value as one of only a small number of surviving examples of an 1850s workers cottage in South Melbourne and one of only a few in the metropolitan area (AHC criteria A.4, D.2).

The house at 1 Morris Street, South Melbourne is architecturally significant as a rare surviving example of an early building type, which retains its characteristic form with a steeply pitched roof and some early detailing including to the front façade and verandah. (AHC criteria D.2)

The house at 1 Morris Street, South Melbourne is aesthetic significance as an important contributory element within the nineteenth century streetscape of Morris Street (AHC criterion E.1).

Levels of significance
Primary significance – all c.1855 fabric as noted above. Note: The interior has not been inspected and it is possible that further significant fabric may survive, for example, the original shingles under the later iron. Secondary significance – nineteenth century additions to the rear. No or limited significance – twentieth century alterations and additions.

Primary Source

Other Studies

Description
Description
The house at 1 Morris Street, South Melbourne, is a small weatherboard building. Its façade faces south, perpendicular to the street, indicating that the house was built before the rest of the street was subdivided (Figure 4.2). Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The west side of the house abuts the footpath, and the rear of the house abuts the boundary with the former Marine Hotel on York Street. There is a small garden on the south side of the house and a small open area on the east side of the house.

The main part of the house has a high-hipped roof, which suggests that it was originally covered in timber shingles (this appears to be confirmed by the history, as noted above).

It is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end). There is a skillion-roofed verandah to the façade, with very narrow chamfered posts (Figure 4.3). The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The west, or street, elevation has three windows: a one-over-one sash window near the back of the hipped-roof section and two small fixed windows to the rear skillion extension (Figure 4.2). All three have narrow, plain 20th-century architraves. The join between the hipped-roof section and skillion extension is clearly delineated by a narrow timber post. This side of the house has largely been re clad with curved-profile weatherboards (c1930s or later). Square-edged boards remain on the hipped-roof section, between the sash window and the join with the rear extension, and a few boards at the top of the wall between the window and the front of the house.

The east elevation is partially visible from a laneway. The rear third of the hipped-roof section is obscured by a small weatherboard extension (which abuts the rear skillion extension). Most of the cladding on this side of the house has been replaced with curved-profile weatherboards.

The rear elevation of the house forms the boundary with the former Marine Hotel to the north, without even
a fence to separate them. This elevation has no windows. The west half of the skillion extension is clad in painted corrugated iron (Super-8 profile) in very good, undinted condition. Considering its location in a high traffic area (providing access to the hotel and its bins), this siding does not appear to be very old. The east half of the skillion extension is constructed of rendered brick and extends further east than the hipped-roof section.

Condition and integrity
As noted above, the 1895 MMBW detail plan indicates that the house (then 5 Nimmo Street) originally had a rear verandah as well. By 1895 part of it had been filled in (on the street side), plus an even narrower extension to the rear boundary. In summary, alterations to the 19th-century fabric include: the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions.

As previously noted the house was assessed and documented in 1987 by the South Melbourne Urban Conservation Study. The description of the building noted, in part, that:

"the front and side weatherboards are beaded to their lower edge in a manner typical of the 1850s."

It appears that the majority of the original weatherboards to the street elevation have been replaced at some time in the intervening period. It is not known whether this was done with or without a planning permit.

History
What would become Nimmo Street (and later Morris Street) was within Block 4 of the 1852 township survey and the subject property, now known as 1 Morris Street, is part of CA14, which was purchased together with the adjoining allotment CA13 by F. Clarke in November 1852. A key factor in the development of this area is that it was outside the control of Melbourne Building Act and therefore enabled the construction of cheap buildings. It is said that many of the buildings erected within Block 4 were prefabricated or portable types, mostly from Britain with a lesser number from Singapore (Heritage Victoria).

