The Victorian house at 32 Nightingale Street, was constructed C1902 and is by far the finest of the double fronted villas in the precinct.

Aesthetically, the dwelling is significant as a fine block-fronted villa including top-heavy brick chimneys with roughcast banding, a prominent return bellcast verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (possibly a former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

Historically, the Nightingale Street Precinct is significant as a representative and substantially intact example of the close-grained working-class housing that proliferated in Melbourne’s inner suburbs in the last three decades of the nineteenth century. Although somewhat gentrified in more recent times, the streetscapes nevertheless demonstrate something of the unpretentious lifestyle of the Victorian working class, with rows of modest timber cottages, night soil lanes, and ubiquitous corner shops (of which two examples still survive, albeit no longer in operation). Within the City of Port Phillip, this housing pattern was widespread and ubiquitous in Port Melbourne and South Melbourne, but was much less common in St Kilda, and rarer still in East St Kilda and Elwood. A small pocket of such housing developed in Balaclava (where land was flat and cheap in the nineteenth century), of which the Nightingale Street precinct now comprises the most intact and cohesive surviving remnant.
Primary Source

Other Studies
-

Description
The finest of the double-fronted villas in the Nightingale precinct. This ramshackle but well-preserved house has a block-fronted façade to Nightingale Street, top-heavy brick chimneys with roughcast banding, and a prominent return verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

History
Virtually all of the modest workers’ housing within the precinct dates from the mid-1870s to the late 1880s. The existing Victorian house at 32 Nightingale Street replaced the original dwelling and was constructed C1902.

Comparative Analysis
Modest workers’ housing of this type proliferated in Melbourne’s inner suburbs in the late nineteenth century, such as Richmond, Collingwood and Brunswick. In what is now the City of Port Phillip, it became ubiquitous in Port Melbourne when industrial development in the 1870s and ‘80s prompted the need to provide accommodation for workers. In his thematic history, Andrew Ward noted the boom of modestly-scaled workers’ housing that spread through the Emerald Hill area during the 1870s, when Gladstone Street, Buckhurst Street and Thistlethwaite Street became ‘crammed with small cottages’. A glance at the MMBW map, prepared at the turn of the century, also shows extensive tracts of single-fronted timber cottages on the other side of the railway (now light rail) line, along Albert, Alfred, Ross and Evans and Farrell streets. This type of housing, however, was less common in St Kilda, which, befitting its status as a prestige residential address, developed with larger villas and mansions of brick, stone and timber construction, while the poorer working classes were drawn to flatter areas further east, near the railway line.

The block-fronted bay-windowed villa on the diagonally opposite corner at No 23 is the closest comparative example.

Recommendations
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme as a significant graded dwelling.

References
City of St Kilda Rate Books. 1875 onwards.
Significance

What is Significant?

The former Laconia Woollen Mill of Frederick Laycock & son, is located at the corner of Normanby Road and the former Doran Street South Melbourne. It was built in 1930 to the design of architects Peck & Kempter, on the site of an early 1889 building, and stands as a five storey brick, steel and concrete industrial building with some alterations to windows new service towers, and interior fit-out in recent decades. Non-original additions and alterations made after World War II including new windows, service towers, the interior fit-out and the modern single-storey warehouse to the south east are not significant.

How is it Significant?

The Laconia Woollen Mill is of historical, social and aesthetic (architectural) significance at the local level to the municipality.

Why is it Significant?

Laycock and Son’s Laconia Woollen Mill is historically significant as a large and influential textile mill of the early 20th century (Criterion A). The building recalls South Melbourne’s former role as the cradle of the furniture trades and as a supplier to the upholstery and furniture industry, along with the first retail outlets for Maples, Tyes and Anderson’s furniture having their origins within the municipality. It is important also as
the home of the brand name "Laconia" that gained widespread acceptance in Victorian and Australian households throughout the inter-war period and during the early post war years.

The building is also historically significant at the local level as a rare, relatively intact and representative multi-storey mill building, reflecting changes in manufacturing industry and increasing density of development in inner suburbs, which forced manufacturers to build up due to the limits on expansion caused by rising property values (Criterion B). The mill complex is a precursor to the later shift in manufacture which saw factories moved out of the inner suburbs, to more distant fringe industrial areas, particularly in response to the introduction of metropolitan planning and separate industrial zoning from the 1950s.

The place is of architectural significance as a rare surviving example of early twentieth century textile mill building, (Criterion B) representing the peak of the industry and sophisticated design of the period. While single storey weaving sheds of the late nineteenth century are represented in various Geelong woollen mills, the space-saving multi-storeyed factory complexes were rare in Melbourne, some such as Collingwood boot factories were forced upward by the need for more production in confined areas near densely populated workers suburbs and urban transportation (Criterion A).

The place is a significant as a rare surviving example in the City of Port Phillip, of a type which was once characteristic of the South Melbourne industrial precinct (Criterion D).

The place is of aesthetic significance for its landmark quality, and representative of the state of industrial architecture and design in the early 20th century (Criterion E). The use of sky-signs, both in the former neon and surviving raised cement letters reflects the growing impact of advertising and the prominence of the iconic building as an expression of the brand.

The place is of Social significance (Criterion G) for the place 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.

**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**

Victoria’s textile industry developed in the 1860s and 70s in response to post gold rush capitalisation, industrialisation and expanding rural production (Linge, 1979). A series of generally single-storey, sawtooth-roofed spinning and weaving sheds were built in Melbourne’s western suburbs and Geelong. Space was not a limitation; however, these mills tended to serve export markets, and so were located for transport connections to the rural hinterland and docks, whereas the domestic furniture trade required proximity to the city to reach suppliers and buyers. Such inner city factories therefore 'grew upwards' from the turn of the century, when space was at a premium. The Laconia Woollen Mill is the epitome of this process.
Frederick Laycock (1839-1909) and his son Burdett Laycock (1861-1941), were wool traders and blanket and textile manufacturers, from Harden Beck near Bradford, Yorkshire, England. Frederick was second son of Joshua Laycock, wool and waste dealer. Burdett learnt the woollen trade with his grandfather in Bradford and at Thomas Baines's Cottingley mill. Frederick tried his luck (unsuccessfully) on the Victorian goldfields in the 1850s, and returned to Melbourne in February 1879 where he entered a partnership with William Hudson, a Brunswick rag merchant, and then with his son Burdett and F. & F. Pearson running a cloth waste and flockmaking venture until its dissolution in March 1884. The Laycocks then were joined by distant relative Samuel Nettleton in the firm of Laycock, Son & Nettleton, struggling at first and then gradually diversifying into bedding manufacture and the importation of kapok, timber and upholsterers' supplies. Commencing wool-scouring around this time, it was also one of the first Australian companies to begin wool-carbonising in 1896. (Cope, 1986)

By 1890 the company employed 81 people in Melbourne alone and had a capital investment of £30,000, with a branch in Sydney, and in 1893 began selling wool on its own account in Bradford, England. In 1897 the company partnered with Alfred J. Littledike, a Brisbane bedding manufacturer, to expand into the Queensland market.

Burdett Laycock gave evidence at the Tariff Commission in 1905, in a controversy over the identity of certain flannels and whether they were imported or locally made. In 1906, the Laycocks were described as bedding and wire mattress makers. They were suppliers to the local furniture industry including Maples and Andersons, which both had their origins in South Melbourne. The company acquired a New Zealand wool-buying agency in 1906, and further expanded into wool tops-making around 1907, exporting to America and Europe as well as spinning and combing in the 1930s. The company profited from government contracts during the World War I, re-entered the Sydney market and established a short-lived buying operation in South Africa during the 1920s. (Holt, 1959, The Age, The Argus)

Frederick Laycock died of cerebral haemorrhage in 1909, leaving an estate valued for probate in Victoria and New South Wales at £55,858. After his father's death and dissolution of the partnership with Samuel Nettleton in 1910, Burdett reorganized the firm as Laycock, Son & Co. and with his sons, Frederick Cornelius and Edwin Burdett joining as full partners in 1915. Burdett was active in the Victorian Chamber of Manufactures from 1911 to 1936, a member of the Central Wool Committee during World War I and chairman of the Australian Woollen Manufacturers' Association.

While Holt refers to a new mill constructed in 1904, the present building was completed about 1930, to designs of architects Peck & Kempter (working drawings and specification June 1927). The building was described as a store and warehouse. A construction tender was accepted in June 1928, Brooks Robinson prepared designs of the Doran St entry in October 1928 and Wormald Brothers installed a Grinnell automatic sprinkler in 1929 (Lovell Chen 2016).

References

The Age (Melbourne), 5 April 1909; Argus (Melbourne), 5, 7 April 1909

Cope, Graeme 'Laycock, Frederick (1839–1909)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, 1986

Holt, N.J. 'The House of Laycock, 1879-1959' (Melb, priv print, 1959)


Laycock, Son & Co. Pty Ltd papers (Australian National University Archives).

'Raycock, Son and Company Proprietary Limited', Australian National University Archives, Deposit AU NBAC 79
The former woollen mills of Laycock and Son and Co. were built at the corner of Normanby Road and Doran Street, South Melbourne, in 1930 to the design of architects Peck & Kempter. The building is five storeys, initially intended for weaving machinery, and so has high capacity load bearing concrete floors, supported on load-bearing external walls with brick pilasters and rendered spandrels to the facade featuring rendered parapets, raised in the centre with the “Laconia Woollen Mills” and Laycock Son & Co in cast cement. Prominent down spouts with large rectangular rainheads flanking the parapet, frame the building, running down the sides until recessed in the last 2 metres above the pavement.

A cursive script animated neon sign depicting "Laconia" once crowned the building, facing towards the city and was visible from Princes Bridge.

Internal structure has a grid of riveted steel (or possibly wrought iron) columns and beams, with jack arch cinder concrete floors. The windows have been replaced and a fire stair in similar brown brick with banded concrete floors expressed externally has been constructed in the south west corner while a larger, service core in the same style has been built against the west side wall. The present canopied entry is new, with the original entry having been on the east side facing the former Doran Street – now a car park. A modern single story warehouse extends to the south east.

**Comparative Analysis**

Like the Dunlop Factory, the very large glassed areas of the Laconia Mill is unusual and demonstrates the transition from the single-storey sawtooth roof sheds and poorly-lit multi-storey buildings, to the modern early twentieth century concrete, brick and glass ‘daylight factory’.

The later 1920s Australian Knitting Mill in Richmond, probably comes closest in form and design to Laconia Woollen Mills, although the massive brick wall sections reduce the impact of the large glazed areas. Laconia is, at five stories, the tallest of these multi storey factories.

**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 D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.

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**

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

- Recommended for inclusion in the Schedule to the Heritage Overlay Table in the 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
Attic Villa

Formerly unknown

Address 18 Normandy Rd
ST. KILDA

Constructed 1920

Amendment C 29

Category Residential: detached

Designer M Sherlock

Significance (Mapped as a Significant heritage property.)

One of the finest examples of the remarkable work of the designer/builder M. Sherlock. Its dynamic, exuberant and eclectic composition shows Sherlock as one of the great stylists of St Kilda's builders. His houses reflect all the style and imagery of the home that the respectable, wealthier middle classes aspired to in suburban St Kilda in the 1920s.

Primary Source

Other Studies

Description
Style : Arts and Crafts, Californian
Attic villa
Builder: M. Sherlock
Original owner: E. Shepard

The imagery of this house, as in most of Sherlock's buildings, is derived mainly from English Arts and Crafts models infused with a strong flavour of "Californian Bungalow" influences. The sweeping arch of the porch, and the strong horizontal emphasis of the attic window construction show the American influence. The more vertical elements, such the steep interleaved roof planes and the tall shingled bulkheads over the bay windows, as well as the overall highly picturesque massing, show more of an Arts and Crafts based intent. Both styles, as they were adopted in Australia, shared many common characteristics. The strength of Sherlock's work is in his ability to select from this stock of features and intensify their drama and impact. This he achieved along three levels. First, his detailing is always intricate, robust and precise. In 18 Normandy Rd, the glazing patterns, the shingling and the profusion of exposed rafter ends are fine illustrations. Second, each individual element is accentuated, even exaggerated, to achieve greater boldness and prominence.
Note in No 18 the completely unconventional width and scale of the attic storey dormer, the extra-wide and flat arch of the front porch, and even the enlarged gable struts. Third, his compositions are highly dramatic, always jam packed with vigorous elements, cross axes strongly emphasised, and contrasts and repetitions amongst the elements strongly accentuated. In this case, the doubled bay windows and roof sections of the south facade set up a dynamic sense of expansion along the lateral axis. The wing at the north end thrusts forward in counterpoint. The wide stretch of dormer windows and the ‘leap’ of the arch further emphasise the lateral expansion, but at the same time face forwards towards the street, establishing a strong sense of frontality on the main axis. Hardly any space remains unfilled by the component features. The main roof section, which reads as a huge plane, is in fact almost entirely taken up by the dormer construction and chimney. The only plain section of front wall is punctured with an eye-catching roundel window. The result of these compositional devices is a composition that seems to be bursting with energy yet remaining completely solid in character. The house, in its day, would have been regarded as very stylish and fashionable, and yet, at the same time, a solidly respectable residence. To this day, the house appears to have been kept in a well maintained and intact state. The only major alteration to its appearance is that it has been painted. The present pale grey colour seems quite within keeping, but the original contrasting natural finishes would have given even greater definition and life to this masterly design.

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 4025 issued 25/11/19.
“Jubilee Terrace” and “Queen's Terrace"  
Identifier unknown

Formerly unknown

Address 118-144 Nott St
PORT MELBOURNE

Constructed 1887

Category Residential: row

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)
Jubilee and Queen's Terrace are of local significance. This substantially intact group of two terrace rows is representative of speculative residential development in the late nineteenth century and is notable for its unusually large size and uniform design in the Port Melbourne context. The terraces are particularly notable for the large broken pediments and other details of the parapets.

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
Jubilee Terrace (118-30) Queen's Terrace (132-44)

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, single fronted, single storey
ORIGINAL OWNER: Alexander Gunn
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick houses, single fronted, single storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered masonry
PHYSICAL/STYLISTIC DESCRIPTION
These two terraces each contain seven dwellings. They are single-storey buildings of brick construction with near-identical rendered front facades. A parapet and moulded cornice runs the full length of each terrace with small square pedestals at the party walls apparently originally capped with urns. Above the centre house is a large broken segmental pediment with moulded panels and a large circular opening to the centre containing an urn. Each of the end houses has a smaller pediment with circular decorative motifs and scrolled consoles to each side. Each house has a corrugated iron roofed verandah between rendered wing walls, with cast iron valances. The houses remain substantially intact externally, apart from altered roof coverings and missing parapet urns.

COMPARATIVE ANALYSIS
By far the longest unified terrace grouping in Port Melbourne, Jubilee and Queen Terraces can be compared with a number of single-storey terraces of similar length in Carlton, such as 753-67 Rathdowne Street and 398-422 Station Street. Apart from their length and intactness, however, the most distinctive features of these two terraces are the large broken pediments enclosing urns to the centre of each terrace. Although similar pediments exist in Melbourne, for example on a two-storey terrace in Lulie Street, Abbotsford, they are exceptional compared with the more usual rectangular or curved parapet centre pieces, particularly on single-storey terraces.

History
In the early stages of Port Melbourne's history, reserves were set aside for various public purposes. On 12 June 1862, a grant of 2 acres was reserved for the purposes of a 'General Market'. This was bounded by Bay Street, Liardet Street and Nott Street. The Nott Street frontage was later subdivided (for reasons that remain unclear) and during 1887, Alexander Gunn, an agent from South Melbourne, erected fourteen 4 room brick dwellings. This speculative venture was obviously successful, as half the houses were sold during 1888.

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. Plan of 'Sandridge', dated 21.5.1878
Identifier  Former Prince Arthur Hotel
Formerly unknown

Address  216 Nott St
PORT MELBOURNE

Constructed  1882

Category  Commercial

Designer  T. J. Crouch

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
The former Prince Arthur Hotel is of local significance. Substantially intact externally, it is a representative example of a once common building type in Port Melbourne, and is a prominent streetscape feature. The design, by the prominent Melbourne architect T.J. Crouch, is notable for the refined detail to the windows and cornices.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Former Hotel
ORIGINAL OWNER: P. Hennelly
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
   Individual Character (Individual, different from adjacent)
BUILDING TYPE: Former Hotel
ORIGINAL RESIDENTIAL  na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry
ARCHITECT/ENGINEER: T.J. Crouch

PHYSICAL/STYLISTIC DESCRIPTION
The former Prince Arthur Hotel is a two-storey rendered masonry structure on a corner site. The elevations
are designed in a restrained Classical Revival style with string courses and dentilled cornices at first floor and roof level and a stepped parapet with a moulded capping. Above the splayed corner is a segmental arched pediment with flanking pedestals and consoles and a scrolled central finial. The windows are segmental arched, with plain openings to the ground floor and moulded architraves to the upper floor. The name of the hotel is formed in raised pressed cement below the main cornice to both facades. The building appears to be substantially intact externally apart from alterations to the ground floor corner window frame and the later gates to the main doorway on Nott Street.

COMPARATIVE ANALYSIS
While in general form this building is typical of nineteenth century corner hotels, it is distinctive for its very restrained and urbane facades. In comparison with other hotels of the 1870s and ‘80s, such as Freer’s Family Hotel, Moray Street, South Melbourne or the Spread Eagle Hotel, Bridge Road, Richmond (remodelled in the 1870s or ‘80s), the former Prince Arthur Hotel lacks most of the characteristically flamboyant Classical detailing such as rustication, window hood moulds, bracketed cornices and elaborate pediments.

History
The original Prince Arthur Hotel was constructed in 1871. Its first licensee was Thomas O’Brien. This building was rendered, painted and re-roofed in 1877, under the supervision of architect, George Wharton. (1) A new building was constructed for the owner, P. Hennelly, in 1882, to the design of prominent Melbourne architect, Thomas J. Crouch. (2)

Crouch began his career as an architect and surveyor in Tasmania in 1850-51. Lured by the discovery of gold, Crouch travelled to Victoria, and by 1854 had set up practice in Melbourne. In 1858 he went into partnership with Ralph Wilson, forming the well-known nineteenth century firm of Crouch and Wilson. The partnership of Crouch and Wilson produced a large body of work, including such major public buildings as the Prahran Town Hall, and the Association for the Blind buildings in St Kilda Road, a number of schools, including the Methodist Ladies College in Hawthorn, and a great many churches in both the metropolitan area and in country Victoria. (3). The partnership of Crouch and Wilson was dissolved in 1881, and Wilson died soon after. (4)

Having set up a solo practice, Crouch went on to complete a large number of commissions covering a range of building types, including a number of warehouses and shops in the city.

Thematic Context
By the 1860s, largely because of its maritime working class character, Port Melbourne was well-endowed with hotels, particularly in the precinct on the foreshore. The 1870s and 1880s saw still more hotels constructed around the municipality, however, many of which replaced earlier buildings.

Recommendations
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. ‘Argus’. 5 April 1882, p. 3.
4. ibid. p. 515.
Nott St Primary School

Identifier: unknown
Formerly: 229 Nott St
Address: PORT MELBOURNE

Description
PRINCIPAL THEME: Education
SUB-THEME: State schools
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)
BUILDING TYPE: State Primary School
ARCHITECTURAL STYLE: Originally Victorian Gothic
Altered to Federation Arts and Crafts
PRINCIPAL MATERIAL: Rendered brick
ARCHITECT/ENGINEER: Education Department Architecture Branch (Chief Architect Henry Robert Bastow)

Amendment: C 29
Comment: (Mapped as a Significant heritage property.)
Significance: The 1874 Nott Street Primary School building is of local significance. It is historically significant, being the first state primary school to be established in Port Melbourne following the 1872 Education Act. Although the original building was altered in 1914-5, it retains the original form. The 1914-5 alterations are of interest as an unusual example of a relatively complete school modernisation in the 1910s.

The 1911 Infants School is similar to many other infants schools built in the 1910s, many of which are more intact or have more individually significant design.

Primary Source
Alom Lovell and Associates, Port Melbourne Conservation Study review Vol. 4, 1995
Other Studies
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979
PHYSICAL/STYLISTIC DESCRIPTION

Nott Street Primary School is a two-storey structure with a symmetrical H-plan with projecting wings to each end of the front elevation and a gabled bay to the centre. As built originally, the walls were of red brick and the design, a variant of the 1874 Albert Park school design (M. Schneider, 1874) was Gothic, with pointed arched windows and door openings, steeply gabled porches and a central flèche. The large first floor window to the centre gable had two pointed lights divided by a central mullion with a round light above. The roofs were hipped on the end wings, with gable vents. There are recent additions.

As remodelled in 1914-5, the original windows were replaced with large mullioned and transomed multi-paned rectangular windows and the porches were remodelled with flat roofs and curved parapets. The central gable was remodelled with a gable parapet and flanking square piers with ball finials. The flèche was removed, and the walls were rendered and painted. These alterations were carried out as part of a widespread program in the 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants School comprises a large central hall with flanking classrooms and cloakrooms. The planning is expressed externally by the separate roofs to each section.

COMPARATIVE ANALYSIS

Nott Street Primary School, as built originally, was a variant of the 1874 Albert Park School design (M. Schneider, 1874), one of a group of early schools built by the newly established Education Department following the 1872 Education Act. These designs derived from the successful entries in an architectural competition organised by the Department, and had considerable influence on the design of subsequent State schools.

The 1914-5 alterations were carried out as part of a widespread program in the early 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants' School was one of many such pavilion-planned infants' schools built in the 1910s. Compared with the more intact and architecturally notable infants' schools such as those at Richardson Street, Middle Park and Bell Street, Coburg, Nott Street is not outstanding.

History

Prior to the 1872 Education Act and the establishment of this school, three schools in the Borough of Sandridge received aid from the Victorian government. These were Sandridge National School (No. 542), Sandridge Wesleyan School (No. 590), and Sandridge Catholic School (No. 602). These were struck off the roll on 1 July 1874, when Nott Street School (No. 1427) opened. (1)

The building of the school had been recommended by the District Inspector, Mr C. Topp. The School was designed to accommodate 800 - 1000 pupils and the tender of £5,375 was accepted for its construction.

Overcrowding was a constant problem at the school. Because of the large number of children who had to cross the railway-line, an annex in Graham Street [now Graham street primary School (q.v.)] was opened on 6th May 1889, and the two schools remained under the control of the same Head Teacher until 1908. Both schools were overcrowded, the average attendance being in the vicinity of 1,400, and a Presbyterian hall was used to accommodate Grade 7 and 8 pupils.

During 1911, a new infants school was erected at the Nott Street site. (2) Mr F.E. Shillabeer was the contractor, and his price was £3,670/16/10. (3) This building was constructed of red brick.

The school was remodelled in 1914 - 5 to comply with the 1908 regulations requiring greater provision of natural light and ventilation. Windows were enlarged, the porches and gables were altered and the walls were rendered. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

The school was closed in 1992 and subsequently re-opened as a Special School. The World War I honour board from the school is now located in the Port Melbourne Town Hall.

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

3. PWD contract book
4. Contract drawing for remodelling school, contract 93, 1914/15, held at PRO.
Residence Identifier unknown
Formerly 240 Nott St
Address PORT MELBOURNE

Description
CONSTRUCTION DATE: between 1860 and 1863
BUILDER: probably Joseph Readford
FIRST OWNER: Joseph Readford
PRESENT OWNER AND OCCUPIER USE: M.D.Leadingham/residence
CONSTRUCTION MATERIALS: timber

BUILDING ANALYSIS:

Allotment 5 of Section 23 is shown on a plan of Sandridge, dated 1860, although by that date it had not been sold by the Crown. Later plans show the Crown Grantee was N. Polak. By November 1863 the present house had been erected. The 1863 rate book shows the owner and occupier as Joseph Readford, a builder and carpenter(1). His workshop was situated at the rear of the dwelling. It is probable that Readford was the builder of the house. Certainly the intricacy of the bargeboard carving indicates the work of a craftsman.

This building is one of the earliest remaining houses in Port Melbourne. It is constructed of timber framed construction. Of note is the unusual proportion of the facade with the large space between the window sills

Significance
(Mapped as a Contributory heritage property.)
A rare surviving example of an early timber dwelling of the 1860s. The recent defacement has compromised its cultural values but it remains important as an early surviving house in Port Melbourne.

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

Other Studies
and the top of the verandah roof. The joinery is simply detailed and the front elevation was until recently finished by a splendid carved bargeboard in the form of boxthorns with circular shield panels at each end. The timber verandah has been reconstructed and the windows are aluminium framed. The external linings are in pre-finished aluminium. Similar houses at nos. 244 and 246 have been demolished.