The exact date of the house at 1 Morris Street, South Melbourne is not known, but valuers and rate book information shows that it was in existence by August 1855, and so it was built sometime in the period before that date and after it was purchased late in 1852. As noted above, the municipality of Emerald Hill was created in May 1855. In August of that year a valuation for assessment of all rateable properties was carried out by George Avery Fletcher, ‘surveyor and valuator’. The subject property, location given as ‘off York St’ was described as a wooden house of 4 rooms with ‘64 yds & garden’. It is owned and occupied by Stephen Dorman and has a rateable value of £32. A notation in the ‘Remarks’ column appears to say ‘no frontage’. Stephen Dorman also owned the building immediately to the north facing York Street, which is described as ‘Brick 2 stories’ of 9 rooms with kitchen with a rateable value of £117. This building, later known as the ‘Halfway House Hotel’, was the predecessor of the Marine Hotel (RB, 1855i:680, 681; Daley, 1940:Map in Appendix A).

Over the next 25 years the description for the subject property remains very similar and there are only three changes in ownership. In 1856-57 the house is noted as being ‘behind’ the adjoining brick building, now referred to as the ‘Halfway House Hotel’ RB, 1856-7:316, 317). In 1857-58 the house is described as having 5 rooms and as having a ‘shingle roof’, while the valuation has increased slightly to £35 (RB, 1857-8:330, 331). By the following year, it is listed in Nimmo Street for the first time and the valuation has increased to £48. Stephen Dorman is still owner of both the house and the hotel, but the house is listed as ‘vacant’ (RB, 1859-60:1775, 1776). By this time there are another 6, 2 or 3 room weatherboard cottages on the opposite side of the street.

The rate book for 1861-62 records that Stephen Dorman has sold to R. Howarth and the house is tenanted to Peter McGregor (RB, 1861-2:1928). Howarth in turn sold to Sarah Murray by 1864 (RB, 1864-5:2051). Murray lived in the house until she sold it to George Birnie, a storeman, by 1867 (RB, 1867-8:2365). Rachel Birnie later replaces George as the owner and from 1870 to 1876 the house is tenanted to a variety of people including John Monfleet (a clerk), Charles James (boilermaker) and John Gale (bricklayer). From 1877 to at least 1880 (when it is listed as 5 Nimmo Street) Rachel is listed as both owner and ‘person rated’ and presumably lived in the dwelling (RB, 1877-8:3269; 1880- 1:3712).

Title information shows that Rachel Birnie was owner until 1895 until it was sold to Donald McArthur. McArthur remained owner until 1902 when it was sold to Joseph Arbuckle (Land Victoria). The house can be seen in the 1895 MMBW Detail Plan Nimmo Street is fully built-up by this time.
Comparative analysis

Very few 1850s-era dwellings survive in Port Phillip or the metropolitan area. Within the former City of South Melbourne examples include the weatherboard cottage at 51 Church Street (1857), a bluestone house at 414 Coventry Street (1859), a two-storey timber house at 337 Dorcas Street (c.1857), and Park House, a two-storey brick rendered dwelling at 352 Moray Street (1856). Of these, none have the early cottage form of the house at 1 Morris Street. Perhaps the most directly comparable example is the prefabricated cottage just one street away at 17 Coventry Place, which is included on the Victorian Heritage Register. This is an example of ‘Singapore’ cottage, and although it has been significantly altered retains its simple form with a hipped room. Also of comparative interest as simple early pre-fabricated building types are the portable iron houses at 399 Coventry Street (1853-1854).

In St Kilda, comparative examples include the prefabricated house at 7 Burnett Street (c.1855), a cottage at 63 Argyle Street (c.1853, still extant?), a two-storey prefabricated house at 2 Lambeth Place, and ‘Wattle House’ at 53 Jackson Street (c.1850).

The form of this cottage also compares with the simple surviving early 1850s timber cottages in the Cox’s Gardens precinct in Williamstown.