**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 Port Melbourne rate book, Nov.1863, 868, Joseph Readford, builder and carpenter, 0. & 0, 5 room wood house and workshop, Sec.23 (A11.5, £32).

2. The house is visible in photograph PH.126, taken after 1868.
**Identifier**  
Flats

**Formerly**  
unknown

**Address**  
1-3 Oak Grove
ST. KILDA

**Constructed**  
1920s

**Category**  
Residential:apartment

**Designer**  
unknown

**Significance**
A block of flats still bearing its excellent roughcast rendering intact. Its complete set of original features (only the timber work has been repainted) are complemented by its period wire and wrought iron fence and gates. As a pair with its neighbour at 175 Hotham Street, which was built with identical materials, it is something of a local landmark.

**Primary Source**

**Other Studies**

**Description**
Two storey walk-up flats

**History**
see Description

**Thematic Context**
unknown

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

unknown
**City of Port Phillip Heritage Review**

**Identifier**  
Clyde Cottage, Spring Cottage and Kilby Cottage

**Formerly**  
Unknown

**Address**  
14-18 Octavia Street  
ST. KILDA

**Constructed**  
1889

**Category**  
Residential:row

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

**Significance**  
(Mapped as a Significant heritage property.)  
Clyde Cottage, Spring Cottage and Kilby Cottage in Octavia St, St Kilda, are significant to the City of Port Phillip because:  
- they represent still, in part, simple worker housing in the area (Criterion D2) ;  
- they exemplify the change in direction of the Housing Commission of Victoria after widespread criticism of its slum clearance philosophies (Criterion A4) .

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

**Other Studies**

**Description**

Three single storey refurbished stuccoed row-house form cottages, one free standing at the lane corner and the others paired. The three are now amalgamated under the one address as part of a recent Housing Commission of Victoria infill development. The end detached house has the name Clyde Cottage in the parapet entablature. The other cottages (Spring, Kilby) have blank entablatures.  

Each house has an ornate cemented Renaissance Revival inspired parapet with scrolling, acroteria and panelled entablatures. The cast-iron detail and bull-nose verandah roof are new (originally convex verandah ?) but a Victorian-era cemented chimney is visible behind the centre house parapet. Simple details such as opening architraves and small sill brackets survive. The simple iron palisade fence and timber post may be early.

The surrounding street has basalt kerb and asphalt paving.

**Condition:** fair (disturbed, reasonably preserved)
Integrity: partially intact/intrusions

Context: Among similarly small scale housing typically of the Edwardian-era and backing onto recent HCV development set out as a court.

**History**

These houses, each brick and 3 rooms, were built in 1890 for John E and Jane Ellis by John Newton.

Occupants in Spring Cottage (16) included Henry Trewartha a mechanic, and under the ownership of James Mason and later his executors, Grace Cowan was a long term occupier around WW1. Ernest Patton of Barkly Street St Kilda was the owner when Fred Austin (metalworker), Sarah Curtayne, Keith Grant (storeman) and Charles Watt an engineer, occupied the house during the inter-war period. Henry Wishart, Joseph Ryan and Robert Duncan were early occupiers of number 14 while Fred Ball, Frank Martin and Albert Illman were in number 18 during the 1890s. John Edwin Ellis himself was named as the owner and occupier of 18 around 1900 when it is assumed the house may have been empty, with a default rated person listed (RB).

Precast reinforced concrete houses were constructed in the City for the Housing Commission of Victoria during the late 1930s-1940s as an initial experiment in precast reinforced concrete construction, following the establishment of the Housing Commission of Victoria in early 1938 (Tibbits). Many old houses in St Kilda and South Melbourne were being purchased by the Housing commission (now the Ministry of Housing) in the 1960s-70s towards the aim of so called slum clearance or urban renewal. In 1960 the first concrete high rise Commission flats were built at the Emerald Hill estate in South Melbourne. This row was a later acquisition under policies which included retention of houses and infill rather than wholesale clearance.

**Thematic Context**

Making suburbs

**Recommendations**


recommended inclusions:

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

**References**

Longmire, A. 1989 `The Show Must Go On': 316-18 checked;
VPRO Municipal Rate Book (RB), VPRS 8816/ P1 North Ward;
G. Tibbits. 'The Enemy Within Our Gates'. in R. Howe, ed.' New Houses for Old', p.145;
Beach Kiosk

Formerly unknown

Address Ormond Esplanade (at Normandy Road) ELWOOD

Constructed 1921?

Category Public

Designer unknown

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The beach kiosk is a small weatherboard structure on an octagonal plan, with hipped metal roof and a surrounding verandah. It was erected by the St Kilda Council, possibly in 1921.

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

Why is it Significant?
Historically, the beach kiosk is significant as the oldest surviving structure along Elwood Beach which, unlike the beaches at Port Melbourne, South Melbourne and St Kilda, did not begin to develop as a recreational facility the suburb became more settled (and accessible by public transport) in the 1910s. Possibly erected in 1921, the kiosk provides thus evidence of the earliest phase in the development of Elwood Beach as a popular recreational destination. Its ongoing operation as a refreshment kiosk right up to the present day also demonstrates a highly significant continuity of use.

Aesthetically, the kiosk is a fine and relatively intact example of a small Edwardian-style beach pavilion, of note for its distinctive octagonal form and fine decorative timberwork including turned finials and verandah with slatted frieze. One of a number of surviving pieces of early seaside recreation infrastructure along the City of Port Phillip foreshore, the kiosk remains as a prominent and distinctive element on the Elwood beach landscape.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
**Description**

The beach kiosk is a small weatherboard structure, octagonal in plan. It has a hipped roof of corrugated galvanised steel, with ogee profile gutting and a turned timber finial to the apex. The building is encircled by a verandah, with a skillion roof supported on stop-chamfered timber posts with curved timber brackets and a timber slat frieze (the latter now mostly concealed by advertising signage). The kiosk proper has three servery windows, with heavy timber sills, metal roller shutters (not original) and heavy metal bar grilles. Two of the windows have concrete steps, of relatively recent origin, to facilitate access by small children. A fourth wall has an entrance doorway, with a heavy timber threshold, plain architraves and a metal security door of recent origin.

**History**

During the nineteenth century, Elwood Beach scarcely developed as a recreational centre in the way that the adjacent beaches at St Kilda and Port Melbourne had done. By the late 1860s, the council had made some effort in planting trees and establishing a coastal promenade, but the coastline—particularly in the vicinity at Point Ormond—otherwise retained a somewhat salubrious reputation, retaining connotations with the quarantine station, manure depot and abattoirs. All three had ceased to exist by the turn of the century, followed in 1907 by the closure of the rifle butts along present-day Head Street.

In 1915, the St Kilda Council erected a refreshment kiosk on Point Ormond, to a design ‘studiously made in conformity with the buildings already erected by the St Kilda Foreshore Committee’. This substantial timber building, a conspicuous element on the point for many years, has since been demolished. The only other kiosk to be erected along the Elwood foreshore was erected by the St Kilda council in 1921 to the design of H P Brady. This first appears in the Sands & McDougall Directory in 1921, with Mrs Margaret Olingue listed as its proprietor. The wife of a local bootmaker, Mrs Olingue (1878–1968) ran the kiosk for about fifteen years. It was then occupied by Ernest Druce (c.1936-43), B & D Passioura (1940s) and P Grieg (1950s). From the late 1950s until at least the mid-1970s, the kiosk was apparently operated by A L Crichton, listed in directories as a confectioner.

**Thematic Context**

The small timber kiosk at Elwood can be compared with the numerous items of beach recreation infrastructure that developed along the foreshore at Port Melbourne, South Melbourne and St Kilda during the 1910s. Examples that have been previously identified in heritage studies include the octagonal bandstand at 70 Beach Street, Port Melbourne (1919), the series of gable-roofed timber beach shelters on Beaconsfield Parade, South Melbourne (c.1914), the former Pavilion Tea Rooms at 60 Jacka Boulevard, St Kilda (1916) and the St Kilda Pier Kiosk (1904) – the last, now no longer extant. The most pertinent comparison, however, can be drawn with a pair of previously unidentified timber kiosks on Jacka Boulevard, of unknown date but, on stylistic grounds, appear to be contemporaneous with the kiosk at Elwood. Virtually identical, these two structures (currently known as the Sunset Kiosk and the Boulevarde Ice Creamery Kiosk) are rectangular in plan, with stop-chamfered frames and diagonal boarding; they have distinctive bellcast roofs of corrugated galvanised steel and canted perimeter verandahs with stop-chamfered posts and slat friezes. While they are slightly larger than their polygonal counterpart in Elwood, and slightly more elaborate in their detailing, they are also somewhat less intact, having been altered and otherwise disfigured by wall- and roof-mounted advertising hoardings.

**Recommendations**

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

**References**

J B Cooper, A History of St Kilda, 1851 to 1931, pp 233-34.

Sands & McDougall Directory, various.

Miles Lewis (ed) Australian Architectural Index. s v Elwood Park Kiosk.
**Address**
Ormond Esplanade
ELWOOD

** Constructed **
1925

** Category **
Public

** Designer **
unknown

** Amendment **
C 54

** Comment **
New citation

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

### What is Significant?

The former bowling club is a simple single-storey timber-framed and fibro-clad building with a gabled roof of corrugated steel. Founded in 1925, the club closed in the 1990s and the building was converted to a community centre and café. The enclosed grounds include a detached brick storeroom of similar date, although no trace now remains of the bowling greens themselves.

### How is it Significant?
The former bowling club is of historical and aesthetic significance to the City of Port Phillip.

### Why is it Significant?
Historically, the former bowling club is one of the earliest remaining buildings along the Elwood foreshore. Erected in 1925, it provides evidence of the expansion of recreational facilities along the beach during the inter-war period, and is now the only survivor amongst the complex of early twentieth-century clubhouses that included the original premises of the angling club, lifesaving club and croquet club, all of which have since been replaced by post-war buildings. More broadly, the former bowling club is also of some interest as the only one in the municipality that is located along the foreshore and, indeed, one of only four bowling clubs thus sited along the entire east coast of Port Phillip Bay.

Aesthetically, the former bowling club is significant as a distinctive element in the foreshore landscape. Although slightly altered and generally of little architectural pretension, its simple form and detailing, including strapped fibro-cement cladding with weatherboard dado, is representative of its type and era.
Description
The original bowling club is a single-storeyed timber-framed building on a rectangular plan, with a broad gabled roof of corrugated galvanised steel. The exterior walls are clad with weatherboard to window sill height, with strapped cement sheeting above. The principal façade, to Ormond Esplanade, has a central double doorway (sheltered by a non-original verandah) flanked by pairs of wide timber-framed fixed-sash windows, with louvred highlights. The exposed side elevation, to the north, has similar windows, another door, and, above, a louvred vent to the gable apex. The south end of the former clubhouse has been engulfed in a substantial single-storey addition, containing the cafe; part of this echoes the form and materials of the original building, culminating in an enclosed verandah-like dining area along the south and east walls, with retractable roof, continuous bays of timber-framed casement-sash windows, and a corner entrance.

North of the clubhouse is a detached weatherboard toilet block (of recent date) and a small red brick pavilion with terracotta-tiled gambrel roof, roughcast rendered banding, weatherboard infill, louvred vents and small square windows. Its original function is unknown, but it is at least contemporary with (if not earlier than) the main building.

History
The Elwood Bowling Club was officially opened on Saturday, 3 October 1925, when the wife of the club president, Mrs F C Smith, threw the inaugural jack and the wife of the senior vice-president, Mrs A E Watson, threw the first bowl. The ceremony was also attended by the then Mayor, Councillor Cummings, who ‘wished the club success in the ensuing season’. The new premises was one of a large number of bowling clubs whose official openings were reported in September and October of 1925, including those at Armadale, Ascot Vale, Brunswick, Camberwell, Carlton, Carrum, Collingwood, Elsternwick, Glen Iris, Ivanhoe, Kew, Middle Park, Moonee Ponds, Murrumbeena, North Fitzroy, Northcote, Sandringham, Sunshine and Thornbury.

A site plan in the Health Department’s Public Building files shows that the bowling club at Elwood occupied an allotment 189 feet (57 metres) by 184 feet (56 metres), with its timber-framed clubhouse set back 142 feet (43 metres) from Ormond Esplanade. This building, 65 feet (20 metres) by 44 feet (13 metres) in plan, contained a large clubroom with an adjacent billiard/card room, and associated facilities (office, kitchen and lavatories) along the seaward side.

The bowling club ceased in c.1991, and the former premises was subsequently converted into a council-operated community centre and café. The enclosed open space between the former clubhouse and the road, originally the bowling greens, became a children’s playground.

Thematic Context
There are five lawn bowling clubs within what is now the City of Port Phillip; all are located in or beside public parks, although the former club in Elwood is the only one along the foreshore. The other clubs in the municipality are of greater vintage: St Kilda (founded 1865), Albert Park (founded 1873) and Middle Park (founded 1903). However, their built fabric varies; the clubhouse at St Kilda, for examples, includes a portion dating back to 1876 (in fact the oldest purpose-built bowling club building in Australia) and another portion added in 1927. The present Albert Park clubhouse, located within St Vincent’s Gardens, dates from as recently as 1958.

The example at Elwood must be seen in the context of the small cluster of sporting club premises that developed along the foreshore in the inter-war period: the lifesaving club (1921), the sailing club (1924), the croquet club (c.1937) and the angling club (c.1939). All of the original buildings, however, were replaced in the post-war era. Ironically, all of these clubs still remain in operation while the bowling club, which does not, is the only one that retains its original pre-war building.
Recommendations

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

References


Public Building File No 9976, Health Department files, VPRS 7882/P1. PRO
Elwood Surf Lifesaving Club

Formerly
Elwood Beach Pavilion; Conabere Pavilion

Address
Ormond Esplanade
ELWOOD

Constructed
1971

Amendment
C 54

Comment
New citation

Significance
(Mapped as a Significant heritage property.)

What is Significant?
The Elwood Surf Lifesaving Club is a distinctive single-storeyed concrete block building designed in a stark and rugged Brutalist style by architect Don Hendry Fulton. Erected in 1971 on the site of a pre-war bathing pavilion, the building serves as a bathing pavilion, the premises of the local lifesaving club (established 1913) and, from 1976, the State Disaster Headquarters for all marine emergencies on Port Phillip Bay.

How is it Significant?
The Elwood Surf Lifesaving Club is of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the Elwood Surf Lifesaving Club is a fine and intact example of the so-called Brutalist style of the early 1970s, characterised by rugged and angular form, stark concrete blockwork and battered mass walls. Its unusual form, surface treatment, detailing and starkness make it a particularly distinctive element along the water’s edge. It is also the most aesthetically distinguished of the five post-war lifesaving clubs along the City of Port Phillip foreshore. Architecturally, the building is a fine, intact and particularly accessible example of the work of Don Hendry Fulton, a notable architect of the 1950s and '60s whose expansive practice included Olympic games infrastructure in Melbourne, a number of award-winning houses and other buildings in the suburbs and regional Victoria, and town planning projects in outback Australia.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description
The Elwood pavilion is a highly distinctive concrete block building in the stark Brutalist style. Occupying an elongated footprint along the foreshore, it comprises a row of three of gambrel-roofed volumes, linked by flat-roofed wings, with a battered base. The distinctive pavilion roofs comprise a central sawtooth element, clad in unpainted timber boards, which rises above a gently sloping hipped metal tray deck, with broad overhanging eaves. The roof of the north pavilion is raised up above the concrete block walls on a fully-glazed mezzanine level, which serves as the observation deck for the lifesaving club. This pavilion has roller shutters on the north side, but is otherwise windowless; the other two pavilions have vertical strip windows with metal-framed fixed sashes, and there are small square windows, similarly detailed, to the linking wings. Along the foreshore (west) side, the battered base incorporates several flights of steps. On the street (east) side, the main entrance is marked by a trabeated rendered portico.

History
Founded in 1913, the Elwood Lifesaving Club was originally based in Head Street, in a triple-fronted timber building with a central lounge flanked by dressing rooms. This was remodelled several times, including alterations in 1950 when the lounge roof was rebuilt and new toilets added. New premises were built in 1971 on the site of a sea bathing pavilion, one of three structures built by the City of St Kilda in 1928. The new Elwood Beach Pavilion, as it was known, was designed by Don Hendry Fulton. It became one of the best equipped surf lifesaving facilities in Australia; in 1976, it became the State Disaster Headquarters for all marine emergencies on Port Phillip Bay, obtaining its own water ambulance, and a control room equipped with radar and Telex facilities. More recently, the building was renamed in honour of Jack Conabere, who was a member of the lifesaving club from 1932, and its president from 1952 to 1982.

The architect, Don Hendry Fulton, completed his studies at Melbourne University in 1950 and later took a M Arch at the University of California at Berkeley. He became a highly-regarded residential architect in the 1950s, designing a house at Kew that was one of ten ‘Houses of Outstanding Merit’ selected by Architecture & Arts magazine in 1956. Fulton is best known, however, as the planner of outback mining towns such as Mary Kathleen and Weipa, also in the 1950s, and as the designer of the BP oil refinery administration building at Crib Point, which won an RAIA award in 1966. Within the City of Port Phillip, he was responsible for a distinctive cluster of mushroom-like concrete beach shelters on the Lower Esplanade at St Kilda (1967).

Thematic Context
Lifesaving clubs in what is now the City of Port Phillip were mostly formed in the 1910s, but none still occupy their original buildings. One, the Esplanade LSC, was demolished in the 1950s for the erection of the St Kilda Marina. Three others now occupy two-storey buildings of little architectural merit, dating from the 1950s and ‘60s.: South Melbourne (red brick), Middle Park (bluestone and concrete brick) and St Kilda (brick and cement sheet). The Victorian headquarters of the Surf Lifesaving Association of Australia, also on the St Kilda foreshore, is more architecturally distinguished, but in a retardataire Moderne style that was out of fashion when it built. The Port Melbourne Life Saving Clubhouse is of even more recent origin.

Aesthetically, the Elwood Pavilion is comparable to a small number of Brutalist buildings in the former City of St Kilda. Some flats at 2 Crimea Street (c.1970) are different in form but similar in their stark, windowless concrete surfaces and battered walls. The St Kilda Library at 150 Carlisle Street (1969-73) is the municipality’s finest example of the style, designed by leading practitioner Dr Enrico Taglietti. The Elwood Pavilion is also similar to the nearby soccer pavilion, off Head Street, designed by architects Young, Lehman & Co. Another stark, windowless concrete block building of rugged form (a truncated triangle with corner porches and steep roof), it is, however, much later in date (built 1980) and thus falls outside the heyday of Brutalism in the early 1970s.

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

References
Anne Longmire. St Kilda: The Show Goes On, p 285
Beaufort
Identifier "Beaufort"
Formerly unknown

Address 13-15 Ormond Esplanade
ST. KILDA
Constructed 1920's
Amendment C 29

Category Residential:apartment
Designer unknown

Significance
(Mapped as a Significant heritage property.)
Beaufort is a notable block of flats featuring an unusual bridged section over its central driveway. The driveway leads on to a courtyard formed by a rear wing of the flats. It is significant as an intriguingly complex example of an eclectic, Mediterranean style block. Its architecture is largely intact and is now painted an exotic post-modern pastel polychrome.

Primary Source

Other Studies

Description
Style : Mediterranean
Two storey walk-up flats

History
see Description

Thematic Context
unknown

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

unknown
Flats

Formerly unknown

Address 19-21 Ormond Esplanade
ST. KILDA

Constructed late 1920s

Amendment C 29

Category Residential: apartment

Designer unknown

Significance (Mapped as a Significant heritage property.)
The single block at No 19 and the two blocks at No 21 form a strong and coherent group of two storey flats which are sited to maximise their sweeping views of the bay. As such, they are important elements in the Ormond Esplanade streetscape, expressing clearly the bayside character of its architecture. Apart from the handsome arched tapestry brick porch of the rear flats at No 21, their styling is quite simple and their impact comes mainly from their grouping. The unusual relationship of the three blocks is well resolved in their communal landscaping. Their rendered brick front fences are intact, as are the low brick fences that quaintly form the boundaries between the driveway and their gardens.

Primary Source

Other Studies

Description
Style: Mediterranean
Two storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

unknown
"Yarramundi" is a spectacular attic villa situated on the Ormond Esplanade with commanding views of Port Phillip Bay. It was designed and built for Dr T M Davie by M Sherlock in 1921. Of all the builders of St Kilda through the 1920s, Sherlock was the pre-eminent stylist. His houses are characterised by a profusion of bay windows, porches, balconies and attic dormers, executed in an exuberant eclecticism combining Arts and Crafts, Classical, and Californian Bungalow influences. "Yarramundi" is the most impressive, due mainly to its massively buttressed porch and the spectacular doric columned balcony above. Plans show it as a large family house of six bedrooms and two maids’ rooms. The ground floor features the spacious porch, entrance hall and stair hall, with double doors opening into the living and dining rooms. A small office is entered through a side porch on Normandy Rd. The main room upstairs is a large billiard room which opens onto the balcony. Externally little seems to have been changed from the drawings submitted to Council for approval; the glazing to the windward side of the balcony (necessitating the removal of two pairs of columns), the only notable

Significance  
A large, complex, intact attic villa featuring a spectacular first floor balcony overlooking the Bay. Its exuberant design is the essence of Melbourne’s inter-war bayside architecture, and the best on the Ormond Esplanade. It is the most prominent of a number of important and idiosyncratic works by the designer/builder, M Sherlock.

Primary Source  

Other Studies

Description

Style: Arts and Crafts  
Two storey residence  
Builder: M. Sherlock  
Original owner: T.M. Davie

‘Yarramundi’ is a spectacular attic villa situated on the Ormond Esplanade with commanding views of Port Phillip Bay. It was designed and built for Dr T M Davie by M Sherlock in 1921. Of all the builders of St Kilda through the 1920s, Sherlock was the pre-eminent stylist. His houses are characterised by a profusion of bay windows, porches, balconies and attic dormers, executed in an exuberant eclecticism combining Arts and Crafts, Classical, and Californian Bungalow influences. "Yarramundi" is the most impressive, due mainly to its massively buttressed porch and the spectacular doric columned balcony above. Plans show it as a large family house of six bedrooms and two maids’ rooms. The ground floor features the spacious porch, entrance hall and stair hall, with double doors opening into the living and dining rooms. A small office is entered through a side porch on Normandy Rd. The main room upstairs is a large billiard room which opens onto the balcony. Externally little seems to have been changed from the drawings submitted to Council for approval; the glazing to the windward side of the balcony (necessitating the removal of two pairs of columns), the only notable
exception. The eaves of the terra cotta tiled roofs feature exposed rafter ends as a ubiquitous motif, and the strutted gables are another of Sherlock's favourite devices. The gable ends and the bulkheads over the bay windows are all shingled. A small amount of ornamental exposed brick trim can still be seen, but it is hard to know how much has been lost to repainting. The current overall brilliant white, though not the original colour scheme, seems most appropriate to its maritime setting. Also intact (and white) is the elaborate brick and render fence that stretches down Normandy Rd and along the Esplanade. Its timber gate is a gem of individualistic design. The same can be said of the building itself, and the body of Sherlock's work as a whole. In "Yarramundi" he produced the most important building on the Ormond Esplanade, one that sets the scene of the seaside, bayview architecture of 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
St K C C permit No 4540.
Residence
Formerly Fontainebleau Reception Rooms

Address 31 Ormond Esplanade
ST. KILDA

Constructed 1928

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
A low slung 1920s villa notable for its excellent pergolas and port cochere. Their powerful masonry piers and heavy timber work are picked up in the original front fence. For many years from the 1950s it was run as the Fontainebleau Reception Rooms.

Primary Source

Other Studies

Description
Style: Californian
One storey residence
Builder: G. Seddon
Original owner: J. Lang

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 "Ballater"
Formerly unknown

Address 39 Ormond Esplanade
ST. KILDA

Constructed 1926

Amendment C 29

Category Residential:detached

Designer Blackett and Foster

Significance (Mapped as a Significant heritage property.)
‘Ballater’ is a stately residence by the architects Blackett and Forster who were renowned for their refined
Georgian Revival style buildings. ‘Ballater’ Mediterranean styling exhibits a similar level of finesse and
proportion. The house has lost a little of its character with the removal of its windows shutters, but the front
portico section in particular remains one of the most refined passages of 1920s architecture to be found in St
Kilda.

Primary Source

Other Studies

Description
Style : Mediterranean
Two storey residence
Builder: W.M. Kelly Pty Ltd
Original owner: A. Atherton

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 6549 issued 31/8/26.
**Identifier**  "Surf Side"

**Formerly**  unknown

**Address**  46 Ormond Esplanade
ST. KILDA

**Constructed**  1960's

**Amendment**  C 29

**Category**  Residential:apartment

**Designer**  unknown

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

One of St Kilda's more interesting blocks of 1960s flats, Surf Side features striking usage of contrasting brick and concrete blockwork and stepped planning with wide window bays and balconies to maximise the views across to Elwood Beach.

**Primary Source**

**Other Studies**

**Description**

Style : Vernacular Functionalist
Three storey walk-up flats
Builder: C.& C. Attard
Original owner: C.& C. Attard

**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 2825-6 issued 23/7/63.
Flats

Address
51 Ormond Esplanade
ST KILDA

Constructed
1939

Category
Residential:apartment

Designer
J.H. Esmond Dorney

Significance
(Mapped as a Significant heritage property.)

What is Significant?
51 Ormond Esplanade is a three-storeyed flat-roofed rendered brick apartment building in the inter-war Functionalist style, characterised by a stark and volumetric form with fin-like brick elements, ribbon windows, and corner windows. The flats were designed in 1939 by noted local architect J H Esmond Dorney as a speculative project for his mother, Mrs M L Dorney.

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

Why is it Significant?
Aesthetically, the flats are significant as a fine, relatively intact and somewhat unusual example of a large apartment block in the inter-war Functionalist style, characterised by flat roof, steel-framed corner windows, ribbon windows and a vertical emphasis. Its stark and volumetric composition is comparable to several other blocks of flats in the municipality (mostly in St Kilda), but, although slightly altered, it stands out for its unusually bold composition and austere rendered walls (rather than the more typical face brick).

Architecturally, the former St Kiernan’s Flats are significant as one of the best examples in Elwood of the work of J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
Andrew Ward, City of Port Phillip Heritage Review, 1998
Description

51 Ormond Esplanade comprises six flats within a stark and volumetric flat-roofed rendered brick Functionalist-style building. The triple-fronted façade, balanced but not symmetrical, has a central projecting three-storey portion, flanked by narrower wings, three and four storeys high, with disparate setbacks. The central portion is articulated by an orange brick chimney, forming a dominant vertical element, while the adjacent entry wing has a similar but narrower fin-like pier. Both have horizontal bays of steel-framed windows alongside, the former wrapping around the corner. The north wing has a vertical ribbon window to the stairwell, and two short horizontal ribbon windows at the fourth floor. The front door, shaded by a concrete slab sunhood, is set into an orange brick dado, which returns along the side of the projecting central wing and then further forward, forming a low wing wall. The partly-concealed south wing is more conventional in detail, with standard timber-framed double-hung sash windows.

History

see Description

Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style that was popular in the second half of the 1930s. While the idiom was characterised by a concern for pure expression of function, and a common vocabulary such as flat roofs and ribbon windows, there was still a degree of variety in local manifestations: at one end of the spectrum were those buildings (often in face brick) realised as stark volumes, and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament such as fluting, stringcourses and capping.

The St Kiernan’s Flats are an example of the former. The best examples in the municipality are those by the highly-regarded firm of Mewton & Grounds: Woy Woy at 77 Marine Parade, Elwood (1936) in rendered brick, and Bellaire at 3 Cowderoy Street, St Kilda (1936) in face brick. Another fine example in face brick is Park Court flats at 473 St Kilda Street, Elwood, by equally celebrated architects Seabrook & Fildes (1938). Lesser examples in St Kilda, by as yet unknown designers, include Burnett Lodge, 9-13 Burnett Street (c.1940), Mereen flats, 40 Burnett Street (c.1940), and High Royd flats, 36 Robe Street (1930s). All of these, however, are relatively compact, stark buildings of face brick; St Kiernan’s stands out amongst them with its particularly broad façade, its dominant vertical fin-like elements, and its smooth rendered walls.

Recommendations

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

References

Sands & McDougall Directory, various.

City of St Kilda Building Permit No 10,942, dated 15 December 1941 [alterations]
Mabrouka

Identifier: "Mabrouka"
Formerly: unknown

Address: 67 Ormond Esplanade
ST. KILDA

Constructed: 1924

Category: Residential: detached

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)
Mabrouka is a large interestingly designed and detailed 1920s residence which, apart from a coat of blue paint to its rough cast walls, appears to be very intact. Its most prominent feature is an extraordinary first floor section that is perched on doric style columns above its large curved porch to capture the views of the Bay. The front fence with its bold forms is also intact, including an original trellised section.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Two storey residence
Builder: S. Collins
Original owner: S. Collins

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
NOTES
St K C C permit No 5504 issued 29/10/23.
### Significance
(Mapped as a Significant heritage property.)

What is Significant?
The house at 123 Ormond Esplanade is a single-storey roughcast-rendered brick house in a highly unusual and distinctive Mexican hacienda style, with round arched doorways and faux projecting timber roof beams. It has a second storey addition, set well back to form a roof terrace, with a fully-glazed façade. The house was erected c.1927 for William Bleazby, a commercial traveller, whose family remained living there for almost forty years.

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 rare and relatively intact example of an inter-war house reminiscent of a traditional Mexican hacienda, related stylistically to the far more common Spanish Mission style that became ubiquitous in many parts of Melbourne (most notably the seaside suburbs) in the 1920s. With its volumetric composition, stark mass walling, plain archways and unusual projecting timber beams, the house stands out amongst the countless more ornate and embellished Spanish Mission houses and flats that otherwise proliferated in Elwood and St Kilda during that time. The second storey addition, although designed in a contrasting Functionalist style, is set well back and does substantially detract from the highly unusual aesthetic qualities of the original house.

### Other Studies
Heritage Alliance, Elwood Heritage Review, 2005
The house at 123 Ormond Esplanade was originally a single-storey brick inter-war house, which has been altered by a second storey addition, apparently in the post-war period. The original portion is a roughcast-rendered, flat-roofed villa in an unusual Spanish Mission style, reminiscent of a hacienda. Its double-fronted façade comprises a projecting porch to the left, with round-arched entry and side window, and a wide arched doorway within, with a pair of timber doors. Alongside is a pair of rectangular windows with multi-paned timber-framed double-hung sashes and splayed sills. The parapet line is delineated by a row of projecting timber members, intended to evoke roof beams. The side elevation has a separate entrance, set back in a recessed porch. The skillion-roofed first floor addition, set back to form a roof terrace, has a fully glazed street façade, with full-height windows and glazed doors. The side elevation, roughcast rendered to match the original house, has rectangular windows with metal framed sliding windows.

The driveway is marked by single roughcast rendered gatepost; a matching brick fence along the property line has been demolished relatively recently.

**History**

This house was evidently erected during 1927, as it first appears in the Sands & McDougall Directory in 1928. It was originally occupied by William Charles Noble Bleazby, described in electoral rolls as a commercial traveller, and his wife, Marie. Bleazby occupied the house until his relatively early death in 1945 at the age of sixty, whereupon his widow, Marie, remained there until her own death in 1964.

**Thematic Context**

While there are a considerable number of houses in Elwood (and in St Kilda) in the Spanish Mission style, these are invariably in the more ornate manifestation of that idiom, characterised by hipped roofs of Cordoba tiles, solomonic (barley-twist) columns, shaped parapets and corbels, arcaded loggias, and the use of decorative wrought iron and ceramic tiling. The house at 123 Ormond Esplanade demonstrates a more understated interpretation of the style, evocative of a traditional Mexican hacienda. This is most evident in its cubic form, stark mass walling, plain arched openings, and projecting timber roof beams. This is much less common, not only in Elwood and St Kilda but also in Melbourne's inter-war suburbs in general.

There are a few houses in East St Kilda, located at 151 Alma Road and 14 Mooltan Street, that are somewhat similar in their use of round arches and the unusual projecting roof beams, but these are otherwise more embellished than the particularly stark example at Elwood. As such, both should be considered as simplified versions of the conventional Spanish Mission idiom, rather than the extremely atypical and distinctive Mexican hacienda style that is exhibited at 123 Ormond Esplanade.

**Recommendations**

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

**References**

Sands & McDougall Directory, various.
St. Bede's church is the oldest church in Elwood and its construction reflects the intense period of building in Elwood at this time which created a new suburb. It was built as the church hall with the intention that a church would be built adjacent on the corner of Tiuna Grove.

The original building comprised the present church, but not its porch or the vestries and schoolroom at the rear. North and Williams were the Architects, James Brown the builder and the total cost was £924-14-6. Construction took place in the second half of 1916. Features of the building are the trusses, terracotta external window heads, the quoins internally and the diagonal piers.

The vicarage at number 2 Tiuna Grove was built at the end of 1917/early 1918 to the design of R.M. King. The estimated cost was £1,140, actual cost, £1,108 and the builder A.J. Bell.

A.J. Bell also built the schoolroom at the rear of the church early in 1918 at an estimated cost of £370, including lavatories along Byrne Avenue.

Vestries and guild room were added in front of the schoolroom in the latter half of 1921. E.M. Cooper was the contractor. By that time apparently the porch had been added to the church.

The last major structural changes to the building were in 1929 when the original vestries within the main body of the church were removed, an organ recess added along with a new front to the building on Byrne Avenue, matching the detailing of the main porch. H.V. Frew was the Architect for these works.

(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**
Church hall and Kindergarten
Builder: Cooper E H (1921)
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

**History**
see Description

**Thematic Context**
unknown

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

**References**

NOTES
St K C C permit No 4666 for 1921 alterations

**BIBLIOGRAPHY**

City of St. Kilda building permit records - Appendix

1. No. 2964 granted 16/6/1916, church building, Architects North and Williams, builder James Brown.
3. No.3518 granted 8/2/1918, schoolroom, builder A.J. Bell.

The Alderley

Formerly unknown

Address 1-13 Ormond Rd
ELWOOD

Constructed 1920-1921

Amendment C 29

Category Commercial: residential

Designer Nahum Barnet

Significance (Mapped as a Significant heritage property.)

With its twin turreted, wedge shaped form dominating the Glenhuntly and Ormond Road intersection, `The Alderley' is of greatest significance as Elwood's most prominent and successful commercial streetscape element. It is also significant as a relatively large scale, innovative mixed use suburban development of the early 1920s. Its well articulated Arts and Crafts design is by the prominent architect Nahum Barnet. Most of its architectural features, including almost all of its shopfronts, are intact. Recent repainting and redevelopment of the streetscape around it, though of reasonably thoughtful design, detract from the building's original character.

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

This building is a key corner element in the Elwood Junction conservation area, something of a local landmark and of interest architecturally. The design of the building, with oriel window turrets at each corner and the arcaded first floor facing Ormond Road makes it distinctive in the intersection, surrounded also by the Post Office, State Bank and the distant tower of St Columbia's church. The shopfronts are almost totally intact. The building has been unsympathetically painted.

Architect Nahum Barnet designed this building for Mr Bailey and it was built at the end of 1920, construction probably extending into 1921. The design is rather conservative for its time of construction.

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

Primary Source

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

Description
Style: Federation Freestyle
Two storey shops, surgery and dwellings
Builder: V.G. Fair
Original owner: H.E. Bailey

`The Alderley' was designed by the prominent architect Nahum Barnet as "business premises" comprising seven shops, a pharmacy and dispensary, and upstairs, a surgery suite and three two-bedroom flats. Its narrow V-shaped block at the intersection of Glenhuntly and Ormond Roads is one of the most prominent commercial sites in the City. With its two corner turrets facing the intersection, it is probably the most widely recognized architectural landmark in the Elwood area. Built in 1920-1921, it was the first of the major corner buildings of Elwood Junction, to be followed shortly by the State Bank (1922), the Maison de Luxe dance hall (1922, now demolished), the Post Office (1925) and St Columba's Church (1929). As such, it is a key element in Elwood's civic identity. The building's principal facade is its smallest, facing the junction. Its longest facade, comprised of shopfronts and rhythmic balcony openings above, stretches down Ormond Rd, forming, with the shops opposite, the major part of the "Elwood Village" shopping area. The facade continues for only some of the way along Glenhuntly Rd before breaking back to form a service yard at the rear of the shops. Apart from the corner turrets, the first floor facades are in a fairly simple Arts and Crafts style. The major window and balcony openings are slightly arched at the top, the balcony fronts curve out between intervening brick piers, and all elements are tied together with string course mouldings. The more elaborate turrets are formed above octagonal oriel window bays. Their upper panels are decorated with oval framed insets and each is topped with a bell-shaped cupola, a characteristic "landmark" device frequently found in St Kilda. The building's hipped roof is of Marseilles tiles and includes a number of skylights to light the flats and surgery. Beneath the awnings, the ground floor shopfronts feature the plate glass display windows, copper-clad beading and moulding, and leadlight upper panels typical of the shopfitting of the time. The design of the copper framing and leadlighting varies between shops; some, such as that at No.13, is particularly fine. Overall, the internal planning and general exterior styling is not especially remarkable. Nahum Barnet rose to prominence through his designs for some of Melbourne's best early 20th Century buildings, among them the Melbourne Synagogue in Toorak Rd and the former Metro Theatre at 171 Collins St. `The Alderley' is not of that class, and appears rather old-fashioned for the time it was built, but as a well sited and conceived 'urban element' it is of great merit. Its success lies in Barnet's ability to exploit the site for its urban design potential, orchestrating its junction facade as a landmark and focusing its impact with the twin turrets. As the first of the ring of important buildings around the intersection, it showed imagination and vision for how the junction might develop, and its presence was no doubt a potent generating factor. Over the years it has undergone a series of superficial changes. Its current colour scheme appears to be a recent attempt to restore a more "historical" feel to it. Though pleasant enough, it is stylistically incorrect for the period of the building and does not reflect the relationship between colour, materials and forms that would have originally existed. The balconies above Ormond Rd have been glazed in and various internal alterations have been made to the shops, the dispensary room of the former pharmacy having been removed in one case. All the shopfronts are remarkably well preserved. As well as the leadlighting and the copper window framing, the timber doors with their brass fittings, the tiled thresholds and the marble doorsills are all largely intact. Only the wall tiling has been substantially changed, in some places extremely unsympathetically. The new streetscaping at the front of the corner shops has increased the perception of civic space without enhancing the character of the building. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit No 4319 issued 21/9/20.

BIBLIOGRAPHY
City of St Kilda building permit records, no. 4319 granted 21/9/1920 includes working drawings.
State Bank

Formerly unknown

Address 6 Ormond Rd
ELWOOD

Constructed 1922

Amendment C 29

Category Commercial: residential

Designer Sydney Smith and Ogg and Serpell

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
State Bank (previously State Savings Bank) is one of the best examples of a bank constructed during this period and is a key element in a precinct of local significance. Banks built during the First World War and the 1920's are usually in a heavy banded classicism style and this building epitomises the work of one of the two leading exponents, Architects Sydney Smith, Ogg and Serpell(2). The shopping centre at the intersection of Ormond and Glenhuntly Roads forms the heart of Elwood and has, as does the suburb generally, a building stock largely built in the first decades of this century. The State Bank is a key element in this shopping centre precinct.

EXTENT OF SIGNIFICANCE
Facade and rendered front section is of prime significance; the original fabric of the remainder is of secondary importance.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Part of a precinct containing shops, post office and St. Columba's Church.
(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 : Free Classical
Two storey bank with dwelling
Builder: C.V. Pittard
Original owner: State Savings Bank of Victoria
BUILDER/ ARTISANS
G.F. Pittard(1) builder.

LATER OCCUPANTS
In continuing use.

LATER ADDITIONS/ ALTERATIONS
Banking chamber has been gutted several times, the most recent rebuilding having just been completed. Recent bottle glass has been fitted in the residence and the interior variously redecorated. Both sections are now quite separate.

DESCRIPTION
The Elwood State Bank is a two storied building, constructed in brick with a terracotta tile roof. The front section housing the banking chamber is rendered, contrasting with the face brickwork of the residential section behind. The facade is essentially symmetrical with two 'wings' on either side of the central section with recessed first floor balcony. Features of the facade are the heavy bands, cornice parapet and squat columns. There is a projecting balcony over the front door at one end of the facade. In contrast the side walls of the front section are flat, whilst the rear section has picturesque elements such as the side gable on brackets.

CONDITION
Good.

ORIGINAL USE
State Savings Bank.

PRESENT USE
Continuing use.

OTHER
Residence has been physically divided from the bank proper and rented out.

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

History
The State Bank was constructed in 1922 to the design of Architects Sydney Smith, Ogg and Serpell. The builder was G.F. Pittard.

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 4799 issued 20/4/22.

OTHER EVALUATIONS
Bruce Trethowan in "A Study of Banks In Victoria" for the (then) Historic Buildings Preservation Council - Designated List (recommended for addition to the Historic Buildings Register).

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 4799 granted 20/ /1922, includes working drawings - Appendix.

Flats and Shops

Identifier
Formerly
unknown

15-21 Ormond Rd
ELWOOD

1919-1920s

C 29

unknown

Category
Commercial: residential

Significance
(Mapped as a Significant heritage property.)
An interesting complex of single storey shops built in front of two storey flats. For further citation see 40-42 Glenhuntly Road.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Two storey flats, one storey shops

History
see Description

Thematic Context
unknown

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

References
NOTES
Forms part of Ormond Mansions complex 40-42 Glenhuntly Rd. May be by same architect as 13 Glenhuntly Rd.
Flats

Identifier unknown
Formerly 38 Ormond Rd
Address ELWOOD

Description
Style: Deco, Functionalist
Two storey flats

Significance
A very good quality block of 1930s flats whose picturesque stepped-back form looms impressively over its corner garden. Its wide boxed eaves give it a stylish, Prairie School character.

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

References
NOTES

City of Port Phillip Heritage Review
Citation No: 2076

Identifier Flats
Formerly unknown

Address 38 Ormond Rd
ELWOOD

Constructed late 1930s

Amendment C 29

Category Residential: apartment

Comment

Significance (Mapped as a Significant heritage property.)
A very good quality block of 1930s flats whose picturesque stepped-back form looms impressively over its corner garden. Its wide boxed eaves give it a stylish, Prairie School character.

Primary Source

Other Studies

Description
Style: Deco, Functionalist
Two storey flats

History
see Description

Thematic Context
unknown

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

References
NOTES
St K C C permit issued 2/3/39 for extension to bedrooms by R M & M H King, architects. (No 10207?). Permit No. 10046 issued 16/8/38 for earlier alterations. Stylistically this building appears to have possibly been designed by J.H. Esmond Dorney, though no documentary evidence to that effect has been found.
Surrey Court is a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in St Kilda. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal and local prominence. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character.

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

Surrey Court is a distinctive block of flats in an Elizabethan/Tudor style, of note for its arrangement around a central courtyard and is a local landmark. Comparison with the more affluent Hartpury Court in Milton Street (q.v.) shows clearly the nature of this design, which relies on varied detailing and the courtyard arrangement to give the period effect to what is otherwise a plain building mass. The clipped hedges enhance the building.

Surrey Court Pty. Ltd. built the flats to the design of Architect J.H. Esmond Dorney in the latter half of 1933. Dorney designed a number of blocks of flats in St. Kilda and Elwood at this time.

(David Bick, St. Kilda Conservation Study, 1985)
'Surrey Court' is a large two storey flat development in a mock-Tudor style based around a central courtyard. Its courtyard format appears to be unique in St Kilda: a central driveway passes through it on axis, entering from Ormond Rd through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

The complex was designed by the local architect J.H. Esmond Dorney in 1933 for Surrey Court Pty Ltd, most likely as a speculative rental venture. Dorney's work in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade (q.v.). Architecturally, Surrey Court is not his finest piece. Except for the overall courtyard format, its planning and massing is relatively ordinary. It relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. The motifs themselves are accordingly somewhat disparate and uncoordinated. (Compare the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: `Hampden', 74 Barkly St (1919), and `Hartpury Court', 11 Milton St (1923).) Nevertheless, as an elaborate piece of almost theatrical flat design it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Rd, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests a certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically. (The original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, do not appear on the drawings, and were apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barge of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known. (The window openings look rather too small and bare without them.) The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

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

Thematic Context
unknown

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

References

NOTES
St K C C permit No 8290 issued 23/6/33. Permit No 8362 issued 2/10/33 for extra flat.

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 8290 granted 23/6/1933, includes working drawing.
Identifiers

- **Duplex**
- **Formerly unknown**

Address

- **73-75 Ormond Rd**
- **ELWOOD**

**Constructed** late 1910s

**Amendment C 29**

**Comment**

**Significance**

An unusual and interestingly designed two storey duplex in a neatly preserved state. It features two charming upstairs balcony sunrooms. Above each corner sunroom window, defying any obvious explanation of function, is perched an ornamental chimney stack. A distinctive, pleasing and somewhat puzzling design.

**Primary Source**


**Other Studies**

**Description**

Style: Arts and Crafts
Two storey duplex

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998 recommended Conservation

**References**
**Identifier**  
John Barker Chemist

**Formerly**  
Chemist Shop

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**Address**  
90 Ormond Rd  
ELWOOD

**Constructed**  
1913-1917

**Amendment**  
C 29

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**Category**  
Commercial

**Designer**  
North and Williams

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

CULTURAL SIGNIFICANCE

Former chemist shop is an important shop building from this period in design and is also distinctive for the stone-faced ground floor walls. This building illustrates the transition from the Art Nouveau influenced Edwardian period to architecture of the 1920’s and is an important work of Architects North and Williams. Stone was very rarely used for shops during the 20th century. The evolution of this building, the shop area only having been built in 1913(1), with the extensive alterations and additions of rear residence and first floor in 1917(2), reflects the rapid development of Elwood around the First World War. Notable features externally include the main facade parapet and verandah. Internally the stair well and the chimney breast in the main private room on the ground floor are significant.

EXTENT OF SIGNIFICANCE

Entire building.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None. Surrounded by shops built in the same period, which give a clear indication of the norm for shop design during this period. Part of the Ormond Road conservation area.

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

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**Primary Source**


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**Other Studies**

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

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**Description**

Style: Freestyle

Two storey shop

Builder: W.T. Thickbroom (1913)
DATE OF CONSTRUCTION
1917(2) (oldest section 1913(1)
ORIGINAL OWNER
H.M. Barker(2),(3).
BUILDER/ ARTISANS
1917 not known. 1913 W.T. Thickbroom(1).
LATER ADDITIONS/ ALTERATIONS
Later alterations have been minor. The first floor balcony has been glazed and minor alterations and
redecoracion undertaken internally. All old shop fittings, have been removed. The present external paint colour
to the first floor is too strong; it is not clear if the building was originally painted to this extent.
DESCRIPTION
The former chemist shop is a two storey brick building, with a Waurn Ponds stone Western wall on a
bluestone plinth and Stawell stone shopfront piers(2). The north (Ormond Road) facade parapet appears also
to be stone, as it is exfoliating, the paint makes it difficult to tell. The shop verandah has a pressed metal
sheet ceiling.  The side entrance gives access to the stair well. The leadlight windows, timber arch and the
stair itself are features. The exposed brick chimney breast in the main private room downstairs is unusual.
The glazed, first floor doors and the small verandah overlooking Ormond Road are features on the upper floor.
CONDITION
This building is in good condition.
ORIGINAL USE
Pharmacy.
PRESENT USE
Commercial premises - occupants Jacarandah Wiley Ltd.
INTACTNESS
Any shop fittings have been removed, but otherwise the building is intact, externally and internally. The first
floor balcony has been glazed and the name of the current tenants has been inserted into the central leadlight
shop window, the side panels being original. Minor changes have been made internally.
(David Bick, St. Kilda Conservation Study, 1985)
History
H.M. Barker had a 24 foot square brick shop erected by builder W.T. Thickbroom in 1913(1). This first
building is the shop area of the present building. In 1917 Barker commissioned Architects North and Williams
to extensively alter and enlarge the existing building(2). This work involved knocking the old shop into one
large room, constructing a stair well and rear rooms behind it and a first floor over both sections. The first
building was refaced in stone to match the new work. The estimated cost of this work was £11,350(2).
(David Bick, St. Kilda Conservation Study, 1985)
Thematic Context
unknown
Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
BIBLIOGRAPHY
City of St. Kilda building permit records
1. No. 2032 granted 1/10/1913, includes working drawing - Appendix.
2. No. 3266 granted 1/16/1917, includes working drawings - Appendix.
3. City of St. Kilda Rate Books, various years.
"Ivica" at no. 95 Ormond Road, Elwood was built in 1889 for William A. Stowes. It is historically important (Criterion A) as a rare (Criterion B) surviving villa erected following the sale of the Sea Side Estate in 1884 and pre-dating the development associated with the Victorian Railways tramway opened in 1906. It is representative of the second phase in the development of the area, post dating the early marine villas on the Ormond Esplanade and comparing only with houses at nos. 54-56 Spray Street.

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

**Other Studies**

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

"Ivica" at no. 95 Ormond Road, Elwood was built in 1889 for William A. Stowes. It is historically important (Criterion A) as a rare (Criterion B) surviving villa erected following the sale of the Sea Side Estate in 1884 and pre-dating the development associated with the Victorian Railways tramway opened in 1906. It is representative of the second phase in the development of the area, post dating the early marine villas on the Ormond Esplanade and comparing only with houses at nos. 54-56 Spray Street.