**Thematic Context**

Settlement: Growth and Change; Three settlements: Sandridge, St Kilda and Emerald Hill

**Recommendations**

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

**References**

Primary sources
Land Victoria, Certificate of titles
Municipality of Emerald Hill Rate Books, as cited
‘Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo. Avery Fletcher, Surveyor and Valuator’ – referred to as ‘1855i’ (VPRS)

Secondary sources
Daley, Charles, The History of South Melbourne: From the foundation of settlement at Port Phillip to the year 1938, Melbourne, 1940
Flats
Identifier
Formerly unknown

2-4 Mozart St
Address
ST. KILDA

Description
A substantial two storeyed Queen Anne terrace being arranged symmetrically about a projecting bay having twin pedimented gable ends with half timbered gable ends. The upper sashes of the windows have glazing bars and the two storeyed flanking turned timber posted verandahs have solid curved timber spandrels and pedimented corners. Roof linings are terra cotta tiles with ridge cresting and there are red body bricks, a rough cast frieze and strapwork to the chimneys.

Condition: Sound
Integrity: High

Significance
The terraced houses at nos. 2-4 Mozart street, St. Kilda, were built as an investment for H.S. Wills in 1890. They are of aesthetic importance. This importance (Criterion A) arises from the early date of the building as an example of the Queen Anne style in Australia which has its origins in the late 1880's and in England with the work of Richard Norman Shaw in the 1870's. It is unusual in the Municipality (Criterion B) and enhanced by its intact state.

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

Other Studies

History
Mozart Street did not appear on J.E.S. Vardy's plan of 1873 or on the 1879 Sands and Mc Dougall "Plan of Melbourne and its Suburbs". Initially only the eastern end was formed and subdivided, the western end being part of the property "Corinella" which faced Tennyson Street at the time. In 1890, Mozart Street was owned by H.S. Wills. It comprised a subdivision of ten allotments, each of which was "vacant" with a frontage of 50 feet and an NAV of 30 pounds. During that year, Wills built a pair of brick houses on the north side at nos.2

Amendment C 29
Category Residential:row
Designer unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)
and 4. The houses had eight rooms each and NAVs of 130 pounds. Thomas Loader, a merchant, leased no.2 and Elias Blaubaum, a clergyman leased no.4.

The properties were in the hands of the Trustees Ex. and Agency Co., Melbourne in 1896 and continued to be at the turn of the century. Blaubaum continued as a tenant, the other house being let to David Dickinson Wheeler.

**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**

St. Kilda Rate Books: 1889-95, 1899-1900.

MMBW litho plan no.45, undated.
Residence

Formerly unknown

Address 21 Mozart St
ST. KILDA

Constructed 1915

Category Residential: detached

Designer F.W. Thomas

Significance (Mapped as a Significant heritage property.)

This building is of importance as a rare and early example of the use of reinforced concrete in domestic construction, and as an example of the use of the Monolyte construction method.

Primary Source

Other Studies

Description
Style: Queen Anne
One storey residence
Builder: Monolyte Pty. Ltd.

Though very conventional in design this house is distinguished by an unusual use of reinforced concrete in its walls and chimneys. Permits were sought for the construction of the building in January 1914 by architect F W Thomas and the building was erected by concrete specialists Monolyte Pty Ltd of Queen Street Melbourne. Monolyte was later associated with the builder S B Marchant who built several houses using the Monolyte system in Adelaide, and the State Savings Bank of Victoria experimented with the system during the 1920s, building Monolyte houses at Brighton and Sunshine.(1) The Mozart Street house predates these by some ten years, but the extent of Monolyte's house building activities during the 1910s is not known. It is known, however, that architect Leslie M. Perrott's more stylistically advanced concrete houses were being built at about the same time, using a different system.

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) John Clare, "The Post Federation House in Melbourne", University of Melbourne Faculty of Architecture Research Report, 1984, pp. 89-90
Residence Identifier unknown
Formerly

Address 23 Murchison St
ST. KILDA

Constructed 1925

Amendment C 46

Comment Incorporated within the Murchison Street/Alma Road precinct.

Significance (Mapped as a Significant heritage place.)
A house typical of the building stock in Murchinson Street but given importance by its association with Albert Jacka during a key period of his career.

Primary Source

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

Description
Style : Californian
One storey residence
Builder: Dickson and Yorston (attrib.)

23 Murchison Street is of interest as the residence of Albert Jacka during his Mayoralty of St Kilda between 1930 and 1931. Jacka is an important figure in the history of St Kilda as a war hero (he fought at Gallipoli and was the first Australian to be awarded the Victoria Cross) and for his involvement in local politics during the difficult period of the Great Depression. Jacka’s role during this period as a champion of the rights of the unemployed earned him a reputation for vision and fairmindedness, and his premature death in 1932 resulted in a gathering of the unemployed in commemoration and a large funeral attended by important public and military figures. Jacka himself was unemployed from 1929, and his encumbancy as Mayor coincided with this period. His importance is reinforced by the poignant conjunction of his status as politician, war hero and victim of the depression.

History
see Description
Thematic Context
unknown

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 Murchison Street / Alma Road precinct.

References
St K C C permit No. 6580 for addition of garage to property by Dickson & Yorston Builders, c1926.

East St Kilda Heritage Study, 2004
Identifier: WA flowering gum

**Formerly**

**Address**
27 Murchison St
EAST ST KILDA

**Constructed**
n/a

**Amendment**
C 32

**Comment**
New citation

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

The mature WA flowering gum is of significant to the East St Kilda locality as well as to the Port Phillip region as a representative of an era, of high aesthetic value and as an unusually large tree of this type in a private residence.

**Primary Source**
Council file

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

**Description**
Mature WA flowering gum (Eucalyptus calophylla) in front garden, forming major landmark at end of street.

**History**
Tree thought to have been planted at same time as house construction. Possibly one of the largest WA flowering gums in the Melbourne metropolitan area.

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

**Recommendations**
Include in planning scheme at regional level of significance.
Tree controls to apply.
Refer to the National Trust Register of Significant Trees.
This house appears to have been built in 1861 for one Robert Lim (1), who owned and occupied the house for two years, when it was sold to one John McGrath (2). The house is a small timber cottage clad in weatherboards and with a gabled slate roof. The double hung sash windows to the front façade have two panes of glass per sash, while the front door is a four panelled door. The verandah appears to be original with its timber floor and stop chamfered columns intact, however the cast iron decoration across it was almost certainly a latter addition. The chimney is a simple shaft of hand pressed bricks.

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, 1861-1862
2 ibid. 1863-1864
This house is a small single-storeyed rendered house that was listed as owned and occupied by Denis Lynch, a Law Clerk in 1867(1). Lynch owned the first house on this land, built in 1861(2), however that house was listed until 1865 as being built in timber. As would be expected of a small cottage of the 1860s, the walls are not decorated except for ruling to represent ashlar blocks. The windows are double hung sash windows and the front door, a four panelled door. The slate roof is hipped. The bullnose verandah appears to be a later addition.

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

90 Napier Street is of significance as a small rendered house that remains in a substantially intact state from the 1860s and for being one of the first houses to have been built in Napier Street.

**Primary Source**

**Other Studies**

**Description**

Original Use: Residence

This house is a small single-storeyed rendered house that was listed as owned and occupied by Denis Lynch, a Law Clerk in 1867(1). Lynch owned the first house on this land, built in 1861(2), however that house was listed until 1865 as being built in timber. As would be expected of a small cottage of the 1860s, the walls are not decorated except for ruling to represent ashlar blocks. The windows are double hung sash windows and the front door, a four panelled door. The slate roof is hipped. The bullnose verandah appears to be a later addition.

**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, 1867-1868
2  ibid. 1861-1862
**Identifier**  Terrace Houses  
**Formerly**  unknown

**Address**  106-108 Napier St  
**SOUTH MELBOURNE**

**Constructed**  probably 1869

**Category**  Residential:row

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

106-108 Napier Street is of significance as a pair of terrace houses built in the 1860s that remain substantially intact. They are also of significance for being one of the first buildings to have been built in Napier Street.