**Description**
A timber late Victorian Boom style villa with symmetrical façade formed by faceted end window bays and a central entry, now boarded up. There is a window bay on the east side but the original posted verandah has been removed. The façade linings are ashlar boards and the eaves have ornamental brackets and paterae in the fashion of the day. Inside there have been substantial alterations and later additions at the rear.

Condition: Sound. Integrity: Medium, verandah removed, front entry defaced, front garden now occupied by recent commercial buildings forming part of the Ormond Road shopping centre.

**History**
The north side of Ormond Road formed a boundary of Crown allotment 21 consisting of about 47.5 acres, granted to J.Murphy. Whilst there was marine villa development along The Esplanade, the land to the north as far as Glenhuntly Road was vacant (auctioneer's plan for the Sea Side Estate). In the early 1880's, this area was subdivided in stages as the Sea Side Estate, Elsternwick, the Ormond Road/Spray Street stage being offered for sale on 15 November 1884. Lots 45 to 48 were bought together. They comprised adjoining lots...
45 and 48 in Ormond Road which backed onto lots 46 and 47 on the south side of Spray Street. Each lot had a frontage of 66 feet. In 1886 they were owned by the accountant and stockbroker, James Blackmore McQuie of “Walton” in Elm Avenue.

In 1887, the “gentleman” William A.Stowes bought the Ormond Road lots and between 1888 and 1889 built a house there for his residence. It was described as “wood etc, eight rooms, NAV 70 pounds”. In 1891, Annie Hughes bought the property from Stowes and the vacant lots in Spray Street from George Watts. By the turn of the century, the house had been acquired by P.Perlstein of Exhibition Street, Melbourne. He leased it to the “gentleman” Gerald Branson.

The first MMBW plan of the area showed the house at no.95 with a wide return verandah extending across the front of the house and a substantial addition to the east side that may have been a conservatory. Large timber stables were at the rear of the house which at that time was known as “Ivica”.

**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: 1886-91, 1899-1900. VPRS 2335, PROV.

MMBW litho plan no.84, undated.

Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje.

Sea Side Estate, Elsternwick, 15 November 1884. SLV Vale Collection Book 6.
Identifier | Shop and Dwelling
Formerly | unknown

Address | 121 Ormond Rd
ELWOOD

Constructed | 1915

Category | Commercial: residential

Amendment | C 29

Designer | W.H. Smith

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Shop at 121 Ormond Road, Elwood, is an intact shop building of unusual design built during the First World War. First floor verandahs were a common feature of two storey shops built during the 1910's and 1920's, but usually they were set behind a front wall. In this building the verandah is roofed by a lean-to tile roof with a central gable on paired timber posts. The shopfront is intact; no shop fittings remain. The remainder of the building is intact and the joinery, architraves and so on have not been painted, which is uncommon. Projecting bay windows and half-timbered bathroom are features of the side elevation, where the entry to the residence is located.

EXTENT OF SIGNIFICANCE
Entire building.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Neighbouring shops were built during the same period. Part of the Ormond 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
Two storey shop and dwelling
Builder: J.S. Wearne
Original owner: T.C. Wood
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)
DATE OF CONSTRUCTION
1915 (1),(2)
ORIGINAL OWNER
T.C. Wood (1)
ARCHITECT
W. H. Smith (1)
BUILDER/ARTISANS
J.S. Wearne builder (1)
LATER OCCUPANTS

DESCRIPTION
This shop and dwelling is a two storey, red face brick building with a terracotta tile roof. Windows are timber and half timbering is used to the gable and projecting bathroom. The shopfront is light metal framed, unpainted, with a tile stallboard.

CONDITION
This building is in good condition.

ORIGINAL USE
Grocer's shop
PRESENT USE
Leadlight shop.

INTACTNESS
The building is intact. The first floor verandah balustrade has been painted white.
(David Bick, St. Kilda Conservation Study, 1985)

History
Architect W.H. Smith designed this shop and dwelling for T.C. Wood. J. S. Wearne constructed the building in 1915 at an estimated cost of £1,190. The first occupants were grocers, Richard Gilbert from 1915 to c. 1923/24. Robert Ferguson and Harold Lawrence succeeded him. In 1927/28 Eliza May Muir, a costumier or dressmaker, took over the shop and held it till at least the Second World War.
(David Bick, St. Kilda Conservation Study, 1985)

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 2714 issued 27/8/15.

BIBLIOGRAPHY
2. City of St. Kilda Rate Books, various years; 1915/16 no. 6439 South Ward, “…. being erected...”
Elwood Reception Rooms

The Broadway Theatre (former Cinema)

Formerly

145-149 Ormond Rd
ELWOOD

Address

1919-1933

Constructed

C 29

Amendment

Commercial

Category

unknown

Designer

Significance

Formerly the Broadway Theatre this hall has been a prominent social venue since it was opened in c. 1920. It was built and redecorated in a number of stages. Architecturally it is most notable for its exquisite and elaborately detailed neo-classical plaster work on its first floor facade. Its ground floor frontage is now in a very poor state. The interior should be investigated.

Primary Source


Other Studies

Description

Style: Free Classical
Public hall, former cinema
Builder: R.G. McCartney
Original owner: R.G. McCartney

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
NOTES
St K C C permit No 3881 issued 16/5/19. Permit No 7704 issued 1930 for new roof structure and ceiling.
**Identifier**  Shops and Dwellings

**Formerly**  unknown

**Address**  151-155 Ormond Rd
ELWOOD

**Category**  Commercial: residential

**Constructed**  1922?

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

Three shops with dwellings above whose well-preserved first floor facades match Nos 161 - 167 (q.v.), forming an important streetscape of repeating elements. The contrast between brickwork (still unpainted) and rendered surfaces, along with the expression of party walls as rusticated piers, contribute to the visual quality of the group. Some original shop front elements remain, particularly in the recent stylish renovation to No. 155.

**Primary Source**

**Other Studies**

**Description**

Style: Free Style
Two storey shops and dwellings

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
Concrete Shops (Shops & Dwellings)

Identifier

Formerly unknown

Address 157-159 Ormond Rd
ELWOOD

Constructed 1920

Amendment C 29

Category Commercial

Comment

Significance (Mapped as a Significant heritage property.)

These two shops are unusual and possibly of importance for their concrete construction. Concrete buildings were occasionally constructed at this time, but not often. Consequently these two shops may be the only concrete shops built in Victoria from this, or any period. Until a comprehensive survey of such buildings is undertaken throughout the State, this cannot be determined.

The concrete construction extends to the first floor bay windows.

Mrs. N. Harris commissioned the building, designed by John Marshall, Engineer.

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

Primary Source


Other Studies

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

Description

Style: Federation Arts and Crafts

Builder: Fibro Construction Co.

Original owner: M. Harris

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 4099 issued 16/3/20.

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 4098 granted in March, 1920.
Shops and Dwellings

Identifier: unknown
Formerly: 161-169 Ormond Rd
Address: ELWOOD

Description
Style: Free Style
Two storey shops and dwellings
Original owner: H.& W. Gattlin

Significance
Four shops with dwellings above, whose distinctive first floor facades match Nos 151-155 (q.v.), forming an important streetscape. The facades are generally intact with only a few rendered surfaces painted.

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

Amendment: C 29
Comment: HO8
Heritage Precinct Overlay
Heritage Overlay(s)

Category: Commercial: residential
Designer: unknown

History
see Description

Thematic Context
unknown

Primary Source

Other Studies

Address: 161-169 Ormond Rd
constructed: 1922
References

NOTES
St K C C permit No 5041.
**City of Port Phillip Heritage Review**

**Identifier**  "Hatton"

**Formerly**  unknown

**Address**  173 Ormond Rd
ELWOOD

**Constructed**  mid 1920s

**Category**  Residential: detached

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. His son, who carried on the business, still lives there, and the house has remained intact throughout its life. Its most notable feature is its extremely unusual and intact coloured spackled render which is found in St Kilda only on a few Miller-built buildings.

**Primary Source**


**Other Studies**

**Description**

Style : Mediterranean
One storey residence
Builder: Alexander Miller
Original owner: Alexander Miller

**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 8194A. Miller built many houses and flats in St Kilda incl. on The Esplanade south of Robe St, and in Wimbledon Ave.
### City of Port Phillip Heritage Review

**Identifier**  Residence  
Formerly  unknown  

| **Address** | 77 Ormond Rd  
| **Category** | Commercial: residential  
| **Constructed** | 1923  
| **Amendment** | C 29  
| **Designer** | F.J. Davies  

### Significance

(Maped as a Significant heritage property.)

A well proportioned and detailed two storey residence featuring an attractive columned porch on both floors and a self-contained surgery in a small wing to the south. It is most notable for its highly unusual splayed plan form which sets up a number of interesting and deftly handled spatial relationships both inside and out.

### Primary Source


### Other Studies

### Description

- **Style**: Mediterranean
- **Two storey residence and surgery**
- **Original owner**: F.T. Herbert

### 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

### Heritage Precinct Overlay

None  

**Heritage Overlay(s)**  HO303
References

NOTES
St K C C permit No 5076 issued Nov 1922.
Identifier   "Avalon"
Formerly   unknown

Address  285 Orrong Rd
          ST. KILDA EAST
Constructed  1925

Category   Residential:detached
Designer   unknown

Amendment   C 29

Comment

Significance  (Mapped as a Significant heritage property.)
A solid attic villa typical of the style of the better 1920s homes of the area. The contrasting bay window forms and the easy swag of the verandah balustrade on the front elevation give the home a well balanced though asymmetrical form. The home sits prominently on its corner site. The intact low wall fence and privet hedge and its side elevation contribute to the important street frontage on Wenden Grove.

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

NOTES
St K C C permit No 6007.
The Bungalow at no. 311 Orrong Road, St. Kilda East, was built in 1920 for Mrs. Lilian Rubens. It is aesthetically important (Criterion E) as a substantially intact Californian Bungalow demonstrating both Arts and Crafts and Japanese influence in a distinctive way and recalling the work of internationally celebrated architect, Frank Lloyd Wright, over a decade earlier. It is very similar to the house at no. 217 Alma Road, St. Kilda East.

**History**

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

The land was subdivided c.1917 resulting in the formation of Holroyd and Dean Avenues and the subdivision of the land between these two avenues on the west side of Orrong Road. Lot 44, with a frontage of 51 feet, was purchased by J.C.Machin in 1917. Machin sold the land to Lewis Levy in 1918. Levy in turn sold it to Mrs.Lilian Rubens in 1919. At the time, the land had an NAV of 15 pounds.
In 1920, Mrs. Rubens built a six roomed brick house on the site which she leased to Douglas Reid, a gentleman. The NAV was 80 pounds.

By 1926, Oswald Benjamin, a public accountant, had acquired the property for his residence. It was described as brick, six rooms, NAV 90 pounds, population 4. The street number at the time was 60.

By 1936, the property had again changed hands. Mrs. Mary Aujard was the owner and Reginald Aujard, an accountant, was listed as the occupant. By that time, the street number was 311 and the house was described as having seven rooms and a NAV of 100 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.
Sands and McDougall Directories: 1900, 1916.
MMBW litho plan no.47, dated 1935.
### Significance
A relatively understated but nevertheless significant house by the important local designer/builder M. Sherlock. It features an interesting assemblage of columned porches, bay windows and a self contained flat addition along its Dean Ave side. The flat, designed by Sherlock sixteen years after the main house, is in a style similar to the original and substantially enhances the character and individuality of the building. The elevations have unfortunately been painted, reducing the effect of the various external materials and finishes.

### Primary Source

### Other Studies

### Description
- **Style**: Arts and Crafts
- **One storey residence with flat**
- **Builder**: M. Sherlock
- **Original owner**: Mrs Wroat

### History
see Description

### Thematic Context
unknown

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

References

NOTES
The flat was added by M. Sherlock for F. Booth in 1935: St K C C permit No 9116
Former United Free Methodist Church

96 Pakington St
ST. KILDA

Category Church

Constructed 1859

Designer unknown

Amendment C 29

Significance  (Mapped as a Significant heritage property.)

The former United Free Methodist Church is one of the five oldest churches in St Kilda and distinct from all other surviving church buildings in St Kilda in that it was not built for one of the main denominations.

Around 1860 there were very few United Methodist Churches in Melbourne and presumably there are few if any of their church buildings from any era surviving. This building is distinctive also in that, apart from Sacred Heart (1884) in Grey Street, it is the only church in St. Kilda in a Classical style. This building has been variously altered with addition of a brick porch probably early this century, weatherboard rear additions and changes to the church proper. In a less altered state this building would merit addition to the Register of the National Estate.

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

Other Studies

Description
See Significance

History
See Significance

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

References

BIBLIOGRAPHY
John Butler Cooper, 'The History of St. Kilda', from its first settlement to a City an after 1840-1930, City of St.
Identifier  Flats
Formerly unknown

Address  1 Palm Crt
ST. KILDA EAST

Constructed  1930s

Category Residential: apartment

Designer unknown

Significance  (Mapped as a Significant heritage property.)
A neatly conceived complex of four apartments with its fine Art Deco entrance porch and flanking cantilevered balconies contrasting with the Georgian Revival character of the main elevations. Here the deftly handled interplay between red brick and rendered surfaces is highlighted by the brick quoinwork of the first floor rendered facades and crisp white framed windows in the red clinker brickwork of the ground floor. The pleasant side gateway onto Fulton Street is another notable element in the design. The complex is intact and well maintained. The front fence is contemporary with the main building.

Primary Source

Other Studies

Description
Style : Art Deco, Georgian Revival
Two storey walk-up flats

History
see Description

Thematic Context
unknown

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

References

unknown
City of Port Phillip Heritage Review

Place name: Catholic Church of Our Lady of the Assumption
Other names: -

Citation No: 2392

Address: 77 Park Street, South Melbourne

Category: Religion: Church

Style: Interwar, Romanesque

Constructed: 1928

Designer: W.P. Connolly

Amendment: C151

Comment: New citation

Heritage Precinct: Nil

Heritage Overlay: HO504

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

Designed by William Patrick Conolly and built by Reynolds Brothers, the former Roman Catholic Church of Our Lady of the Assumption at 77 Park Street, South Melbourne is locally significant.

Archbishop Mannix laid the foundation stone in August 1928, and blessed and opened the Church of Our Lady of the Assumption in December 1928. The Church was constructed to cater to the growing catholic population and the consequent need for an additional church to serve the eastern side of the St Peter and St Paul’s Parish. The interwar era was a sectarian period when Catholic identity with its association with the labor movement, and under the guidance of Archbishop Mannix, stood in contrast with conservative mainstream Anglo Protestant Australia. The Church was funded by the local community, and its exterior as presented to the public domain is demonstrative of that community spirit.

The Church is a relatively intact, confident and sturdy example of Romanesque design, favored for Catholic churches of the period, with red brick with rendered elaboration. The symmetrical front façade features a simple projected arched entry vestibule with stepped recessed jamb. The central element of the Romanesque façade, below the niche that held the statue of “Our Lady”, is a two-tiered arcade of window tracery, set within a larger semi-circular arch, flanked by buttresses.

Non-original alterations and additions are not significant.

How is it significant?

The former Roman Catholic Church of Our Lady of the Assumption is of local historical, aesthetic, representative and social significance to the City of Port Phillip.
Why is it significant?
Historically (Criterion A), the church is significant as demonstrative of the growing Catholic congregation during the interwar period. Constructed in a period of tension between Protestants and Catholics, which faded only with the post-war influx and assimilation of many nationalities, the church is demonstrative of the importance of Catholic identity, presence, and contribution to Australian society.

Aesthetically (Criterion E), the church is a fine and intact example of an inter-war church in the Romanesque Style, evident in the rugged expression of the load-bearing envelope and restrained ornamentation of the horizontal banding and variations of the round arch theme.

As a sturdy and confident representative (Criterion D) of the Romanesque style, as applied to churches, it has a robust and pleasing independent presence. The Church is also representative of the favored style employed for Catholic churches across Victoria during the inter-war period.

Thematic context

Victoria’s framework of historical themes
8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history
5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years

History

Contextual history
The Inter-war era saw a rapid rise in the proportion of Catholics in the Australian population and the impact of the expenditure on education was felt as Catholics made noticeable advances in socio economic status. Archbishop Mannix’s patient advocacy over many decades for state financial aid to non-government schools eventually was accepted by Prime Minister Robert Menzies as central to the Australian education system. In higher education, Mannix encouraged the full participation of Catholics within the then expanding public university sector as a natural progression towards Catholics taking their rightful place in public and professional life. The Catholic Church played a role in the advocacy of social equity in the interwar period.

The Catholic Church was subject to criticism that it ‘spent too much on churches and other buildings’ (Advocate, 19 May 1938:12). Archbishop Mannix responded that Catholics had consciously dug deep and increased spending on building and other works ‘to carry out an active building policy in a period of depression’ in order to ‘meet the needs of the people and for the benefit of the whole community’. The money would go to carpenters, bricklayers, other craftsmen and building material suppliers. Archbishop Mannix went on to criticize the State Government for limiting its depression-era spending to the dole, but not borrowing more for capital works that would not only support workers but leave a lasting legacy. (Advocate, 5 July 1934:18).

Catholic Church of Our Lady
The Parish of Sts. Peter and Paul was formed in 1854. Rev. Fr. John Aloysius O’Connell served as parish priest until his death in 1858. The first church was a large tent (which also served as a school for local children) and this was replaced by 1856 by the first brick church. The foundation stone of the current church was laid in 1869, the Presbytery was added in 1876 and a girls’ school was commenced in 1888 (Sts. Peter & Paul website).
Father Richard Collins became the Parish Priest for the St Peter and Paul’s Parish in June 1902. He was highly regarded in the archdiocese because of his work with the Cathedral Building Fund. In the period between 1903 and 1912, Fr. Collins oversaw various additions to the parish including the Presbytery, the building of a new boys’ school, alterations to the girls’ school, the primary school at the orphanage and extensions to the Church increasing the accommodation to 1,230 (Grogan, p.12).

After the war, plans were made to address a big problem in the Parish. The Church of Saint Peter and Paul was almost on the western boundary of the Parish and, with an ever-growing number of people moving into the St. Kilda Road end of the parish, a church of convenience in this part of South Melbourne was a matter of necessity. Testifying to the expansion of the local catholic community are records of the Eucharistic procession held in the South Port St. Kilda area on 26 August 1928, when a crowd of nearly 50,000 packed the South Melbourne Cricket Ground (Grogan, p.13).

The selection for a site for the ‘Church of ease’ proved to be difficult. Properties in York Street, and then Eastern Road were purchased, but were unsuitable. Finally, a property was purchased on the corner of Stead and Park Streets (Grogan, p.14). Archbishop Mannix laid the foundation stone in August, 1928, and blessed and opened the Church of Our Lady of the Assumption in December, 1928 before a large gathering, including many members of the clergy, Mr. Murphy, M.L.A., Mr. Disney, M.L.C., Mr. R. Williams, M.L.C., and the mayor of South Melbourne (Cr. Esmonde) (The Age, 11 December 1928, p.12). The Altar, which was a gift of Mrs. Mary Kelly, came from the Loreto Convent in Albert Road, and two statues were donated by Mr. and Mrs. D. E. Vaughan The Advocate included a lengthy article about the opening including the address by Archbishop Mannix (see below).

The church was constructed at time of heightened sectarian division of the Australian people. There was open tension between Protestants and Catholics, aligned with strife between Capital and Labor, residual from a similar divide between support of Empire and the anti-conscription at World War I, and strife in Ireland leading to its independence in 1922. In this context under the leadership of Archbishop Mannix, Catholic identity and the construction of churches for a growing congregation, was seen as a matter of pride and importance to the Catholic participation in the development of the nation (see below for Archbishop Mannix’s comments at the opening of Our Lady, as reported by the Advocate).

Big changes began to take place in South Melbourne in the post-World War II era. Whole streets were reclaimed by the Housing Commission for multi-storey flats and factories went up, leaving a much smaller
Parish. Large numbers of the older residents moved out and the numbers in the schools also began to fall and it was evident that, if the trend continued, something would have to be done. Over six years the number of people in the parish decreased by 2,750. Father Power often spoke out against what was happening and many heartbroken people had to move out (Grogan, p.15).

Our Lady’s church and school were eventually closed c.2005. In 2017 the building was being used as a child care centre.

**Advocate article**

**Advocate, 13 December 1928, p.30  Our Lady’s Church, South Melbourne Fr. Collins’ Fruitful Pastorate**

A church dedicated to Our Blessed Lady has been erected at the corner of Park and Stead streets, South Melbourne, and it will be a great convenience to those living at a distance from the parish church of SS. Peter and Paul. Built of brick in a populous part of South Melbourne, the new church is a fine structure, and, with the site, cost £7000. The foundation-stone was blessed and laid on August 15 last by his Grace the Archbishop of Melbourne, the Most Rev. Dr. Mannix, who blessed the completed church on Sunday afternoon last before a very large gathering. Two Masses will be said in Our Lady’s Church every Sunday. The altar is the gift of Mrs. Marv Kelly, and two statues will be given by Mr. and Mrs. D. E. Vaughan. His Grace was supported by Very Rev. R. Collins, P.P.; Very Rev. Prior Power, O.C.C.; Very Rev. J. Sullivan, S.J.; Very Rev. P. Meeanagh, C.M.; Rev T. & B. Walsh, P.P.; Rev. A. Martin, P.P.; Rev. T. F. O’Sullivan, P.P.; Rev. T. McCarthy, P.P.; Rev. F. Conlon, P.P.; Rev. M. Flannery, P.P.; Rev. M. Nolan. Rev. J. Kelly, Rev. J. Wall. Rev. V. Allen. Rev. L. Godwin, Mr. L. Murphy. M.L.A.; Mr. R. Williams, M.L.C.: Mr. J. H. Disney. M.L.C.: the Mayor of South Melbourne (Cr Esmond), and Cr. J. Behan.

**PASTOR’S LAST APPEAL**

The Very Rev. R. Collins said in all probability it would be his last public appeal, and he considered he would be wanting in gratitude if he did not publicly acknowledge the unfailing kindness that he had always received from the people of South Melbourne. He had been a church beggar for a number of years, and had been fairly successful owing to the kindness and generosity of his friends. (Applause.)

**MAYORAL CONGRATULATIONS**

The Mayor of South Melbourne (Cr. Esmonde) said he regarded it as a privilege to welcome his Grace the Archbishop to South Melbourne. He thought they would all agree that a fine site for the new church had been selected by Fr. Collins, and the church would be a great convenience to hundreds of people. He joined with the parishioners in warmly congratulating Fr. Collins on the beautiful church he had erected. (Applause.)

**GENEROUS SUBSCRIPTIONS**

An eloquent appeal for funds was made by the Very Rev. J. Sullivan, S.J., who made appreciative reference to Fr. Collins’ zealous labours in Preston, Northcote, Clifton Hill, and South Melbourne, and said that Fr. Collins had built many fine churches in the metropolitan area during his long and fruitful ministry. (Applause.) A long list of subscriptions was read by Fr. Collins, who acknowledged eight donations of £100 each and several of £50 each. Fr. Collins thanked all the donors, and also expressed his deep thanks to the architect (Mr. Conolly) and the contractors (Messrs. Reynolds Bros.).

**HIS GRACE’S WARM COMMENDATION**

His Grace the Archbishop said the new church was needed in the neighbourhood because SS. Peter and Paul’s Church was a good distance away. The new church was a credit to Fr. Collins and to his people, and the architect and contractors were to be commended for their fine work. Fr. Collins had entered on the work without any misgiving, and his confidence in his people had been shown by the generous subscriptions he had received. The subscription list began at a high standard and came down very slowly, and scarcely anybody seemed to be missed. Apparently Fr. Collins had searched Jerusalem with lamps, and just like an income tax collector, had managed to get something out of everybody. He felt confident that Fr. Collins had not come to the end of the list yet, and that other subscriptions would come to hand. Fr. Collins said he had been a beggar all his life, and that it was his intention to cease begging in future. Judging by the success of the present appeal, he thought Fr. Collins would be doing a foolish thing if he stopped yet. When money came in so well, it was well worth continuing. In his long experience, he never knew anyone who had taken up professional begging to give it up. However, whether Fr. Collins begged or not, he hoped he would be spared not merely...
to clear off the debt on the church, but also to spend many fruitful and happy years in South Melbourne. (Applause.)

Most cordially he desired to congratulate Fr. Collins on the erection of the church and on the splendid result of the appeal. He hoped God would bless all the generous donors, who had shown recognition of the zealous work of Fr. Collins in making further provision for the spiritual requirements of his people; (Applause.)