**Primary Source**


**Other Studies**

**Description**

Original Use: Residences

This pair of terrace houses appears to have been built in about 1869 for S.G. Jamieson, a Master Mariner (1). Jamieson occupied one of the pair until at least 1881 (2). The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 110-112 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a stop chamfered timber frame. The ground floor cast iron frieze is only partially intact and the verandah floor has been replaced.

**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, 1869-1870
2 ibid., 1881-1882
Terrace Houses

Identifier: unknown
Formerly: 110-112 Napier St
Address: SOUTH MELBOURNE

Description
Original Use: Residences

This pair of terrace houses appears to have been built in 1868 by William Moore, a Master Mariner (1) who occupied one of the houses until 1877 (2). George Moore, a printer, is listed as having owned and occupied a house on the land in 1863 while William Moore is listed as the owner the next year (3), however the property does not appear to have had this terrace on it until 1868. The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 106-108 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a timber frame. The ground floor cast iron frieze is intact, although only two of the three columns are extant. The verandah floor has been replaced.

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

1 City of South Melbourne Rate Books, 1868-1869
2 ibid., 1877-1878
3 ibid., 1863-1865
This two storeyed timber house was built in 1876 and was owned and occupied by John Arnold, a salesman. The front façade is clad in weatherboards to represent ashlar blocks, with the jointing between the blocks represented by a V-shaped groove. The windows are double hung sash windows and the original four panel door is extant. The verandah and its decoration appear to be original, with cast iron in a simple, regimented pattern set into stop chamfered timbers.

Primary Source

Other Studies

Description
Original Use: Residence

This two storeyed timber house was built in 1876 and was owned and occupied by John Arnold, a salesman. The front façade is clad in weatherboards to represent ashlar blocks, with the jointing between the blocks represented by a V-shaped groove. The windows are double hung sash windows and the original four panel door is extant. The verandah and its decoration appear to be original, with cast iron in a simple, regimented pattern set into stop chamfered timbers.

History
see Description

Thematic Context
unknown

Recommendations

Address 116 Napier St
SOUTH MELBOURNE

Category Residential: detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
116 Napier Street is of significance as one of the few two storeyed timber houses of the 1870s to remain intact in the area. The retention of the original verandah decoration is integral to the significance of the building.

Primary Source

Other Studies

Description
Original Use: Residence

This two storeyed timber house was built in 1876 and was owned and occupied by John Arnold, a salesman. The front façade is clad in weatherboards to represent ashlar blocks, with the jointing between the blocks represented by a V-shaped groove. The windows are double hung sash windows and the original four panel door is extant. The verandah and its decoration appear to be original, with cast iron in a simple, regimented pattern set into stop chamfered timbers.

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 | Shop and Residence
Formerly | unknown

Address | 130 Napier St
SOUTH MELBOURNE

Constructed | 1864, c.1868

Category | Commercial: residential

Amendment | C 29

Comment

Significance | (Mapped as a Significant heritage property.)
130 Napier Street is of significance as a one of very few substantially intact timber-clad shops and residences of the 1860s to have survived in Melbourne. The awkward arrangement of the buildings stands in contrast to the more planned and orderly developments in the area and is in itself, of interest.

Primary Source

Other Studies

Description
Original Use: Shop and Residence
Date of Construction: Residence-1864, Shop-c.1868

This timber shop and residence appears not to have been built in one stage, although Thomas Rentle, a cabinet maker was the owner and occupant of the property from the time it was vacant land in 1863 (1), through to at least 1898 (2). The configuration of the shop, rather awkwardly set in front of the house, is reminiscent of those at 86-87 Canterbury Road (q.v.). The house is clad in weatherboards and has a verandah with timber Tuscan columns with cast iron decoration that may be a later embellishment. The verandah floor has been replaced with a concrete floor. The windows to the house are the original double hung sash windows with two panes per sash. The shop is distinctive in its detailing, being framed by simple pilasters and with a very large timber-framed shop window that, while in very bad repair is substantially intact. The entrance to the shop has been boarded over.

History
see Description
Thematic Context
unknown

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

References
1 City of South Melbourne Rate books, 1863-1864
2 ibid. 1898-1899
The former Girls Orphanage is of significance as a physical document to Australia’s welfare history, to the social conditions in Melbourne in the mid to late nineteenth century and to the congregate care system administered by the Sisters of Mercy. The 1860s building is a rare example of surviving buildings of this age and type in Australia.

**Primary Source**

**Other Studies**

**Description**
Original Use: St. Vincent de Paul's Girls' Orphanage
Construction: circa 1863-1866

The first Catholic orphanage in Victoria was started by Fr. Gerald Ward in October 1853 from a rented cottage in Prahran(2). Following the reservation of land granted for the building of a Catholic Orphan school in Emerald Hill in 1855(3), (the site of the present St. Vincent Boys’ Orphanage), the adjoining site on the south-east corner of Napier and Church Streets was secured in 1858(4). The death of Fr. Ward in that year resulted in the Rev. Matthew Downing taking control of the Orphanage(5), while a lay committee was appointed to assist(6). By 1861 the Sisters of Mercy had taken charge(7).

The earliest buildings at the Girls' Orphanage were erected circa 1863-1866(8) and by 1867(9) a large two-storey basalt complex with two wings had been constructed for the total cost of £9,000(10). Although it is not definite who was the architect for this building it is evident that two designers made their mark, Patrick Scanlon and William Wardell(11). Later extensions to the rear and sides of the original structure were made during the 1890s and 1940s as the need arose and finances allowed(12). Alterations to the facade resulted
in the removal of a double height timber verandah facing Clarendon Street and its replacement with a rendered brick structure(13).

In 1900 Kempson and Conolly, architects, called tenders for the construction of a brick chapel at the Girls' Orphanage(14) which was enlarged in 1926(15). While also a part of the complex are a number of separate buildings, including an infirmary built in 1897 and a brick domestic science building(17).

The Sisters of Mercy vacated the buildings in 1965, subsequently establishing a system of family group homes for children. The Napier Street complex reverted to the Crown(18). As an important reminder of Australia's welfare history, the complex illustrates the extent of child destitution in Victoria in the 1850s and 1860s and the economic depression of the 1890s(19). The congregate care system as administered by the Sisters of Mercy and the original St. Vincent de Paul's Orphanage is particularly expressed in the core 1858 basalt building(20).

The original buildings remain in a substantially intact state despite the later additions that have been made. They are in a pavilioned form, with a substantial gable unit above the main entrance. The facade is clad in rock faced basalt and has coupled gothic windows that are framed by dressed freestone edgings, while the chimneys are fashioned in similar freestone.

**History**
see Description

**Thematic Context**
unknown

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

**References**

1. HBPC, 'St. Vincent de Paul's Girls' Orphanage: Synopsis of Report', held in File 84/3207
3. ibid.
4. HBPC, loc.cit.
5. Mullens, loc.cit.
6. ibid.
8. HBPC, loc.cit.
9. ibid.
10. ibid.
11. U. de Jong has commented, in a submission presented to the HBPC on the Former St. Vincent de Paul's Girls' Orphanage, on the possible link between William Wardell, undated sketch plans by him for a Girls' Orphanage at Emerald Hill and the buildings that were eventually erected on the site. The Architects' Index, University of Melbourne, lists the Melbourne architect Patrick Scanlan as advertised for tenders for the completion of a Catholic Orphanage at 231-265 Cecil Street in 1858.
12. HBPC, loc.cit.
13. ibid.
14. Architects' Index, University of Melbourne,
15. HBPC, loc.cit.
16. Architects' Index, University of Melbourne,
17. HBPC, loc.cit.
19. HBPC, loc.cit.
20. ibid.
As early as 1854, members of the Emerald Hill community had the idea to establish a Total Abstinence Society (3), one founding member being William Fergusson (4). As the forerunner of the Temperance movement, the Society worked to provide a hall for instruction, entertainment and social gatherings for its members and it was in 1861 that twenty-three perches of land on the corner of Napier and Church Streets were secured (5). In 1874 a brick hall, adjoining the present two-storeyed building (6), was opened by Francis Longmore MLA (7). The building was used as a State School, for YMCA meetings and by Misses Oldham and King’s private dancing classes (8) and in 1881 as a ladies college (9).