INDUSTRIAL PEACE. SIGNS OF A BETTER UNDERSTANDING.

The generous subscription list read by Fr. Collins did not indicate that the people thought that Australia had reached a dead end. Australia had passed through a bad time, and a great deal of distress had been caused by the dislocation of industry, but he hoped that better times would come before long. A conference of representatives of employers and employees had been sitting in Melbourne, and he hoped as a result of the deliberations that the parties would come to understand each other better, and would hammer out a plan whereby the relations between capital and labour would be improved considerably. Everything possible should be done to get rid of the dislocation of industry and violence. In Melbourne there had been outbreaks of violence recently, but he hoped there would be no more such occurrences. Every decent person regretted the happenings, and trusted that they had ceased. The holding of the conference was a sign of a better understanding between capital and labour. Possibly some people would object to the conference sitting on a Sunday, but he thought the members could not do anything better on a Sunday than try to make greater peace. The conference had his good wishes and prayers, and he believed it had the good wishes and prayers of all those who were interested in peace in the community and progress in Australia.

References

Bourke, Father D.F., A history of the Catholic Church in Victoria, 1988


Ebsworth, Walter, Pioneer Catholic Victoria, 1973

Grogan, Robert, ‘From green to red and white. The story of the Parish of St Peter and Paul’s from its origins in Emerald Hill to the present day in South Melbourne’, (n.d.), viewed online at http://www.sppchurch.org.au/the-church/parish-history on 30 August 2017

Port Phillip Heritage Review (PPHR) Volume 1, Version 19, October 2016

Description

The former Catholic Church of Our Lady is in a sturdy Romanesque design under a single roof of Marseille pattern tiles, with gables to either end, and with buttresses between the five arched windows to either side. The red brickwork is relieved by render to the arched heads and hood mouldings ending in square bosses of pressed cement bearing a diaper pattern. The frontage is an appealing, confident and composed composition of rendered elements against the brick wall and piers.

The frontage is composed around three round arches at different levels up the façade. At the upper level is an arched niche in the gable that once housed a statue of Mary. Central to the north facing frontage is a large window with arched tracery within, and the third arch is to the opening entry vestibule with triple steps to the jams. The vestibule is a simple chamfered form that projects forward of the paired, and rectangular, buttresses flanking the main window. The reducing buttresses run the full height of the frontage and rise beyond the sloping sides to the gable. At high level the ‘gateway’ formed by the buttresses is connected across its top, to the center gable niche, by a machicolation colonnade having four corbelled arches either side of the niche. The rendered cornice line under the side eaves is continued across the front to provide a spring for the main center arch over the tracery window. This tracery window is composed of two tiers of led light window with rounded, rather than lancet, arches of rendered tracery. The five arches of the lower lights rise from behind the balcony area that is above the entry vestibule. These lower window lights rise to the cornice line with three arched lights, and side spandrels, at the level above extending to fill the main central arch. The top of the main arch is stops four courses of brick below projecting corbel upon which the statue of Mary once stood and the rendered string course running below the span of machicolation. The
The main front wall and gable are set behind the central buttressed composition with the gable surmounted by a render cross and with square brick piers anchoring the corners of the frontage.

Externally, the building is relatively intact. Along the north side, four sets of double glazed doors have been installed immediately below the original windows to provide access to a courtyard.

The interior of the church has been altered for use as a child care centre and it appears that all original furniture and religious objects have been removed. The space has been subdivided creating an additional level and partitioning added at the ground floor level.

**Comparative analysis**

The interwar Romanesque style was a popular choice for Catholic churches of the early twentieth century. This appears to have been a reaction to the century of popularity of the Gothic, and partly because the Romanesque offered the possibility of building attractive churches for substantially lower costs. It can also be speculated that there was desire for the Catholic church to difference its buildings from those of other denominations.

The Melbourne Catholic newspaper in 1929 spoke of the Romanesque as being ‘most suited to modern construction and materials and its features show to advantage in our sunny climate’.

The prolific Melbourne architect William Patrick Conolly (formerly of Kempson & Conolly), is known for his contributions to Australian ecclesiastical architecture. With the death of his partner, Charles Kempson in 1917, W.P. Conolly started his solitary practice and shortly after produced the designs for the Church of Our Lady of the Assumption in the Romanesque style. Conolly’s designs for the third St John’s Church, East Melbourne (1929-30), in the familiar idiom of brick and white cement dressings, with a tall campanile and a triple-moulded doorway, is a landmark of State significance. The Sacred Heart Catholic Church at 322 Bell Street, Preston also designed by Conolly may have marginally proceeded the design of the Our Lady of the Assumption Church. These two churches evidently provided a basis for the design of St John’s Church that now has the recognition of listing on the Victorian Heritage Register (H0757).

An article in the Journal of the Royal Victorian Institute of Architects, Melbourne May-June 1938 describes his achievements in a fellowship address:

*Mr. William Patrick Conolly, who was admitted to Associate Membership of the Institute on 7th June 1892, was awarded Fellowship at a recent General Meeting of members. Mr. Conolly was born in Dublin, Ireland, and after having served articles in that City came to Victoria where he has been engaged in practice as a principal for 48 years. He has rendered notable contributions to the advancement of Architecture; numbers of important buildings, particularly of an ecclesiastical nature, having been designed and erected under his direction. In conjunction with Mr. G. W. Vanheems (F.) he is Architect for the towers and spires of St. Patrick's Cathedral, East Melbourne, which work is now nearing completion.*

The Catholic Church of Our Lady is a notable exemplar in the evolution of the ‘Australian Romanesque’ style. The Church is a fine example of the style applied to a more humble scale of church, lacking campenile or large size, which nevertheless exhibits the hallmarks of the Romanesque style handsomely composed.

As an early work of the architect W.P. Conolly in his own right, the Church of Our Lady exhibits clarity of compositing expressing a revived interest and preference for use of the revived style for Catholic churches of the interwar. The influence of the Church of Our Lady can be seen in the more expansive St John’s Church of East Melbourne, also by Conolly.

Historically, the church was constructed in response to the expanding population during the interwar period in the area now covered by Port Phillip. In 1928 St Peter and Paul’s Catholic Church on the corner of Dorcas and Montague Street, was 1.4 Kilometers away and a 20 minute walk at a time that car ownership particularly amongst people of middle and lower income, was rare. Similar issues were faced by growing parishes elsewhere in Port Phillip where new churches were required within more convenient locations (usually within walking distance) to serve growing congregations. In this sense, it can be compared with the following interwar churches in the Romanesque style:
• The 1929 Catholic Church of St Colman’s at 291 Carlisle Street, Balaclava, designed by Charles D. Rose is in the Romanesque style with the gable front, round arches, red brick and rendered features. It originally had impressive campanile to either side of the gable, regrettably now demolished.

• St Columba’s Catholic Church at 26 Glen Huntly Road, Elwood, designed by Augustus Fritch as his last church was constructed in 1929 in the Romanesque style with brick, rendered features and with a gable front and tall campanile with a copper domed cupola.

• Our Lady of Mount Carmel Catholic Church at 218 Richardson Street Middle Park, completed in 1927 to a design by Augustus Fritsch also in the Romanesque style.

By comparison with other churches within the City of Port Phillip the former Church of Our Lady is demonstrative of the choice of style favoured in the period for Catholic churches. Whilst the Catholic church, Our Lady of Mount Carmel, by rival architect Augustus Fritsch, completed a year earlier is more exuberant with a cupola surmounting the gable front, the former Church of Our Lady of the Assumption is an important complement demonstrating the preference for the Romanesque style for churches of the denomination. At a smaller scale than Our Lady of Mount Carmel, the Church at 77 Park Street is none the less a robust and complete expression of the Romanesque having clarity and confidence.

Also of interest is the comparison with the much earlier Romanesque styled, former Baptist Church, at 16 Crimea Street, St Kilda, erected in 1876. This building is a simple gable roofed building with round arched windows and with its primary visual interest provided by the use of polychromatic brickworks to opening string course and corner buttresses.

Other interwar churches, in the Gothic style, are:

• The 1922 former Methodist church at 288 Richardson Street, Middle Park also in red brick with rendered features but employing the lancet arch of the Gothic idiom.

• The Methodist Scots Church, Elwood constructed 10 years later than the subject church in the Perpendicular Gothic style rather than the Gothic Revival of the Early English and Decorated Gothic that was more common for the denomination.

• The St Silas and St Anselm Anglican Church on the corner of Bridport and Ferrars Streets in Albert Park designed by architect Louis Williams and constructed in 1925 employed the Perpendicular Gothic style. A more restrained comparison is the former St Anselm’s Church of England, 41 Park Road, Middle Park, which is a plain brick church with Gothic windows.

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**Assessment**

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

**Recommendations**

Add to the heritage overlay as a place of individual heritage significance.

**Primary source**

Briggs, John, ‘Heritage assessment, Catholic Church of Our Lady, 77 Park Street, South Melbourne’, 2017

**Other studies**

-
Other images

[Images of various buildings and architectural details]
Comparative Romanesque churches

Figure 1  Our Lady of Mount Carmel Catholic Church, 218 Richardson Street, Middle Park (1890, 1912 & 1927)
Individual significance (Citation No.1120), HO238

Figure 2  St Columba’s Catholic Church, 26 Glen Huntly Road, Elwood (1929)
Individual significance (Citation No.334), HO219
Figure 3  The former Our Lady of Dolours, 16 Cowderoy Street, St Kilda West (1941)
Significant within HO444 Middle Park & St Kilda West precinct

Figure 4  Baptist Church at 16 Crimea Street, St Kilda (1876)
Individual Significance (Citation No.86) within HO6 St Kilda East precinct
Shops and Residences

Formerly  unknown

Address  116-118 Park St
          SOUTH MELBOURNE
Constructed c.1880

Category  Commercial: residential
Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
116-118 Park Street is of significance as a commanding pair of Victorian shops built away from a main retailing centre. The significance is enhanced by their substantially intact state.

Primary Source

Other Studies

Description
Original Use: Shop and Residences

This pair of rendered shops and residences is unusually commanding, with the first floors being recessed behind a loggia of coupled cast iron columns. Between the columns the balcony has an Italianate balustrading and in the spandrels there are panels of vermiculated render. There is a dentilated cornice line, however the parapet above is only partially intact. The shop to No. 118 retains intact. Its timber framed windows and the central doorway is the original six panelled door.

History
see Description

Thematic Context
unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

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

References

unknown
**Former "Harcourt Parry" Building**

**Identifier**  
Former "Harcourt Parry" Building

**Formerly**  
unknown

**Address**  
256-264 Park St  
SOUTH MELBOURNE

**Constructed**  
1885-1886

**Category**  
Commercial

**Designer**  
Thomas John Crouch of Crouch and Wilson?

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

The former Harcourt and Parry building is of significance for having been built to house one of the largest emporia in Melbourne in the late nineteenth century. The building is also of significance as one of the most finely designed commercial buildings in Melbourne and for the quality of workmanship to its façade. The intact shop windows and the internal trussing system are integral to the significance of the whole. The division of the interior into separate tenancies has detracted from the significance.

**Primary Source**  

**Other Studies**

**Description**

Original Use: Harcourt Parry Drapery Emporium  
Date of Construction: 1885-1886 (1)  
Architect: probably Thomas John Crouch (2) of Crouch and Wilson

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877(4) the site was redeveloped and in 1885 a drapery emporium was erected for Edwin Harcourt and John Parry (5). At that date the Rate Books list the N.A.V. of the property at £300 (6) but in 1886 the four brick shops had doubled their N.A.V. to £620 (7), indicating that the building was complete.

The emporium had a number of departments; No. 256 housed laces and dresses, No. 258 had haberdashery and hosiery, Nos. 260-262 contained the outfitting and tailoring departments and No. 264, the shop on the western end of the buildings, housed the manchester and fancy departments (8). An advertisement for the
establishment published in ‘The Record’ of 1894 and headed ‘Collins Street in South Melbourne’ describes it as having a ‘… design style and effect … unrivalled south of the line … an evidence of what pluck and enterprise can accomplish’ (9).

From 1933 for five years, the Patross Knitting Mills operated from this building, listed at that time as a factory and workroom. This occupancy is evident from the business name still visible along the parapet. In 1973 the Victorian Housing commission (now the Ministry of Housing) purchased the property. It now forms a part of the Emerald Hill Conservation Area, designated by the National Estate. The building remains as one of the most distinctive commercial developments of the nineteenth century in Melbourne. The freestone façade is embellished with a series of Florentine arches and at the centre there is a highly decorative stone tower. The shops within it have been divided into separate tenancies, however the fine and very decorative system of steel trusses remains intact. The original timber shop windows are intact to Nos. 258 and 260-262. The cast iron verandahs are recreations of the original verandahs.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Australia (Vic.), ‘Research into former Patross Knitting Mills, 256/266 Park Street …’, 3 April 1978
2 The Architects’ Index, University of Melbourne, lists a tender notice for the erection of large business premises in Park Street for Messrs. King, Harcourt and Williams in 1884 to the design of Thomas John Crouch
4 ibid.
5 ibid. The façade is inscribed with the names Harcourt and Parry
6 National Trust of Aust. (Vic.), loc.cit.
7 ibid.
8 Allom Lovell and Associates, loc.cit.
9 Willingham, op.cit., p.62
This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the orphanage in 1877 the site was redeveloped (3) and this two storey corner shop was constructed during the 1880s. Originally owned and occupied by Edwin Harcourt, the building was used as his drapery establishment. In 1885, Harcourt and Parry had established their drapery emporium in a building immediately to the east (q.v.) (4).

During the 1902s No. 266 was tenanted by Mustow’s Auction Rooms (5), although still being owned by Harcourt. In 1973 the property was auctioned to the Victorian Housing Commission (now Ministry of Housing).

This building stands in contrast to the distinctive architecture of the Harcourt Parry building and is far more typical of nineteenth century commercial developments. It is very sparse of decoration for its date of construction, having only a simple render string course and parapet. The building does however retain intact its Victorian timber shop window, while the cast iron verandahs are recreations of the original verandahs.
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 Allom Lovell and Associates, ‘The Emerald Hill Estate: Conservation Study and Policy’, June 183,
prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 Refer Citation for 256-264 Park Street
5 National Trust of Aust. (Vic.), ‘Research into former Patross Knitting Mills, 256/266 Park Street…’, 3
April 1978
City of Port Phillip Heritage Review

Identifier  Shop
Formerly  unknown

Address  268 Park St
          SOUTH MELBOURNE

Constructed  c. 1883

Category  Commercial
Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
No. 268 Park Street is of significance in its placement at the corner of Park and Perrins Street, framing the view up Perrins Street to the Town Hall. It is also of significance for the retention of its original architectural treatment to both the ground and first floors.

Primary Source

Other Studies

Description
Original Use: Shop
Date of Construction: circa 1883 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped and this two storey corner building was constructed by 1883 (3). In that year the building was occupied by Horace Browne, a chemist (4). By 1905 H.D. Hirst had his dental rooms in the building (5) ‘his surgery and laboratory being thoroughly equipped with all the latest appliances’ (6). In 1973 the property was purchased, at a public auction, by the Victorian Housing Commission (now Ministry of Housing).

The building is similar in effect to No. 266 Park Street (q.v.) on the opposite corner, being a fairly simple Victorian rendered building. It retains intact its rendered detail to both floors and the main architrave mouldings and cornices. It appears to have never had a verandah and the joinery to its ground floor openings has been partially 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
‘Mr H.D. Hirst’s Dental Rooms …’ Jubilee History

prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 Jubilee History of South Melbourne, p.147
6 ibid.
313 Park Street is of significance as an extremely finely designed and detailed, substantial Edwardian house, that remains in an outstandingly intact state.

**Primary Source**

**Other Studies**

**Description**
Original Use: Residence

This house is one of the more substantial Edwardian houses in South Melbourne and is particularly distinguished by the plethora of intact and fine detailing across its exterior. Its materials are typical of the period, with the walls in tuckpointed red brick, the roof terracotta Marseilles tiles terminated by decorative finials and ridgings, the verandah columns in turned timber and panels of cast terracotta reliefs. The front façade is picturesquely massed with a projecting bay and gabled balcony on one side and the recessed verandah to the other. The restricted site has not allowed the designer to give the house the freedom of form often found at this period, however, the lively effect of the façade is a major departure from Victorian building forms and it is very successfully composed. There is scope to inspect the interior of this house, and if intact, its retention would be of great value to Melbourne.

**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
**Park Towers**

**Formerly**

332 Park St

**Address**

SOUTH MELBOURNE

**Constructed**

1967-69

**Category**

Residential: apartment

**Designer**

Roy Prentice (Housing Commission of Victoria)

**Amendment**

C 52

**Comment**

New citation

**Significance**

(Mapped as a Significant heritage property.)

**What is Significant?**

Park Towers is a 30-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. Built in 1967-69, it was one of many high-rise blocks associated with the slum clearance regime undertaken by the Housing Commission of Victoria (HCV) in the 1960s. It was designed by HCV Chief Architect, Roy Prentice, and built by its construction division, the Concrete House Project.

**How is it Significant?**

Park Towers is of historic, aesthetic and technological significance to the City of Port Phillip.

**Why is it Significant?**

Historically, Park Towers is of significance as the most celebrated block of high-rise flats built by the HCV during its 1960s slum clearance regime. As one of the last new tower estates to be built before the programme was abandoned in the early 1970s, Park Towers was not only their most ambitious and tallest tower, but also the most architecturally distinguished example, and the one that generated the most publicity. At the time of its completion, it was one of the tallest apartment blocks in Australia, and also one of the tallest buildings in Melbourne. It attracted considerable interest throughout the architectural and construction community in Australia and overseas.

Aesthetically, Park Towers is of significance for its scale, setting and distinctive form and finishes. Still the tallest building in the area, it remains a local landmark and a prominent element in the streetscape. These qualities are enhanced by its bold siting on a 3-acre landscaped block within an otherwise closely-grained urban area. Compared to earlier HCV flats, it is notable for its unusual form (with a unique E-shaped plan), and its attempt to introduce visual interest through textured finishes, red and white tinted cement (echoing the local football team colours), and mosaic tiles. The survival of the original rock fountain and circular garden beds is also of note.
Technologically, Park Towers is significant for its construction, which involved the use of pre-cast concrete slabs and panels to create a fully load-bearing building. Although used in many Housing Commission projects, including most of the high-rise flats after 1962, the system reached its pinnacle at Park Towers, where the system was specially adapted so that walls were held in position by post-tensioned cables threaded through the slabs. At the time of its completion in 1969, the building was believed to be the tallest pre-cast load-bearing wall building in the world.

**Primary Source**

**Other Studies**

**Description**

Park Towers is a thirty-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. It stands on the west side of a landscaped 3 acre site, bounded by Bank Street, Park Street, Cecil Street and the light railway line. The complex includes grassed areas, a basketball courts, cricket nets and playground (the latter, however, not retaining any original equipment). The building itself has a distinctive E-shaped plan, enclosing a central courtyard. The lift and stairwell form the truncated central foot of the plan, from which corridors run around the internal perimeter. The flats themselves radiate from these, with window to the external elevations. The total of 299 flats comprises 179 with two bedrooms, and 60 each with one or three bedrooms.

Externally, the north and south elevations are identical, divided into seven equal bays that recede and project alternately. The concrete panels, coloured white (receding bays) or red (projecting bays) to pay homage to the local football team, have a textured finish of exposed white aggregate and jasper. The west elevation is also divided into seven bays, but expressed differently: a central wide receding bay (rising above roof level) flanked by narrow projecting bays (with brown tinted panels), thence by wider receding bays, and again by two wider and further projecting bays, forming pavilion-like elements. Fenestration is regular but not consistent across all sides, with squat rectangular windows variously arranged in detached or contiguous pairs, or in rows of three or four. They contain metal-framed casement sashes with curved bars that, as a safety measure, prevent them from being opened more than a few inches.

To the external elevations, the ground floor is expressed as an arcade of large tapered openings. Those on the east side (forming the two prongs of the truncated E-shaped plan) were originally open, forming breezeways, but now partly infilled. On the south and north sides, the arcades were originally infilled, respectively, by large bays of metal-framed windows and glazed doors, and by panels of textured concrete brick with metal-framed strip windows above. Some of the infilled openings are enlivened by brown mosaic tiling. In the southeastern corner, the breezeway lintel retains original metal lettering stating the name and address of the complex.

The three internal elevations, facing the courtyard, are entirely different in articulation. With the exception of the lift core, which projects slightly and has beige-tinted panels, the wall surface is flat, with brown-tinted panels and continuous bays of multi-paned metal-framed windows along the corridors. The ground floor has hit-and-miss walls of grey concrete brick (since painted), more windows, and fully glazed doors providing access to the lobby and other communal spaces. The courtyard itself retains much original fabric, including terrazzo paving, four circular raised garden beds (formed from soldier courses of grey concrete brick, capped with concrete slabs to form seating) and a fountain (no longer operating) of roughly stacked rocks. A timber-framed gable-roofed covered walkway and tall metal fencing to the garden beds are recent additions.

**History**

The Housing Commission of Victoria (HCV) was formed in 1938 with the socially aware aim of removing families from those inner suburbs that were considered to be slums, and rehousing them in new accommodation. Integral to this program was the development of standard designs and industrialised building techniques, prompting the use of a system of pre-cast concrete panels that, from the late 1930s, would be mass-produced by a special division, the Concrete House Project, from a factory at Chadstone. Advised by a panel of architects, the HCV initially developed estates of detached housing before turning to low-rise walk-up flats in the 1950s and, towards the end of that decade, to high-rise blocks. At that time, the architects’ panel was superseded by a separate Architectural Branch, under the control of Roy Prentice, appointed as HCV Chief Architect in early 1958. Prentice (born 1906) was a talented designer with a particularly broad range of experience, having worked with Louis Williams and A & K Henderson in the 1930s and with the State Architect, Percy Everett, in the early 1950s.
At the time of Prentice’s appointment, the HCV had already selected a site in South Melbourne, bounded by the railway line and Bank, Cecil and Park streets, as a slum clearance area. This included a hotel on the corner of Park and Cecil Streets, shops on Park Street, and a telephone exchange on Bank Street. With the exception of the latter, which occupied Commonwealth land, the entire block was acquired, and the substandard buildings gradually demolished over the next few years. The first redevelopment scheme was prepared in 1962, and several alternatives would be explored over the next three years, including a 12-storey tower with four-storey walk-up blocks, a pair of 12-storey towers, and a single 20-storey tower. When a 1965 engineer’s report noted that the site could accommodate a building of up to 30 storeys, the HCV – which, as a state authority, was not subject to height limits - prepared a scheme for two such towers, designed by Roy Prentice and documented by Boileau, Henderson & Lodge, a private firm. Working drawings were completed by May 1965, and tenders were to be called two months thence. Construction would begin in December, with completion expected within a year.

Tenders, however, proved to be too high, and the HCV prepared yet another scheme in the second half of 1965 – this time for a single 30-storey tower block on an E-shaped plan, around an internal court. It was resolved that the latter must have ‘very high class aesthetic treatment’, with a paved area, planter beds, seating and a fountain. The building, to contain 300 flats, was to be built with the same pre-cast concrete panels recently used for the HCV high-rise flats at Debney’s Park and Carlton. This represented a considerable cost saving, although the system was necessarily adapted to suit the vast scale of the project, with the panels to be held in place by a series of post-tensioned cables that were threaded through them using a standard crane. Fresh tenders were called in November 1967, and the contract was subsequently awarded to the Concrete House Project, which had tendered $3,413,419. Six months later, the project attracted adverse publicity when a very similar block of concrete flats in London partially collapsed only a few weeks after completion, killing four people. The HCV were quick to point out that Park Towers was designed to be ‘three times stronger than need be... Both the loadbearing walls and the floors in these high-rise blocks are reinforced to a greater degree than is usual in England’.

Completed at a cost of $4,900,000, Park Towers was officially opened by the Minister of Housing, the Hon E R Meagher, on Sunday, 2 October 1969, when 10,000 people came to inspect the property. The building had already received considerable publicity, with a colour photograph appearing on the cover of the HCV’s annual report for 1968-69, and more was to follow. The load-bearing construction system, once a cause for concern, had now become a potent selling point, with newspapers now reporting that it was the tallest load-bearing concrete panel building in the world. Others noted the lavish interior appointments (central heating, electric stoves, clothes washers, plus a children’s playroom on each floor) the landscaped setting (with a rock fountain in the courtyard and circular beds of ‘flowers and ornamental shrubs’) and the low rent ($12 per week). The primary attraction, however, was the spectacular view. One newspaper noted that ‘on a clear day you can see from Mornington to Dandenongs’, while columnist Keith Dunstan simply describing it as ‘possibly the best penthouse view in the Southern Hemisphere’.