It was during the 1880s that the Temperance movement expanded into a strong force to counter what they considered the demon alcohol (10). The South Melbourne Temperance Society completed their hall in 1888 and in 1890 an Act of Parliament consolidated the Temperance Law in Victoria (11).

The hall at the rear, along Church Street, appears to be that constructed in 1874 and is a bichromatic brick
structure with cream brick piers set against contrastingly dark walls. The main façade to Napier Street stands in contrast, being two storeyed and rendered, with engaged columns and pilasters framing it and a pediment set above the front entrance. The balustraded parapet is no longer extant, however the double hung sash windows remain intact, as do the panelled front doors.

**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**

‘Temperance Hall, Napier Street’ Photographed by David Wood, c.1889 (South Melbourne Library History Collection)

1  ‘Temperance Hall’ is listed on the parapet of the building
2  South Melbourne Total Abstinence Society, ‘An Annotated Chronology of South Melbourne’, held in South Melbourne Local History Collection, LH:254
3  ibid.
4  Refer Citation for 250 Dorcas Street
5  South Melbourne Total Abstinence Society, loc.cit.
6  ibid.
7  C. Daley, ‘History of South Melbourne’, p.223
8  South Melbourne Total…., loc.cit.
9  ibid.
10 M. Cannon, Land Boom and Bust, p.244
11 South Melbourne Total…., loc.cit.
A kindergarten built in 1925 whose only moderately interesting architecture has been somewhat further diminished by being painted a uniform white. The building’s significance is as a reflection of the aspirations and history of the development of social services, and especially infant welfare in the City of St Kilda during the interwar period. The architect, Alec Eggleston, also designed the Wesleyan Church manse at 167 Fitzroy St.

The pepper tree (Schinus molle var. areira), planted at the rear of the property at 23 Nelson Street, Balaclava, is significant to the City of Port Phillip and the Melbourne region 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; as an integral part of a varied and distinctive cultural landscape; for its association with an historically significant place (the St Kilda and Balaclava Kindergarten) which played a role in the development of the municipality; for the combination of its maturity and extent as compared to trees in other early properties in the City; as an uncommon landscape type in the City and a specimen also uncommon for its maturity; for its association with the early development of the St Kilda/Balaclava district.

**Primary Source**  

**Other Studies**

**Description**

- **Style**: Arts and Crafts, Stripped Classical Kindergarten
- **Builder**: S.W. Gwillim

Foundation stone laid by the Countess of Stradbroke, July 18, 1925.
The garden contains a number of mature and less mature exotic and native trees. The pepper tree (Schinus molle var. areira) is planted at the rear boundary of the property and is estimated to be over 100 years old, so planted pre-1900. The 1862 date of planting is very likely as the base of the tree is quite large.

**History**

Pepper trees were planted in the 1860s particularly in association with schools and other educational institutions (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Due to its size and spreading canopy, the tree is publicly visible from the street.

Other trees within the playground area, which include a lemon scented gum, a casuarina and a blue gum, were all planted more recently (c1970-80s).