The project generated much attention from the architectural community, with many prominent Melbourne architects offering their congratulations to Roy Prentice. The City of South Melbourne also gave it a special award, as the best residential building erected in the municipality that year. It also attracted international attention from architects in America, Italy, England and the USSR, and was published in several overseas sources including the RIBA Journal in January 1971.

Notwithstanding all this publicity, Park Towers proved to be the swansong of the HCV’s slum clearance program. The largest, most ambitious and most celebrated single tower block, it was also one of the last. With community opposition to the notion of comprehensive suburban clearance, no more slum areas were proclaimed after 1971 and, two years later, the high-rise flat scheme was officially abandoned for smaller-scale developments. Park Towers, however, remained a local landmark, and when its thirtieth anniversary was celebrated in November 1999, the event was attended by many, including eight original residents who still lived there.

**Thematic Context**

**COMPARATIVE ANALYSIS**

Park Towers must be considered as the metaphoric (and literal) pinnacle of HCV’s intensive program of slum clearance and high-rise flat construction, which would be abandoned within only a few years later. During its heyday of multi-storey apartment developments, the Commission erected 41 high-rise blocks at its 21 estates around Melbourne. This total comprised 19 twelve storey blocks, 2 thirteen storey blocks, 18 twenty storey blocks, a 22 storey block and a 30 storey block. In terms of scale, Park Towers thus stands out as the tallest tower ever built, comparable only to the similarly unique 22-storey block that forms part of the
Langdon Park Estate in Richmond. The latter, opened in 1974, was one of the last high-rise towers built by the HCV, and was designed by P O’Neill, who became Chief Architect after Roy Prentice’s retirement in 1971.

Park Towers also stands out on many other levels. Of the 21 highrise estates developed by the HCV, all but seven comprised multiple blocks. Park Towers, with single tower on a landscaped 3 acre block, is by far the most considered example amongst these few single-block estates, which comprise the Crown Street Estate at Flemington, Floyd Lodge in Williamstown, Frank Wilkes Court in Northcote, Gaskin Gardens in Footscray, Layfield Court in Albert Park and Nelson Heights in Williamstown. Park Towers is also notable for its unique E-shaped plan, which is a contrast to the far more ubiquitous square and rectangular blocks (and the occasional Y-shaped or T-shaped block) that characterised virtually all of the Commission’s high-rise projects. With its tinted concrete panels, aggregate finishes and mosaic tiling, the tower also demonstrates a somewhat higher level of architectural articulation than many of the earlier towers, which were initially lambasted for their starkness and plain concrete finishes. Park Towers also stands out as the HCV’s most celebrated project, in terms of the sheer amount of attention that it generated not only from the general public but also from the architectural and construction community – the latter, moreover, at an international scale. Finally, Park Towers represents the pinnacle of the distinguished career of the HCV Chief Architect, Roy Prentice, who retired two years after its completion. To this day, the architect considers it to be his best building.

At the local level, Park Towers can be compared to three other HCV estates in what is now the City of Port Phillip, namely Emerald Hill in Moray Street, South Melbourne, Inkerman Heights in Henryville Street, East St Kilda, and Layfield Court in Victoria Avenue, Albert Park. These, however, are far more generic in the broader context of HCV developments, generally lacking the superlative qualities of Park Towers. Layfield Court (1966) is a single-block estate with a modest 12-storey tower, while Inkerman Heights is a typical multi-block development, of some interest for its atypical (but certainly not unique) T-shaped plan. Emerald Hill, despite its low scale (15 storeys) and stark appearance, is nevertheless of some historic significance in its own right as the Commission’s first high-rise flat development, opened in 1960.

Claims that Park Towers was the tallest buildings of its type in Victoria, Australia or the world need close scrutiny. When highrise flats were first built in this country from the late 1950s, the tallest examples rarely exceed twenty storeys. Australia’s tallest apartment block in 1960 was the Torbreck flats at Highgate Hill, Brisbane (Job & Froud, 1957-59), at 21 storeys, while Melbourne’s record was the Domain Park Flats in Domain Road, South Yarra (Romberg & Boyd, 1959-62) with 20 storeys. Both were eclipsed with the completion of the Blues Point Tower in Sydney (Harry Seidler, 1962), with 25 storeys. Even at the end of the 1960s, highrise flats in Australia only occasionally exceeded 20 storeys – eg the 23-storey flats at 99 Spring Street in Melbourne (Moore & Hammond, 1969-70), or the 20-storey Apollo flats in Queensland (1971), the latter then the tallest apartment building in Surfer’s Paradise. This also seems to have been the case internationally. An survey of post-war highrise apartments in 15 countries, published in 1961 under the title Modern Flats, illustrated very few examples over 20 storeys – most notably the Lake Shore Drive apartments in Chicago (Ludwig Mies van der Rohe, 1956-57), at 28 storeys. By the late 1960s, the tallest public housing estates in London included Ronan Point in Newham (1966-68; demolished) with 23 storeys and the celebrated Trellick Tower (Erno Goldfinger, 1968-73), with 31 storeys (98 metres) – only slightly taller than the contemporaneous Park Towers.

Contrary to some claims, Park Towers was not the tallest building in Melbourne in the late 1960s. The first building to exceed the 40 metre limit (enforced from 1916 to 1957) was ICI (now Orica) House in East Melbourne (Bates, Smart & McCutcheon, 1958) at 81 metres (20 storeys). This was later exceeded by CRA House in Collins Street (Bernard Evans, 1966, demolished) at 96 metres (26 storeys) and thence by AMP Square (1969) at 113 metres (28 storeys). Although, strictly speaking, Park Towers had more storeys, its total height was still only 92 metres.

**Recommendations**

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

**References**

**Identifier**  Shop and Residence  
**Formerly**  unknown

**Address**  406 Park St  
SOUTH MELBOURNE

**Constructed**  c.1870

**Category**  Commercial: residential

**Designer**  unknown

**Amendment**  C 29

**Comment**

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

406 Park Street is of significance as a very unusually detailed Victorian shop and residence that remains in an outstandingly intact state. On this prominent corner, the building stands as a landmark in the area.

**Primary Source**


**Other Studies**

**Description**

Original Use: Shop and Residence

This shop and residence is a substantially intact and very finely detailed building. Its façade is dominated by the series of cantilevered balconettes at first floor level, each with a cast iron railing. The parapet is also distinctively detailed with acroteria set along it. The six panelled door and the timber framed shop windows are original and all the double hung sash windows remain intact. The corner door 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

unknown
House Identifier unknown
Formerly 414 Park St
Address SOUTH MELBOURNE
Description Original use: Residence
This house is unusual in South Melbourne, being set hard onto the line of the pavement. It has a restrained yet commanding façade clad in render and decorated by hood mouldings to the first floor windows and moulded cornice lines to both the floors. The parapet is also restrained in detailing, with a shallow arched pediment unit and urns intact at each end. The panelled door and the double hung sash windows remain intact, however a doorway appears to have been removed at the east end of the front façade.

Significance 414 Park Street is of significance as a quite substantial Victorian house that is finely designed and which holds an atypical command over the street through the forward placement on its block. The rear of the building is not integral to the significance.

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

Address 414 Park St
Constructed c 1870s
Category Residential: detached
Designer unknown

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

Heritage Precinct Overlay HO3
Heritage Overlay(s)
A Ward, Port Phillip Heritage Review, 1998

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

References

unknown
The pair of dwellings at nos. 416-418 Park Street, South Melbourne was built in 1858 by George Paine Gray, a bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for investment purposes until his death between 1911 and 1915. They are historically significant.

They are historically significant (Criterion A) as a rare surviving pair of dwellings from the formative years of settlement at Emerald Hill which commenced with the first land sales of August 1852 and continued with the subdivision and sale of peripheral areas including this section of Park Street two years later. These houses together with other survivors offer insights into speculative development at the time and to accommodation standards achieved in response to the demand for dwellings arising from the aftermath of the early gold rushes. They compare with the portable houses at 399 Coventry Street (1853-54), detached houses at 1 Morris Street (c.1855), 51 Church Street (1857), 337 Dorcas Street (c.1857), 115 Raglan Street (c.1850s) and 352 Moray Street (1856) and with the earliest terraces at 166-68 Bank Street (1856-64) and 5-9 Cecil Place (1858-59). Nos. 416-418 Park Street are the oldest surviving documented terrace in South Melbourne and have cultural value arising from their rarity (Criterion B). Whilst their degree of integrity would at first glance appear to be low, their façade is largely intact and makes a vital contribution to their cultural value.

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

Other Studies

Description
A two storeyed stuccoed pair of dwellings in the terraced form with a hipped roof, now terra cotta tiled, and later built in upper level balconies surmounting porches appearing to have been built during the Inter War period. The later works dominate the street façade and have been treated slightly differently, no. 416 having a balcony with curved sides and more recent infill glazing and no. 418 having three round arched windows to
the balcony area. At street level, the porches are identical and plainly conceived with rectangular heads to the
openings and concrete slab floors. The original facades appear behind these works and consist of a mirror
image arrangement with a single window and doorway without side lights at street level and a single window
above, now concealed from view and understood to be transformed into a larger opening at no. 416 but
recognizable at no. 418. There is evidence of the original staircase in no. 418, no. 416 having not been
inspected. At the rear there are single storeyed lean to sections to both dwellings with subsequent extensions
undertaken over the years. There are two chimneys with plain corbelled stacks.

Condition: Sound. Integrity: Medium, the Inter War balconies and porches concealing the original façade
from view which appears to be intact at street level but defaced at first floor level.

History
This part of Park Street is within the block surveyed as no.47 situated just west of the original 1852 survey of
Emerald Hill. By 1855 Nelson Place formed the western boundary of the area with that portion of block 47
between it and Montague Street still to be subdivided and sold. Once achieved places dotted the area, some
of them completed and others in the course of erection in 1857. At the time the Park Street section had only
one building, a timber house on the corner of Montague Street.

In the following year a further ten places were completed including a pair described as Bk 2 stories 3R (brick
two storeys three rooms) with slate roof, now nos.416 and 418. This pair was owned by George Paine Gray a
bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for
investment purposes until his death between 1911 and 1915. Gray was the uncle of another Emerald Hill
resident with the same name, George Gray who moved to the area c.1859 as a lad of 16 years, perhaps to
work with his uncle. He was also a builder skilled in masonry, who later in his career styled himself as an
architect.

Tenants of nos.416 and 418 over the time included Alfred Estel and Thos Riley (1858), John Travers and
Charles Newberry (1859), John Gollop, contractor and James Kelly, collector (1872). In 1880 the tenants
were William Everand, mariner and Charles Birch, cook, who perhaps worked at the Wexford Arms hotel
which was next door to no.416 from the late 1860s. Twentieth century tenants included Ralph Jones, cabinet
maker and Arthur Whittane, mariner (1900), Jones and Mrs.Bridget Smith (1910).

Between 1916 and 1920, Gray’s executors disposed of the houses to Matilda Curtis who initially lived at
no.418, later moving to Blackburn and letting both houses. Tenants during her ownership included Willaim
Sawyer, presser and John Bush, railway employee (1925) and John Corr, a rubber worker in 1930. The
Fitzroy resident Alex McLeod acquired the houses by 1935. Like his predecessors he held them essentially
as investment properties, renting them to Archibald Middlemiss, an accountant and Marshall Hannan, a
painter in 1935.

Throughout the period 1858 to 1936, the description of the houses never wavered from brick with three rooms
each. Street numbers changed from 121 and 123 in 1872 to 115 and 117 by 1889 and the present 416 and
418 by 1910.

Thematic Context

Recommendations
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme with control over interior alterations.

References
Emerald Hill/South Melbourne Rate Books: 1857-68, 1872-3, 1880-81, 1889-90, 1900-01, 191915-16, 1920-
MMBW litho plan no.19, dated c.1894.
James Kearney, Melbourne and its Suburbs, SLV Mappin, 821.09 A, 1855, Kearney.
Sands and McDougall directories: 1860, 1875, 1890, 1911, 1931.
Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year
1938, Robertson & Mullens, Melbourne, 1940, pp.
Residences
Formerly unknown

Address 20-22 Park St
        ST. KILDA

Constructed c. 1889

Amendment C 29

Category Residential:row

Designer unknown

Significance (Mapped as a Significant heritage property.)
This intact pair of residences, display an interesting and refined use of timber work. The front fence is of particular interest as is the barrel vaulted entrance.

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

Other Studies

Description
This pair of two storey terraces in Park Street, St Kilda, erected c.1889, forms an overall symmetrical facade with a central party wall and arched entrances either side. The verandah and balcony feature turned timber columns, paired either side of the entrances, and timber rails confine the cast iron balustrading and valencing to rectangular panels. Turned timber work also features in the form of railing on the red brick base of the front fence. An unusual coffered barrel vaulted entrance adds a degree of sophistication to the design.

Intactness: The residences, and their front fences, are substantially intact.

History
see Description

Thematic Context
Unknown

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

References

References
Sands and medulla Directories, various dates.
Residences

Formerly unknown

Address 2-10 Peckville St
PORT MELBOURNE

Constructed 1886

Category Residential:row

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

2-10 Peckville Street is of local significance. Substantially intact apart from the later brick party wall between nos 6 and 8, it is a representative example of a timber framed terrace row without intervening fire separation walls, a relatively uncommon type in Melbourne and one concentrated particularly in Port Melbourne, which was outside the jurisdiction of the Melbourne Building Act. The siting, facing a small square with narrow entries at each end, demonstrates an unusual pattern of subdivision of which relatively few examples survive in Melbourne.

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard terrace, one-storey
ORIGINAL OWNER: Patrick McCarthy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard terrace, one-storey
ORIGINAL RESIDENTIAL USE TYPE: Private residences
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Timber
PHYSICAL/STYLISTIC DESCRIPTION
This terrace of five residences occupies one side of a short street running between Clark and Ross Streets. Each end of Peckville Street is narrow and the street widens in front of the houses, effectively forming an internalised square within the block of houses. The terrace is timber-framed and has timber block fronting to imitate ashlar. The transverse-gabled corrugated iron roof is continuous over the whole terrace except for a later brick party wall between nos 6 and 8 which rises above the roof to form a gabled parapet. The eaves to the front have paired shaped timber brackets with turned bobbins and rectangular fielded panels between the brackets. There are wide tripartite sash windows and four panelled front doors to each house. The front verandah has a slightly convex corrugated iron roof and extends out to the property line. It is supported on timber posts, closely spaced in front of the entrances and has rudimentary cast iron decoration.

COMPARATIVE ANALYSIS
Terraces without parapeted party walls were forbidden for fire safety reasons under the Melbourne Building Act of 1849, and such terraces had become uncommon by the later part of the nineteenth century in most inner suburban areas, with some exceptions not covered by the Act, including Port Melbourne. Brick terraces without parapeted party walls continued to be built, as at 4-18 Beaconsfield Parade (q.v.) and 53-61 Bridge Street (q.v.), until at least the 1880s, but timber terraces of similar form appear to have been much less common. 2-10 Peckville Street is the most intact example of a small number of such terraces surviving in Port Melbourne, including 17-23 Spring Street, and is a relatively rare type in the context of Melbourne as a whole. Its siting facing a short street effectively forming a small enclosed square is unusual, and is a rare survivor of a once common pattern of housing in laneways to the rear of other houses. Most of this type of housing was swept away in slum clearance programs from the 1930s onwards, or in the course of the realignment of irregular streets and cul-de-sacs.

History
This row of five houses was constructed in 1886. Its original owner was Port Melbourne resident, Patrick McCarthy, whose improved circumstances during the economic boom of the mid-1880s is suggested by the fact that he was described as a ‘gentleman’ following the completion of this terrace, though he had been a simple ‘storesman’ before.(1). When first rated in 1886-7, the four-roomed timber houses were valued at £18 each.(2)

Thematic Context
These houses were constructed as workingmen’s cottages and are typical of developments of this type. McCarthy leased the houses to a succession of working-class tenants; in 1888-9, for example, tenants included a carter, a dealer, a brass founder and a lumper. (3)

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

References
1. Port Melbourne rate books, 1885-6, nos 2446-8, 1886-7, nos 2600-2604
2. ibid
3. Port Melbourne rate book, 1888-9, nos 2626-2630
Former Joshua Brothers Distilleries
Joshua Brothers Distilleries, Federal Distillerie

Address 25-27 Pickles St
PORT MELBOURNE

Constructed 1887-1890

Amendment C 29

Category Industrial

Designer unknown

Significance (Mapped as a Significant heritage property.)
The remaining sections of the former premises of the Joshua Brothers Distilleries were built during the period 1887-1890 and are situated in Pickles Street, Port Melbourne. They are historically important. This importance (Criterion A) rests on their capacity to demonstrate the presence of an important industry in Port Melbourne since 1887, comparing in this respect with the former Australian Sugar Refinery works in Beach Street and the remains of the nearby Gasworks in Danks Street. This importance is enhanced by their prominence and by the fact that they are rare survivors (Criterion B) from Port Melbourne's industrial past.

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

Other Studies

Description
A substantial brick building in three parts as follows:
- the east end: a utilitarian gable roofed three storeyed brick warehouse, overpainted and with windows bricked up but indicated by arched headers to the window heads. There is a later roller shutter door and opening to the south elevation.
- the central section: a utilitarian gable roofed four (?) storeyed brick warehouse overpainted and with windows and doors bricked up as for the east end building. There is a later pedestrian doorway.
- the west end: a utilitarian four storeyed multiple gable roofed warehouse similar to the above and with later windows extending further north. The premises are unpainted on their north side.

Condition: Sound. Integrity; Medium.
History
The area bounded by Rouse, Pickles, Danks and Johnston Streets was granted to J.M. Joshua in February 1886. It was in the names of the Melbourne merchants, Samuel and Abraham Joshua by the beginning of 1887 when it consisted of land, brick and stone buildings, and distillery in progress on the two acre site. By 1890, the site contained a brick distillery, stores, bonded store and machinery, the brothers being joined by then in the operation of their business by the distiller Harold Breidahl. A brick house on the north east corner of Rouse and Johnston Streets was also listed with Breidahl in residence as manager.

The 1894 MMBW plan depicts the site with the present buildings in situ and with a central courtyard enclosed almost entirely by extensive buildings along all street frontages including that of Pickles Street. The main entrance to the site was in Rouse Street and the distillery was described as having a cellar under the whole of the building. By the turn of the century, John M. Joshua had replaced Abraham Joshua in the partnership.

The distillery produced all manners of spirits which were depicted in a sign on the Pickles Street buildings c.1905. The distillery continued as Joshua Brothers Pty. Ltd. in 1911, however by 1931 it was known as Federal Distilleries Pty. Ltd. with the works occupying this site in 1951 and storage provided for on the north west corner of Rouse and Johnston Streets. This arrangement continued in 1973, however by then, The United Distillers Pty. Ltd. jointly occupied the works site.

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

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

References
Port Melbourne Rate Books: 1886-87, 1890, 1892-93, 1900-01.
Parish Plan, South Melbourne, Port Melbourne, Department of Lands and Survey, 1932.
MMBW litho plan no.18, dated 1894.
**Royal Melbourne Yacht Squadron**

**Identifier**  
Royal Melbourne Yacht Squadron

**Formerly**  
unknown

**Address**  
Pier Rd  
ST. KILDA

**Constructed**  
1926-1930

**Category**  
Public

**Designer**  
unknown

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

**SIGNIFICANCE**

This building is significant for its association with the Royal St Kilda Yacht Squadron, a 114 year old institution in St Kilda. It is an important part of a small collection of structures and monuments that survive as a residue of earlier uses of this part of the foreshore, and its existence is important to the historical interpretation of this historically important area of St Kilda. The building itself is of interest as a pragmatically designed box where internal functions appear to have dictated external appearance, with an eclectic overlay of Arts and Crafts, Mediterranean and nautically inspired elements.

**Primary Source**


**Other Studies**

**Description**

*Style : Arts and Crafts, Functionalist  
Clubrooms and chandlery*

The Royal St Kilda Yacht Squadron was established in 1876 and this clubhouse was built in the year of its 50th Jubilee, 1926. The building was estimated to cost 5,000 pounds, and the boxy external design appears to be a pragmatically dictated by internal requirements. It cannot, however, be seen as Functionalist in the strict sense as the expression of these functions in the external forms is muted and the building is overlaid with eclectic detail derived from Arts and Crafts and Mediterranean sources. In this case, the overall effect is almost coincidentally nautical, as the prow windows and their 'supporting' chains though typical of Arts and Crafts designs of this period here suggest marine sources of influence. This is reinforced by the flat roof and simple volumes of the building.
History
see Description

Thematic Context
unknown

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

References
NOTES
J B Cooper, 'The History of St Kilda', vol. 1, p.148.
St Kilda Pier

Identifier St Kilda Pier
Formerly unknown

Address Pier Rd
                      ST. KILDA
Constructed 1858

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The St Kilda Pier is of historical and social significance and has functioned as one of the key elements in the identity of St Kilda as a seaside resort from the nineteenth century through to the 1930s. In the nineteenth century the pier provided an important landing place for passenger craft and was at various times the point of entrance for dignitaries, including several Royal parties, entering St Kilda and Melbourne. As a gateway to Melbourne, the environment of the pier was important to the self image of the city. The various improvements that occurred reflected this perception and the area around the pier was frequently referred to as being of National rather than local significance for this reason. The pavilion on the end of the pier is of significance as a reflection of the shift in the role of the pier away from being a landing place and toward a role as part of a recreation zone serving Melbourne. It is an outstanding and rare surviving example of seaside architecture of the Federation period. Recent additions to the pier include the pavilion and seating shelters which are in a mock Federation style, which reflect concerns of the 1980s but lend a false historical homogeneity to the structure. Other changes which have detracted from the pier include the replacement of the timber decking with concrete and the replacement of the handrailings with steel and aluminium; however as the physical significance of the pier relates more to its continued existence as a type (little or none of the original 1850s structure is likely to survive in the present pier) these alterations are of minor consequence. The breakwater and marina make a positive contribution to the maritime character of the pier and wider foreshore area.

Primary Source

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

Description
Style: Arts and Crafts
Pier, marina, and kiosk (inc former dwelling)
Original owner: City of St Kilda
(See also TEA AND REFRESHMENT ROOMS, St Kilda Pier)

History
see Description

Thematic Context
unknown

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

References
unknown
The block at flats at 33 Pine Avenue is a three-storey flat-roofed cream brick building, containing eight residential apartments. The double-fronted façade has a prominent timber-framed window at the right side, spanning two levels, which contains awning sash windows alternating with yellow and blue glass spandrels.

What is Significant?
The building at 33 Pine Avenue is a three-storey flat-roofed cream brick block of flats, one of a symmetrical pair (with No 35; since altered) that was erected c.1960. Its double-fronted street façade is distinguished by a projecting stairwell with ribbon window, and there are concrete slab balconies, variously of splayed and rectilinear form, to the side elevations.

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

Why is it Significant?
Aesthetically, the flats are significant as a particularly interesting and intact example of 1960s apartment design, in contrast to the many more utilitarian and mediocre blocks in the area. It is of note for the way that it combines a number of visually arresting contemporary elements (eg the splayed concrete side balconies and huge double-height window with coloured glass spandrels) with others (eg the enclosed stairwell with vertical strip window) that hark back to the stark Functionalist style of the late 1930s.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
David Bick. St Kilda Conservation Study: Area 2 (1984)^[flats were graded as PFS, or ‘possible future significance’^]

Description
The block at flats at 33 Pine Avenue is a three-storey flat-roofed cream brick building, containing eight residential apartments. The double-fronted façade has a prominent timber-framed window at the right side, spanning two levels, which contains awning sash windows alternating with yellow and blue glass spandrels. A
projecting stairwell, to the left (south) side, has concrete slab roof and a vertical ribbon window with seven panes of fluted glazing. This stairwell facilitates access to three concrete slab common balconies that extend along the side (south) elevation, supported on plain steel posts with metal strap balustrades. Along this side of the building, the flats have timber-framed windows, alternating in tripartite and paired sashes. On the opposite (north) side of the block are a series of individual concrete slab balconies of splayed form, with metal posts and distinctive lozenge-pattern balustrades. Internally, the block contains two flats at the ground floor, and three each on the first and second floors—the larger flat, on the ground floor, being provided for the building owner.

The block originally formed a mirror-reversed pair with the adjacent block (No 35), although the latter has been disfigured by overpainting of original face brickwork and the installation of new windows and timber lattices. The former common driveway between the two blocks has also been divided by a timber paling fence.

**History**

This block of flats was one of a pair that were evidently erected during 1960, as they both appear for the first time in the Sands & McDougall Directory for 1961, listed simply as ‘flats’ at 33-35 Pine Avenue. By 1963, the flats at No 33 were listed alongside one U Goldberg. Electoral rolls reveal that this was Usher Goldberg, described as a manufacturer, who was presumably the live-in building owner. Goldberg died in the late 1960s, and his widow, Mrs C Goldberg, remained living in the flats until at least 1974.