**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**

NOTES
St K C C permit No 6094 issued 30/4/25.
Star and Garter Hotel

Identifier
Star and Anchor (possibly)

Formerly

Address
70 Nelson Rd
SOUTH MELBOURNE

Constructed
1877

Amendment
C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The Star and Garter Hotel is of significance as a South Melbourne landmark and as one of the finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

Primary Source

Other Studies

Description

Original Use: Hotel
Construction: 1877(1)

In 1876 Henry Kavanagh described as a ‘gentleman’, was the owner of the land of Allotment 10 Section 72, with a thirty-three foot frontage to Nelson Road(2). The following year a ten-roomed brick building and bar had been erected with an N.A.V. of £120. Kavanagh was the original licensed victualler(3). Immediately prior to the 1890s depression the hotel had an N.A.V. of £200(4) suggesting that the building had been added to in the intervening period. It has been suggested that the hotel’s previous name was possibly the ‘Star and Anchor’(5).

The building has two embellished facades, each of which remains substantially intact to both the ground and first floors. While the application of a trabeated system over the facade was a treatment common in the 1870s, this facade was executed with particular skill. The engaged Corinthian colonettes across the ground floor add modelling and they are repeated in the glazing bars of the window facing Nelson Road. The window architraves with their rounded corners are intact on both levels. None of the original doors are extant, however three of the four door openings are 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
1  City of South Melbourne Rate Books, 1876-1878
2   ibid. 1876/77
3   ibid. 1877/78
4   ibid. 1890/91
5   A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection
Railway Bridge

Identifier: Railway Bridge
Formerly: unknown

Address: Nightingale Street, BALACULA

Description: A 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. The eastern sections of the abutments have cast iron stirrups mounted on bluestone blocks and it is presumed in the absence of further research that they once received arched timber girders similar to those seen in a view of the same company's bridge over St. Kilda Road.

Significance: The railway bridge across Nightingale Street, Balaclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically, 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 Grosvenor Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859. It is technically important (Criterion F) for the evidence of removed girders on the face of the abutments, an arrangement of elements which it is understood has not survived anywhere else on the railway system (Criterion B).

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

Comment: (Mapped as a Significant heritage property.)

Heritage Precinct Overlay: None
Heritage Overlay(s): HO215

Amendment: C 29
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 authorized 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 Nightingale 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:  
Victorian Heritage Register  
National Estate Register  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**References**

Identifier: House
Formerly: unknown

Address: 8 Nightingale Street, BALACLAVA

Construction: 1904

Category: Residential: detached

Designer: unknown

Amendment: C 29

Heritage Precinct Overlay: None
Heritage Overlay(s): HO216

Significance: (Mapped as a Significant heritage property.)

The cottage at no. 8 Nightingale Street, Balaclava, was built for William Leckie in 1904. It exhibits an unusual integration of features (Criterion E). These features are the pressed metal wall linings in conjunction with shingled weatherboards and moulded architraves used in harmony with other elements characteristic of the period.

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

Other Studies

Description
A representative asymmetrical Federation period cottage with timber posted verandah and half timbered gable end to the projecting wing. The use of shingled weatherboards, pressed metal wall linings and the form of the window architraves are unusual.

Condition: Sound.
Integrity: High. Later roof tiles, front fence.

History
At Crown land sales, J.Cook purchased portions 216A and 217A and B, bounded by Carlisle, Chapel, Nightingale Streets and the railway line. By 1866, Nightingale Street had been formed and a few houses had been built on the north side. By the turn of the century, the street was well developed so that few vacant lots remained. In 1900, Mrs Green of the “Royal Saxon Hotel” in Richmond, owned a land lot on the north side of Nightingale Street between Chapel and Woodstock Streets. It had a frontage of 40 feet and an NAV of six pounds.

By 1904, William Leckie of High Street, St. Kilda had bought the land and in that year, he built a house, which
he let to William Moffat, an insurance agent. The house was described as “wood, six rooms, NAV 25 pounds”. In 1910, Leckie and Moffat continued as owner and occupant. The description of the house remained the same although it was recorded that six people lived there and the NAV had risen to 30 pounds.

**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: 1899-1906, 1910-11, VPRS 8816/P1, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated.
H.L.Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section