**Thematic Context**

Amongst the countless 1960s flats in Elwood and St Kilda, there are those that are well-considered, obviously the work of talented designers, and there are others that are more utilitarian, less well resolved, or the work of lesser designers or speculative developers. The example at 33 Pine Avenue rises above the many mediocre examples and, as such, compares favourably with such examples as the Surfside flats at 46 Ormond Esplanade, Elwood (1963), with its wide windows, balconies and contrasting materials. Barkly Lodge, at 289 Barkly Street, St Kilda (1955) represents perhaps the most pertinent comparison; this block of flats is also of cream brick construction with a flat roof, individual concrete slab porches to the side elevation, and an enclosed stairwell on the street facade, with a prominent vertical strip window. The same tectonic can be seen in the slightly earlier design for the telephone exchange at 62 Inkerman Street, St Kilda (c.1949), a similar but even more substantial double-fronted cream brick building, also with flat roof and a projecting enclosed stairwell articulated by vertical strip window.

**Recommendations**

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

**References**

Sands & McDougall Directory. Various
Point Ormond and Surrounding Landscape

Formerly Red Bluff

Address Point Ormond Road
ELWOOD

Constructed unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
Point Ormond, previously known as Red Bluff, is one of St. Kilda's most historic sites. Surrounded by flat coastline, Red Bluff was a landmark to shipping in the first decades of settlement in Melbourne. In 1840 it was the site of a tent quarantine station for passengers and crew of the ship Glen Huntly. The dead were buried there, though in 1898 the graves were exhumed and reburied at the St. Kilda Cemetery. As early as the 1850's Point Ormond was a popular picnic spot.

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

Other Studies

Description
The Red Bluff was drawn by Mrs. Elizabeth Parsons around 1875 and reproduced in Cooper's History of St. Kilda. In 1904, as part of the State Government's Elwood works and despite some bitter local opposition, the seaward edge was cut down to 8ft. (2.4 m) above the water level. This was to allow Marine Parade to pass around it inside a sea wall which was also built then. The remaining bluff was graded to a slope, the total height being reduced by "...a few feet".

History
see Description

Thematic Context
unknown

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

References

BIBLIOGRAPHY

'Australasian Sketcher', Melbourne, 8th October, 1904, p. 872 Red Bluff; 13th January, 1906, p. 89,
improvements.

'St. Kilda Advertiser, The Malvern Argus and The St. Kilda Mercury', Melbourne,
24/Sep/1904, p.3 - Appendix.

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City
after 1840 - 1930, City of St. Kilda, Melbourne, 1931, vol. 1, illustration facing
page 20.
Identifier: House
Formerly: unknown

Address: 4 Poziers Avenue
ELWOOD

Constructed: 1922

Category: Residential: detached

Designer: unknown

Address: 4 Poziers Avenue
ELWOOD

Constructed: 1922

Category: Residential: detached

Designer: unknown

Amendment: C 29

Comment: None

Heritage Precinct Overlay: None
Heritage Overlay(s): HO228

Significance: (Mapped as a Significant heritage property.)
The house at no. 4 Poziers Avenue, Elwood, was built for Archibald Fraser in 1922. It is aesthetically
important (Criterion E) as a highly individual Arts and Crafts influenced cottage, celebrating the period in which
this suburb has its origins.

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

Other Studies

Description:
An unusual Arts and Crafts influenced cottage having a central pavilion as its most distinctive element with ox-
bow profile sheet metal lined roof visually supported by tapered rough cast piers either side of a central
curved window surmounted by shingles. The main terra cotta tiled roof is pyramidal and the windows typically
have glazing bars to the upper sashes in the fashion of the period. Condition: Sound. Integrity: High.

History:
The formation of Pozieres Avenue and the sale of the subsequent subdivision were post World War 1. In
1920, Archibald Fraser of Marine Parade, St. Kilda owned lot 9 on the north side of the avenue between Hood
and Barkly Streets. It had an NAV of 15 pounds.

In 1922, Fraser built a five roomed brick house on the site which he leased to photographer, Stewart
Strawbridge. The NAV was 80 pounds.

Fraser continued to own the property in 1935. In the interim he had several tenants including Frank Mardel, a
manager (1925), George Morson, a contractor (1930), John O’Brien, a jockey (1931) and Eustace Bromley a
manager (1935). Throughout that time, the house was described as brick, five 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: 1920-26, 1930-31, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
"Vacunce" at no. 112 Princes Street, Port Melbourne, was built in 1901 for the engine driver, John Arthur Harris. It of architectural interest as an intact and early example of a small Edwardian period villa (Criterion D) as is demonstrated by the use of slate to the roof and such decorative devices as roughcast with half timbering, the coved cornice and unusual treatment of the gable end. It is of historic interest (Criterion A) as the house of an engine driver in a street formerly known as Railway Place close by the Port Melbourne Station yards. It is the most architecturally ostentatious house in a street block occupied predominantly by representative and at times defaced Victorian and Edwardian period cottages.

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

**Description**
An asymmetrical red brick Edwardian period villa with hipped slate roof and terra cotta ride cresting and finials. The projecting wing has an overhanging gable end with half timbering and rough cast surmounting a triangular panel of cast cement ornamentation. The windows in the projecting wing are further emphasised by plain cement banding and the eaves are coved. The verandah has turned timber posts with dentils and a spindle frieze and there are triangular cast iron lace spandrels. The window reveals have bull nosed bricks of slightly different colour to the body bricks. The chimneys having strapwork with roughcast bands beneath the corbels. Condition: Sound. Integrity: High. The garage is of a later date.

**History**
Princes Street was formerly named Railway Place and runs parallel with the former Melbourne and Hobson Bay Railway line, which opened in 1854. A plan of the Township of Sandridge in 1855 shows Section 11 on the east side of Railway Place, with about half of the land unsold including lots A and B. By 1859 however,
both lots had been purchased by J.G. Newman. They had frontages of 50 feet to the street.

John Newman continued to own the land in 1900. By then, its measurements were given as 45 by 185 feet in Princes Street and 66 by 120 feet off Princes Street. Their respective NAV were 9 and 8 pounds.

In 1901, Joseph Arthur Harris, an engine driver, purchased the land and in the same year built a residence for himself. It was described as “six rooms, brick house and land”. The NAV was 32 pounds.

Harris continued to live at no.112 with his family, which in 1906, numbered eight. By 1911, the house had seven rooms and NAV had increased by 2 pounds. Harris was still in residence in 1916 however by 1921, Nathan Bear, a merchant, was owner/occupant. The description of the property remained unchanged although the NAV had risen to 45 pounds.

In 1997, the house was known as “Vacunce”.

**Thematic Context**

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

**Recommendations**

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

**References**


VPRS 586, PROV.


MMBW litho plan no.18, dated 7.7.1894.

Parish Plan South Melbourne (Port Melbourne), Department of Lands and Survey, (photo–litho), 1932. PMHS

Former Bakery

Address 230 Princes St
PORT MELBOURNE

Constructed 1879

Amendment C 29

Category Commercial: residential

Designer unknown

Significance (Mapped as a Significant heritage property.)
The former bakery at 230 Princes Street is of local significance. The building is substantially intact externally, and is a rare example locally of a once common nineteenth century building type combining shop, dwelling and small manufacturing establishment. The detailing, particularly to the shop and the side yard wall, is notable and the building is a prominent streetscape element.

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

Other Studies

Description
PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Industry
Bakeries

ORIGINAL OWNER: Job Smith

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

BUILDING TYPE: Former bakery and shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey rendered masonry building comprises a former corner shop and residence with an attached
bakery wing to the rear facing Liardet Street. A yard opening onto Princes Street gave access to the bakery wing. The elevations are stepped back from the corner, distinguishing the shop, residence and bakery, and the shop is further distinguished by broad piers on each side of the windows, with capital mouldings at window head height, and by a projecting moulded string course at first floor level. The entrance to the shop is located at the corner in a slightly recessed bay set at a slight angle to the Princes Street elevation. This bay contains a blank framed panel at first floor level. At roof level there is a plain moulded cornice and parapet extending over the shop and residence. The bakery wing is slightly lower than the residence and is surmounted by a flat parapet and rectangular pediment and flanking scrolled brackets, bearing the word "BAKERY" in pressed cement. The side wall to the yard on the Princes Street elevation is stepped with alternating concave and convex quadrants to the top.

The ground floor shop windows have arch-headed mullioned timber frames. The shop door has two-leaf panelled doors and a rectangular fanlight above. The door and ground floor window to the house have plain segmental arched openings, and the upper floor windows have moulded architraves and bracketed sills. A recent roller door has been fitted to the ground floor of the bakery facing Liardet Street.

COMPARATIVE ANALYSIS

This former bakery is one of a number of surviving nineteenth century buildings in Port Melbourne which combined residences with a shop or small manufacturing establishment. More specifically, it is one of a relatively small number of bakery-residences elsewhere in the metropolitan area. A once common building type, it can be compared with Bates Bakery, 56 Douglas Parade, Williamstown and the former bakery and residence at 98-100 Moreland Street, Footscray (1883). Bates Bakery, architecturally different from 230 Princes Street, comprises a shop and bakery to the rear which has been in continuous operation as a bakery under the same family control since 1886. The Moreland Street bakery is larger and comprises a brick residence and shop with the bakehouse and store facing a service yard to the rear.

Architecturally, the building is representative of nineteenth century shop design, comparable with such examples as the former butcher's shop and residence, 397 Abbotsford Street, North Melbourne (1890), 174 Cecil Street, South Melbourne (1881), and 266 and 268 Park Street, South Melbourne (c. 1883). The stepped side wall is distinctive.

History

This former bakery building was constructed in 1879 for Job Smith, a baker. When first rated, the building was described as a seven roomed brick shop and oven and was valued at £90, a considerable amount for a shop building at this time. (1) By the mid-1890s, the bakery had changed hands and was owned by another baker, Thomas Adams. (2)

By the 1970s, the building had been converted to a residence with studio.(3)

Thematic Context

This building was one of a large number of small corner shops constructed in residential areas throughout Port Melbourne in the nineteenth century. Many of these remain, and like this building, have been converted for residential or other purposes.

Recommendations

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

References

Former Dispensary

Formerly unknown

Address 293 Princes St
PORT MELBOURNE

Constructed 1894

Amendment C 29

Category Commercial

Designer unknown

Significance (Mapped as a Significant heritage property.)
The former Sandridge United Friendly Societies Dispensary is of local significance. The building has historical associations with the friendly society movement in Port Melbourne from 1894 until the mid-twentieth century. The substantially intact exterior is a prominent streetscape feature.

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

Other Studies

Description
PRINCIPAL THEME: Health and welfare
SUB-THEME: Dispensaries
ORIGINAL OWNER: Sandridge United Friendly Societies
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original different from adjacent)
BUILDING TYPE: Dispensary
ORIGINAL RESIDENTIAL na
USE TYPE:
SIGNIFICANT TREES: Large elm to rear, adjacent to 110 Station Street
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

This former dispensary is a large two-storey red brick building with rendered side elevations and details to the front facade. The front elevation is divided horizontally by moulded render string courses at first floor and parapet level and vertically by rendered pilasters, rusticated to the ground floor, to the ends and framing the
centre bay of the three bay elevation. The large segmental arched doorway to the centre has a stilted moulded archivolt and two-leaf, three-panelled doors and fanlight above. The windows, except to the ground floor south, have rectangular openings with flat hood moulds. The first floor centre window has a round pediment and all first floor windows have rendered architraves. The ground floor south windows, originally a single wide shop window with a render lintel, have been altered relatively recently to two single sash windows. Apart from this alteration, the exterior is almost completely intact, other than for urns which presumably sat upon the pediment pedestals.

**History**

This building was constructed in 1894 as the Sandridge United Friendly Societies Dispensary. (1)

In 1953, the building was still owned by the Trustees of the Port Melbourne Friendly Societies Dispensary. Minor works carried out to the building at this time consisted of re-blocking the timber section, and renovation of the conveniences. (2) The United Friendly Societies were still listed as the owners in 1968. (3)

The building was converted to a residence and the old pharmacy is used as a kitchen. It has since been used as a photographic studio. (6)

**Thematic Context**

In the nineteenth century, friendly societies provided a range of health and other benefits and services. Most people were members of one or another of the friendly societies; these were usually based on occupational groupings or religious or other affiliations. Friendly societies provided medical and pharmaceutical benefits. Some also had sick and funeral funds. Young people joined societies upon starting work, since they were then not entitled to benefits under their parents' membership.(4) In some cases, friendly societies also provided a focus for social activities.

A range of friendly societies was represented in Port Melbourne, most of which operated out of the old Dispensary Hall. Membership of one of the societies entitled people to a dispensary book, which gave them access to a doctor. As long-time Port resident, Jack Porritt noted, ‘Prescriptions written in this book were made up at the Dispensary and so we had a reasonable cover’. (5).

The building also had a lodge hall, where meetings of the various societies and lodges could be held. Located behind the main hall building, at 110 Station Street (q.v.), is the former caretaker’s cottage for the dispensary.

**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**

2. Port Melbourne Building Register, 19 March 1953, no. 335, and 16 April 1953, no. 356.
4. ‘They Can Carry Me Out’. p. 50.
6. According to P. Grainger.
RSL Hall  
**Identifier**  
Formerly  
Excelsior Hall

**Address**  
301 Princes St  
PORT MELBOURNE

**Constructed**  
1886

**Amendment**  
C 29

**Comment**

**Significance**  
(Mapped as a Significant heritage property.)
The former Excelsior Hall is of local significance. It is a rare surviving example of a nineteenth century voluntary youth club and demonstrates the strength of local concerns about recreation and the influence of local gangs in the late nineteenth and early twentieth centuries. The building is of interest as a relatively, uncommon and substantially intact example of a large nineteenth century timber-framed corrugated iron structure.

**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  
**ORIGINAL OWNER:** Unknown (Excelsior Club?)  
**LOCAL/PRECINCT CHARACTER:** AUTHENTICITY  
Individual Character (Individual, 90%+ original different from adjacent)  
**BUILDING TYPE:** Public hall  
**ARCHITECTURAL STYLE:** (not recorded)  
**PRINCIPAL MATERIAL:** Corrugated iron

**PHYSICAL /STYLISTIC DESCRIPTION**
The former Excelsior Hall, now used as the RSL hall, is a large timber-framed structure with walls and roof clad with corrugated iron. The original building comprises a main rectangular gabled hall with a high steeply-pitched roof and transept-like lean-to wings to each side at the Station Street end. A flat-roofed cream brick
extension has been added, probably in the 1950s, at the east (Princes Street) end. The original sash windows with moulded architraves and panelled doors remain, some boarded up, on the side and end elevation. The gable bargeboards to Station Street, of plain rectangular section, have decorative cast iron valences attached to their lower edges.

COMPARATIVE ANALYSIS
While a number of nineteenth century timber-framed industrial buildings exist in Victoria, there appear to be relatively few timber buildings comparable to the former Excelsior Hall originally used as assembly halls. Most surviving nineteenth century church halls and other buildings with comparable social purpose appear to be of masonry construction, or considerably smaller. Comparison can be made with the timber-framed army drill halls built in the 1860s, surviving examples of which exist at 106 Gipps Street, Richmond and Chapel Street, St Kilda. These buildings are larger than the former Excelsior Hall and clad with weatherboards rather than corrugated iron, but otherwise are of broadly similar construction.

History
In 1885, a group of Port Melbourne residents decided to form an Excelsior Club, ‘dedicated to the moral and physical improvement of the young’. (1) The club immediately began searching for land on which to build a meeting hall, and after a good deal of negotiation with the Government, much of which was undertaken by F.T. Derham, a piece of the drainage reserve between Bridge, Farrell, Station and Princes Street was obtained. Concurrently, a fund-raising drive was undertaken, and on 3 August 1886 a timber-framed galvanised iron hall capable of seating 600 people was opened. (2)

Thematic Context
The Excelsior Hall has accommodated a number of different community-based activities and groups since its construction in 1886. In the early twentieth century, for example, clubs for young people were accommodated in the hall. One such club was formed by ‘Skipper Jennings’, who had stables in Heath Street. The boys’ club offered training in boxing, wrestling and other sports, and was formed in an attempt to break one of the youth gangs (the Push’s) which was terrorising Port residents. (3) The building was also used for dances and other social events, (4) and has been a focus for youth and community activities.

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

References
Residences
Formerly unknown

Address 351 Princes St
PORT MELBOURNE

Constructed 1914

Amendment C 29

Category Residential:detached

Designer unknown

Significance (Mapped as a Significant heritage property.)
351 Princes Street is of local significance. This house, substantially intact apart from the sympathetic extension of the roof, is notable as a relatively uncommon and an unusually complete example in Port Melbourne of the characteristic forms and details of the Australian Queen Anne style applied to a small inner suburban house. It gains additional significance in streetscape terms in relation to the adjacent very similar and near contemporary house at 135 Station Street (q.v.).

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Federation brick house, single storey
ORIGINAL OWNER: Dennis Ryan
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Federation brick house, single storey
ORIGINAL RESIDENTIAL USE: Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Queen Anne
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
351 Princes Street, like its twin at 135 Station Street (q.v.), is a red brick residence designed in the Australian Queen Anne style, and is located on a prominent corner site. The asymmetric front elevation facing Princes Street has a gabled wing projecting to the left-hand side and a verandah to the left. The jetted and half-timbered gable and the upper wall below the gable are roughcasted. The hipped roof contains a subsidiary gable above the verandah, also half-timbered and roughcasted. The roof has been extended upwards recently with an additional gablet to the top to house an attic level, and is covered with recent terra cotta Marseilles pattern tiles with decorative ridge cresting. The verandah has shaped square-section timber posts and arched timber valances with closely spaced timber uprights. The timber-framed casement windows are divided by mullions and transoms. The chimneys are roughcasted, with mouldings and smooth rendered bands to the upper parts and terra cotta pots.

COMPARATIVE ANALYSIS
351 Princes Street, and the very similar adjacent house at 135 Station Street (q.v.), are characteristic examples of the Queen Anne villa style applied to small inner suburban sites. As seen in numerous examples on larger sites in suburbs such as Armadale, Hawthorn and Kew, houses of this style are characterised by their predominant use of red brick and terra cotta, with render or roughcast details, and large tent-like hipped roofs with gabled projections. Roofs typically sweep down over verandahs to one or more sides and there is often a strongly expressed diagonal axis in both the external form and the planning, apparent at 135 Station Street. In Port Melbourne, while there are several houses which display elements of the Queen Anne style, including Creswick House, 139 Bridge Street (q.v.), 112 Princes Street (q.v.), and Emerald House, 165 Station Street (q.v.), these two houses are the most complete examples of the Queen Anne villa style.

History
351 Princes Street was constructed in 1914. It was built on land owned by Dennis Ryan, whose family had owned a timber cottage on the site since the late 1860s. The earlier cottage can be conclusively dated to at least 1869-70, but may have been earlier. (1) It was constructed by labourer, Stephen Ryan, and when first rated was described as a wooden house of 4 rooms, valued at £16. (2) In the 1890s, the timber house was occupied by Stephen Ryan's widow, Bridget, who worked variously as a laundress and as a grocer after her husband's death in the early 1870s. (3) The building was described in 1890-91 as a five roomed wood house and was valued at £20. (4)

Bridget Ryan appears to have died sometime around 1912. By this time, the timber cottage had already been demolished. (5) Dennis Ryan constructed this new five-roomed brick house in 1914, at which time it was valued at £44. A brick washhouse was added in 1940, and a brick fence in 1957. (6)

Thematic Context
This house was constructed as a replacement for a very humble timber cottage of the 1860s, and reflects the rebuilding which took place in many areas of Port Melbourne in the early twentieth century and particularly in the Inter-War period. It is interesting that the house is a pair to 135 Station Street of 1916 (q.v.), which is sited to its rear. The relationship between the two buildings is not clear, though it is possible that their construction was overseen by the same builder or architect.

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

References
2. Ibid.
3. Port Melbourne rate books, various years, 'Sands and McDougall Melbourne Directories', various years.
5. Port Melbourne rate book, 1910-11, no. 1276
6. Port Melbourne Building Register, 23 September 1940, R 340, 14 November
Residences

Formerly unknown

Address 353 Princes St
PORT MELBOURNE

Constructed 1865 /6

Category Residential:detached

Amendment C 29

Designer unknown

Heritage Overlay(s)

353 Princes Street is of local significance. A substantially intact simple timber cottage of relatively early date, it is representative of early cottages in Port Melbourne.

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard cottage, single-storey
ORIGINAL OWNER: John Wishart
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard cottage, single-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Timber Cottage
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
353 Princes Street is a small double-fronted single-storey cottage of timber-framed and weatherboarded construction. The house is located on a corner site and has a front verandah extending out to the property line and a lean-to rear section. The transverse gabled roof is covered with corrugated iron, and extends at
shallower pitch over the verandah. On each side of the central front door are sash windows with single vertical glazing bars. The front door is four panelled and there is an early timber screen door. The verandah is supported on simple square posts, closely spaced in front of the door, between which is a timber picket fence and gate. The chimney is constructed from red brick and has a tall yellow terra cotta pot. The fence to the side is made from corrugated iron.

COMPARATIVE ANALYSIS

353 Princes Street is typical of the small workers cottages erected in the 1850s and '60s in suburbs such as Port Melbourne, South Melbourne, Collingwood and Brunswick. While the house is of a relatively early date for Port Melbourne, earlier houses of similar type exist elsewhere, for example in South Melbourne at 1 Morris Street (c. 1855) and 51 Church Street (1857). In Port Melbourne, there are several other broadly similar houses, probably of similar date to 353 Princes Street. 353 Princes Street, however, appears to be among the most intact, and the simple detailing of the verandah and front fence are particularly notable in comparison with the often later cast iron and other detailing of other houses.

History

353 Princes Street was constructed in 1865 or 1866. The building's first owner was a shipwright, John Wishart, who owned land valued at £3 in Princes Street in 1864-5. (1) By 1865-6, a four-roomed timber cottage valued at £16 had been constructed on the site.

Thematic Context

The house was typical of working class cottages of its period, and of much of Port Melbourne's nineteenth century residential building stock. It is a remnant of a early Port Melbourne building type.

The building also has a typical occupancy history. Owned by a shipwright, in the late nineteenth century, the house was variously let to a soap boiler, a mariner and a mason. (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

2. Port Melbourne rate books, various years.
Identifier        "San Diego"
Formerly         Former Villa

Address             9A Princes St
                    ST. KILDA

Category             Residential:apartment
Designer            unknown

Amendment           C 29

Comment

Significance     (Mapped as a Significant heritage property.)
This complex of apartments is interesting for its uncompromising Functionalist design, featuring a fine array of horizontally divided steel framed fenestration, highlighted by its wrap around corner windows. The complex is an important example of a distinctive St Kilda development type, built around a single storey Edwardian villa (still partially visible on the south elevation when viewed from Princes Street). The perimeter fence is contemporary with the apartment conversion. The crisp forms of this building are prominent on the rise in Princes Street and the design expresses the availability of views.

Primary Source

Other Studies

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

NOTES
Includes 45 Dalgety Street
"Berkeley Hall" a large classic revival style cement rendered brick residence in Princess Street St Kilda was erected in 1854 for solicitor, Henry Field Gurner to a design by early Melbourne architect Albert Purchas. The house has been substantially altered since construction and the original Georgian character obliterated by addition of a neo-classical colonnade verandah early this century.

Intactness
"Berkeley Hall" has been largely altered in the conversion to reception rooms and only the facade (as altered early twentieth century) and the drawing room interior remain intact. A stable at the rear retains Morewood and Rogers galvanised iron roof tiles.

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

Reference
National Trust of Australia (Victoria) File No.1746
The Architects Index, Faculty of Architecture, University of Melbourne.
'Melbourne Herald' Melbourne 1 April 1854, p. 1 Tender Notices.
Woods, Carole 'Henry Field Gurner (1819-1883)' in Pita, Douglas (ed) 'Australian Dictionary of Biography'

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

Identifier: "Wyndham"
Formerly: unknown

Address: 20 Princes St
ST. KILDA

Constructed: 1934

Category: Residential: apartment

Amendment: C 29

Designer: unknown

Significance: (Mapped as a Significant heritage property.)
An elegantly proportioned three-storey Mediterranean style apartment complex, which features a fine semi-circular two-storey porch with Tuscan columns on the ground floor and Ionic columns on the first floor. The building has a standard plan layout, and is notable for its larger than usual size. The simplicity and clarity of the facades, with their false arched multipaned windows and deep overhanging eaves, and restrained application of detail (particularly in the wrought ironwork of the portico balconies and the Serlian motif of the front facade) make this the finest example of the style in St Kilda. The building encloses a well-proportioned garden court.

Primary Source

Other Studies

Description
Style: Mediterranean
Three storey walk-up flats
Builder: J. Morrison
Original owner: A. Bancroft

A three storey block of apartments constructed in 1934 for A. Bancroft. The builder was J. Morrison. No architects name is mentioned on the building permit plans lodged with the St Kilda Council. The building is designed in a L shape with the rendered facades decorated in a neo-georgian vocabulary and terra-cotta tiled hipped roofs with deep projecting eaves. In common with many contemporary flat designs, the long arm of the L runs perpendicular to the street, allowing the building to enclose on two sides a garden space that acts as the main entrance to each apartment as well as the main outlook. In this particular case, the garden is located on the north side of the block and with the neighbouring apartment complex which in layout is
essentially a reflection of the apartments in question, forms a large and pleasant green space. The dominant feature of this complex is a two storey columned porch centrally located on the northern elevation of the main wing and forming a centrepiece to the garden space.

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. 6855 issued 28.2.34
Residences
Identifier unknown
Formerly 24 Princes St
Address ST. KILDA
Description The brick residences at 24 Princes Street, St Kilda Road appear to have been erected before 1858 for Captain George Gilmore as an adjoining pair of two storey residences. Although later additions have occurred, the quoining of the corners and dentils of the exposed hip roof arch indicate the form of the original house.
Intactness: The original buildings and its later additions are intact and a cast iron palisade fence lines Princes Street.
History see Description
Thematic Context unknown
Recommendations

Citation No: 2145
City of Port Phillip Heritage Review

Address 24 Princes St
ST. KILDA
Constructed before 1858
Category Residential:attached
Designer unknown

Amendment C 29

Comment
Significance (Mapped as a Significant heritage property.)
The main section of this building was erected early in St Kilda.

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

Description
The brick residences at 24 Princes Street, St Kilda Road appear to have been erected before 1858 for Captain George Gilmore as an adjoining pair of two storey residences. Although later additions have occurred, the quoining of the corners and dentils of the exposed hip roof arch indicate the form of the original house.
Intactness: The original buildings and its later additions are intact and a cast iron palisade fence lines Princes Street.

Heritage Precinct Overlay None
Heritage Overlay(s) HO230

2145
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Rate Books, City of St Kilda, 1858, 1861-1874.
Vardy, J.E.S., Plan of the Borough of St. Kilda, 1873.
Flats

Identifier  Flats
Formerly  unknown

Formerly 34 Princes St
Address ST. KILDA

Description
Style: Mediterranean
Three storey walk-up Flats
Builder: H.C. Hall

The history of this building is a little uncertain as the drawing file held at the City of St Kilda is missing and an internal inspection has not taken place. It is possible that the existing three-storey apartment complex is in fact an extensive addition to an earlier Victorian residence. The City of St Kilda building permit records show that a permit was applied for in 1926 for brick additions at this address, the owner being C.J. Irving and the builder H.C. Hall. The present complex takes on a palazzo-like form. The rendered facades are broken in each elevation to form recessed balconies on the front and rear facades and open staircases on the side elevations. The simple hipped roof is clad in terra-cotta tiles and incorporates a deep eaves projection. A wide ground floor hallway traverses the building from the main street entrance to the rear motor court.

Significance
This palazzo-like block of flats has a particular beauty in its clarity and rationality of form. The four flats of each level are clearly represented in the massing of the building by four clearly articulated pavilions, capped by a large hipped roof and expressed again in the four chimneys. The pavilions are separated by deep balconies and taal piers, terminated by small coupled Tuscan columns. The ambiguity of this motif is notable, and reinforces the romantic classical character of the building. The front fence appears to be contemporary with the building, and the intact state of the render finishes, the distinctive panelled eaves lining detail and the terra-cotta roof are all contributory.

Primary Source

Other Studies

Heritage Precinct Overlay  HO5
Heritage Overlay(s)

Address  34 Princes St
           ST. KILDA
Construct 1926
Amendment C 29
Category Residential: apartment
Designer unknown

Comment
(Mapped as a Significant heritage property.)
outbuildings facing onto the motor court date from Victorian times.

History
see Description

Thematic Context
unknown

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

References
NOTES
St K.C.C. building approval No. 6543 issued 28.8.26
Identifier   "Liverpool"
Formerly   unknown

Address   36 Princes St
           ST. KILDA

Constructed 1888-89

Category   Residential:detached

Designer   unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
"Liverpool" was built at 36 Princes Street, St. Kilda, in 1888-89 for the Estate Agent and MLC, Nathaniel Levi. It is historically and aesthetically important. It is historically important (Criterion A) as the home of Nathaniel Levi, Victoria's first Jewish member of the Legislative Council and a member of the Legislative Assembly and recalls the importance of the Jews in St. Kilda from an early date. It is aesthetically important as an imposing villa residence with campanile situated at the high point of St. Kilda hill, the area's most prestigious residential location.

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

Other Studies

Description
An imposing two storeyed Italianate villa with unusually plain stuccoed surfaces and having an engaged campanile as its most dominant element. The shallow pitched hipped roof is of slate whilst the openings are generally round or segmentally arched. The massing is straightforward although interest is added by means of a bay window to the Barkly Street wing and by the campanile having a view over the Bay.
Condition: Sound
Integrity: High

History
The east side of Princes Street contained just four properties when J.E.S.Vardy made his survey of St.Kilda in 1873. They comprised large blocks of land with substantial houses, the most southerly of these (lot 7) on the Barkly Street corner, being owned by Joseph Levi by 1885. In 1888, Levi, an advertising agent, subdivided his land to form two blocks. He retained his home at no.34 and handed over the corner block to Nathaniel Levi (1830-1908), who built a residence there for himself. The house was brick with ten rooms and was
finished in 1889. Nathaniel Levi, who at the time was an estate agent, named his house "Liverpool" after Liverpool, England, the place of his birth. Nathaniel Levi was probably best known for his parliamentary career as a member of the Legislative Assembly and later Legislative Council, Cooper in "The History of St. Kilda" stating that he was the first Jew to enter the Parliament of Victoria. He lived at "Liverpool" until his death in 1908 by which time his nephew, John Levi was living there. The property which passed to John, continued to be his home in 1930. As his uncle before him, Levi pursued a public career being elected to Council in 1922 and serving as mayor in 1924.

**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: 1889-91, 1899-1900.
Sands and McDougall directories: 1885, 1890, 1900, 1902, 1930.
MMBW litho plan no.35, undated.
J.E.S. Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873.
**Identifier**
Restaurant

**Formerly**
unknown

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<tr>
<th><strong>Address</strong></th>
<th>14 Punt Rd</th>
<th><strong>Category</strong></th>
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**Amendment** C29

**Comment**

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

The former shops and residential building at 14-15 Punt Road, Windsor was built in 1905 for C. Peacoulakes. It is aesthetically important (Criterion E). This importance rests on its unusual façade treatment consisting of suspended pilasters capped by figures of cherubs and other ornamentation. The building's cultural value hinges also on its prominent position at St. Kilda Junction and on its capacity to recall a time when this intersection was an important civic space.

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

**Other Studies**

**Description**

A three storeyed former retail and residential building distinguished by its romantic arcaded façade treatment with faceted suspended piers surmounted by cherubs at first floor level. The windows are round arched with cast cement shell ends whilst the upper level is more severe, having round arched windows, a simple cornice and the date "1905" in raised cement to the pediment which may have been defaced by a surmounting advertising sign. The side elevation is of utilitarian character in overpainted face brickwork. Condition: Sound. Integrity: Medium, Ground level façade defaced.

**History**

At the turn of the century there were two shops each described as “brick and wood, two rooms” on the south east corner of Hoddle Street (Punt Road) and Nelson Street which were owned by Albert Burgess. They were leased to the dressmaker Reby (sic) Topping.

By the end of 1904, the shops had been removed and the vacant land site, measuring 60 by 99 feet, was owned by George Peacoulakes who lived at no.2 Hoddle Street. In the following year, the property passed to
Christopher Peacoulakes who commenced developing it by December 1905 with two brick shops, each with residences of seven rooms. The shops were completed in 1906 and had the street numbers 14-16. From about 1910, the shops seemed to have been converted to one building occupied by Peacoulakes, who was described as a fishmonger (1906), confectioner (1916) and caterer (1920).

**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**

MMBW litho plan no.45, undated.
"Quat Quatta"

Formerly: unknown

Address: 17 Quat Quatta Avenue
RIPONLEA

Designed: W.H. Cooper

Category: Residential: detached

Original Owner: Mrs. Betsy Keogh (3)

Architect: W. H. Cooper, ?(4) 1935 additions Jas. Doig (2)

Significance:

CULTURAL SIGNIFICANCE
Quat Quatta is significant historically as well as architecturally. Its site was part of the grounds of Erindale, the home of wealthy early settler Thomas Monahan and the mansion was apparently built soon after his death by his daughter Betsy Keogh. The second owner was Monahan's son-in-law and executor, mining entrepreneur and politician John Alston Wallace (died 1901), owner also of Quet Quetta Estate (5) on the Murray River in New South Wales. Subdivision of Quat Quatta and Erindale in 1911 resulted in the development of that area, with further close subdivision around Quat Quatta in 1920(1) creating the row of shops in front of the house. Architecturally the building generally typifies mansions of the time in planning and detailing. The central room with gallery is a feature and the slate roofed verandahs are very unusual.

EXTENT OF SIGNIFICANCE
Entire building including the screen wall and archway to the old service yard on Western side. 1935 addition is not significant.

SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Part of the Los Angeles Court/Glen Eira 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

ORIGINAL OWNER
Mrs. Betsy Keogh (3)

ARCHITECT
W. H. Cooper, ?(4) 1935 additions Jas. Doig (2)

BUILDER/ ARTISANS

City of Port Phillip Heritage Review
Not known. 1935 S. Curry (2) builder

LATER OCCUPANTS
1892/93 - 1901 John Alston Wallace (3); 1935 J.E. Morris (2)

LATER ADDITIONS/ALTERATIONS
1911 subdivision of grounds (1), 1920 further subdivision of land West of Quat Quatta Avenue around the house (1) (Appendix).
1935 South-East wing (2). Apparently flats before being converted to reception rooms in recent times.

DESCRIPTION
Quat Quatta is a single storied mansion originally of some 14 rooms arranged around a central, top-lit room with gallery originally giving access to a widows walk. Early this century this room contained a billiard table. On the main axis of the house through this room are the entrance porch, front door and lobby. A verandah with cast iron columns, timber board ceiling and marble paving faces three sides of the house. A feature of the exterior is the elaborate stucco-work to the balustraded parapet. The slate clad verandah roof is unusual.

CONDITION
Good.

ORIGINAL USE
Private residence.

PRESENT USE
Reception rooms.

OTHER
The plan of subdivision of 1920 shows a 'road' was to be left on the Glen Eira Road frontage to provide access. It is not known if this was in fact done.

History
Quat Quatta was constructed in 1890/91 for Mrs. Betsy Keogh, daughter of early settler Thomas Monahan of Erindale, who died in May, 1889. W.H. Cooper may have been the Architect. (4) The Honourable John Alston Wallace, Betsy Keogh’s brother-in-law and a widower by then, acquired the mansion in 1893/94. Wallace died in 1901. Both Quat Quatta and Erindale were subdivided in 1911 (1) (Appendix), Quat Quatta retaining the land between the railway and Quat Quatta Avenue. Subdivision of this land occurred in 1920 (Appendix). The building was flats before being converted to reception rooms.

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

OTHER EVALUATIONS
Australian Heritage Commission - Register of the National Estate.
National Trust of Australia (Victoria) - Classified.

BIBLIOGRAPHY
1. City of St. Kilda archives, subdivision plan, draw. 18 nos. 48 & 49, 1911, draw 18 no. 98 1920 - Appendix.
3. City of St. Kilda Rate Books.
M.M.B.W. Detail Plan No. 1452, 1901 - Appendix, shows layout of the grounds.
Source unknown. Photocopies of two old photographs held by D.V. Bick.
The Architects' Index, Department of Architecture, University of Melbourne.
National Trust of Australia (Victoria) file no. 2387, -contains three old photographs.
"Lancaster House" is situated at no. 18 Queens Road, Melbourne, and is understood to have been built in 1938 to a design possibly of architects Purnell and Pearce. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a picturesque and substantial apartment building in the Georgian Revival style, underscoring the continuing tradition of Queens Road as an attractive residential location. The choice of style demonstrates popular preferences at the time and the strong links with English domestic design practices of the period, the Georgian tradition being favoured in the mother country during the Inter War years. The symmetrical arrangement of the parts with visual interest heightened at the central entry and the Palladian windows are characteristic elements of the style.

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

**Other Studies**

**Description**
An imposing Georgian Revival apartment building with layered wings generally having hipped roofs but with a single gable end, balancing a central stair well and entry given expression by means of a pedimented margin to the porch and surmounting arched stair well window with quoining and balustraded parapet, all in the Georgian Revival style. The double hung windows are expansive to afford generous views over Albert Park, the sashes being subdivided by glazing bars. Bricks are light pink with accented sills, stringcoursing and pedimented motif to the gable end. The symmetry of the arrangement has been reinforced by the location of Palladian windows either side of the main entry. The other elevations are utilitarian.

The building is set well back from Queens Road across lawns having a small centrally placed fountain and mature trees. There is a stylistically consistent recessed entry gate with elaborate wrought iron work and
curved ingo. Out buildings include an early structure predating "Lancaster House" and presumably forming part of the earlier "Lyndhurst" complex. It has a hipped colorbond roof with a skillion and brick walls that have sustained significant changes but retain an early segmental opening with bluestone sill. It has been converted into a garage.

Condition: Sound. Integrity: High.

History
Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large properties had been built there including one at no.18 shown in situ on MMBW plan 20 in 1894. It consisted of a house with an adjoining block of land, now no.19. Various out buildings were depicted where present day garages stand. During the Great War L.P. Jacobs owned this property leasing it to Matilda Damman.

By 1926 the property had been split and sold. Frederick W.Blight had taken ownership of no.18 by then known as "Lyndhurst" and Robina Hartley had become the owner of the vacant block at no.19. Blight subsequently moved to Toorak. He retained no.18 as an investment property being listed as its owner in 1937 when it was five brick flats.

Council property records indicate plans and specifications for a permit for additions and alterations were submitted in May 1938 (plans and documents not found), the rate card for that year indicating that 15 flats existed from that year. Their owners were Margaret and Charles Swinburne, formerly of Barkly Street, St.Kilda, who lived in flat 1, their occupations being home duties and investor respectively. A search of the MU Architectural Index for the architect of these flats revealed only one possible entry, that of Arthur Purnell and Pearce who let a contract for a new block of flats in Queens Road, St.Kilda in January of that year. The property was reassessed in 1940, perhaps on completion and from then was known as “Lancaster Flats” and subsequently “Lancaster House”.

New owners were listed in 1951. They were four people named Cropley of Kooyong Road, Toorak. They made additions/alterations to flats 1, 2, 3, 5, and 6 including the provision of garages in 1954. The changes were significant enough to double the valuation of four of these flats the following year. At the same time the Cropleys registered an application for subdivision with the Titles Office. A Plan of Subdivision was adopted in 1956 with 14 new titles issued for the flats with the residue being retained by Harold Harrison Cropley and others. From then the flats were gradually sold as “own-your-own”, the first (no.11) being bought by Miss Patricia Feilman in November 1957.

During this period the architectural firm of Carleton, Henderson and Butler moved into flat 9. Carleton and Henderson had been residents since 1955 with Butler joining them in 1956. Alex Henderson continued as sole occupant from the mid 1960s.

Thematic Context

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

References
Part Parish plan, City of Port Phillip building records, file no.4870/018/1.
South Melbourne, MMBW plan no.20, 1894.
South Melbourne Rate Book 1916-1917, p.212, rate no.7938. PROV VPRS 8264/P1, Unit 62.
Ibid., 1925-26.
Ibid.,1926-27, p.217, rate no.8180. Unit 72.
Ibid., 1937-38, p.223. Unit 83.
City of Port Phillip building records, file no.4870/018/1.
South Melbourne Rate Cards 1938-43, nos.8601-14. PROV VPRS 8266/P1, unit 6.
Miles Lewis Architectural Index, Melbourne University Architectural Library, R 016.7249 LEW.
Sands and McDougall Directory of Victoria, 1940, p.59.
South Melbourne Rate Cards, op.cit., 1951, nos.9646-59. Unit 23.
Ibid.
Ibid., 1954.
Ibid., 1955.
Building records, op.cit.
Rate Cards, op.cit. 1957.
Identifier  "Alan Ramsay House-Secondary Teachers Hostel"
Formerly  "Devon Flats"

Address  19 Queens Rd
          MELBOURNE
Constructed  1929
Category  Residential:apartment
Designer  

Amendment  C 29
Comment  
Significance  NA

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

Description
This building had been demolished when visited, a new building being under construction by L.U. Simon Builders Pty. Ltd.

History
Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Robert Hepburn was granted ownership of the land in Queens Terrace between Arthur and Leopold Streets comprising of lots 9 to 16 in April and May 1875.

By the end of the nineteenth century four large houses had been built there including one at no.18 which had an adjoining block of land at no.19. In 1926 this property was owned by Frederick W.Blight who during the following year, disposed of the block of land to Robina Hartley of South Yarra. At the time it was described as vacant land with an NAV of 125 pounds. During 1927 Hartley developed a Garden there and in 1928 commenced building a block of flats, now demolished. It is understood they were designed by the architect Claude Gibbs and comprised of four flats with garages. They were completed in 1929 and tenanted by Raymond Hawkins, Mark Alexander and one Hughes. Hartley retained one flat for herself. By 1931, Hughes had vacated his flat and the merchant Charles Turton was living there.
By 1938 Mabel Micallef had bought the property. As with her predecessor she lived in one of the flats, letting the others to Nora Baxter (home duties), Mark Alexander (tobacconist) and Charles Turton (manager). In 1951 the building was known as "Devon Flats", a large hostel being added to it in 1958-9, subsequently known as the "Alan Ramsay House-Secondary Teachers’ Hostel".

Presently the site is being redeveloped with a new block of apartments understood to be named "Grandview Apartments", the contractors being L.U.Simon Builders Pty Ltd.

**Thematic Context**

NA

**Recommendations**

Nil.

**References**

Part Parish plan, City of Port Phillip building records, file no.4870/018/1.
South Melbourne, MMBW plan no.20, 1894.
Ibid.,1926-27, p.217, rate no.8180. Unit 72.
Ibid.,1927-28, p.219, rate no.8123. Unit 73.
Ibid.,1928-29, p.217, rate no.8151. Unit 74.
Ibid.,1929-30, p.218, rate nos.1867-70. Unit 75.
Ibid.,1930-31, p.218.
Ibid.,1937-38, p.223. Unit 83.
City of Port Phillip building records, file no.4870/019.
Former "Brookwood Flats"

Formerly Site of "Brookwood"

Identifier

Site of "Brookwood"

Address 32 Queens Rd MELBOURNE

Constructed 1936

Category Residential:apartment

Designer unknown

Condition Sound

Integrity High

Significance (Mapped as a Significant heritage property.)

"Brookwood Flats" at 32 Queens Road, Melbourne, was built for Ascot Estates Ltd in 1936-37. The building has historic and aesthetic importance. It is historically important in that it continues the tradition of high quality residential accommodation characteristic of Queens Road and also demonstrates the thoroughfare's emerging role during the inter-war period as a location for high density residential investment projects. It has aesthetic importance (Criterion E) as a highly successful building in the then "avant guard" Streamlined Moderne manner, popular in Europe and America at the time.

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

Other Studies

Description

A monumental three storeyed flat development of the late inter-war period in the European Modernist manner and adopting Streamlined Moderne forms with a striking symmetrical façade arrangement and Art Deco enrichment reinforcing the symmetry of the design. The centrally placed vestibule is given vertical emphasis by a narrow vertical window with stepped reveals, a balconette and an ornamental panel in cast cement that reaches a "crescendo" above parapet level. The flanking bays are set back in stages giving emphasis to the vestibule by their comparatively plain treatment and emphasis given to the horizontal. There are curved windows further demonstrating the buildings connection with European Modernism.

History

A controversial move was made by the Government in March 1875 when it decided to sell park land on the western boundary of St. Kilda Road. A new road called Queen's Terrace (now Queens Road) was formed
parallel to St. Kilda Road and a subdivision of large blocks took place with building restrictions that would limit development to the erection of mansions and large villas.

In 1880, Queens Road between Louise and Leopold Streets was vacant land. By 1881, it had at least three houses, two of which were the residences of builders Samuel Amess and Benjamin Barnes. At the time, lots 8 and 9 on the north east corner of Louise Street remained vacant and were owned by George Simmie. Each lot had a NAV of 36 pounds. In the following year, manufacturer William Brookes bought lots 8 and 9 and commenced building a large house there for his residence. In 1883, the house was completed and occupied. It was named "Brookwood" and had 15 rooms and a NAV of 400 pounds. Brookes, who was joint owner with Archibald Currie of the Yarra Bank paper mill in 1890, continued to live at no.32 at the turn of the century. At that time, the property was described as "brick, 16 rooms, stable, NAV 250 pounds". The Brookes family was still in residence in 1916.

By 1928, Lillian McCrae had acquired "Brookwood" for her residence. McCrae's occupation was listed as "home duties" however 20 people lived at her home so it was possibly being used as a boarding or guest house. The NAV at the time was 400 pounds. By 1936, the house had passed to Honora McCrae who continued to run "Brookwood" as her predecessor. It had 30 residents in 1935.

In the following year, McCrae sold her property to Ascot Estates Ltd, a Western Australian firm based in Perth. The house was demolished and a new building which adopted the named "Brookwood Flats" was erected on the site. The building contained 51 flats, a cafeteria, caretaker's quarters and 11 garages. The flats were first occupied in 1937. Most of the male tenants were professional people (judge, doctor, solicitor, manager, commander, investor, merchant, journalist, wool buyer), while the occupation of most of the female tenants was "home duties". The NAVs of the flats ranged from 50 to 80 pounds. The NAVs of the café and the caretaker's quarters were 40 and 100 pounds respectively.

The building at 32 Queens Road continued to operate as "Brookwood Flats" in 1973.

**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**

South Melbourne Rate Books: 1880-86, 1890-91, 1900-01, 1927-38.
MMBW litho plan no.20, dated 17.7.1894.
"Stanhill" is situated at no.33 Queens Road, Melbourne and was built in the English Domestic Revival style in 1936-37 for a Mrs. M O'Donoghue of Camberwell. It is of historic and aesthetic significance.

It is of historic significance (Criterion A) for its capacity to demonstrate the continuing tradition of Queens Road as a residential location during the Inter War period.

It is of aesthetic significance (Criterion E) as a picturesque apartment building in the English Domestic Revival mode, then popular in Melbourne. It compares in Port Phillip with "Clovelly" at 136 Alma Road (J. Plottel:1937) and also with the work of such architects as Robert Hamilton at "Birnam Flats" and "Denby Dale".

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

**Other Studies**

**Description**
An English Domestic Revival apartment building having a face brick lower level in clinkers with an upper two floors in stucco work, partially half timbered, recalling traditional Medieval forms. The entry is given emphasis by means of an oriel bay carried on corbelled pilasters with vertical stair well window and tent roof. Projecting wings have gable ends with the uppermost levels half timbered and the middle level walls being rough cast with windows protected by Tudoresque drip moulds. Elsewhere, entries adopt English cottage forms. Lead light windows, variegated and graded terra cotta tiled roof and decorative cream bricks constitute additional decorative elements.

Condition: Sound. Integrity: High, included low brick front fence.
History
Queen's Terrace, now Queens Road, was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

By 1890, the area between Louise Street and Queen’s Place North, now Hanna Street had two residences, no.33 occupied by Gustave Damman and no.34 occupied by Oscar Weigel (spelt Weigall in rate books). The Damman family retained the former in 1934 with Mrs.Mathilde Damman resident of a twelve roomed brick house and stables known as “Lenhurst”.

In the following year Dammam sold her property to Mrs.M O'Donoghue of Camberwell. Eileen Hempill temporarily became tenant for the period when the place was operated as “Lenhurst Guest House”. In 1936 O'Donoghue commenced a two year redevelopment project, the first stage being completed by the end of that year and consisting of 12 flats facing Louise Street. All flats but one were occupied that year, the tenants being represented either by women whose employment was home duties or professional men-wool buyer, broker, barrister, solicitor and doctor.

A second stage consisting of 14 flats facing Queens Road was commenced by the end of 1936. A year later they were completed and almost fully occupied. Ownership changed to the Southern Cross Assurance Co. and in 1938 as “Lenhurst Flats” they made their first appearance in the Sands and McDougall directory. By the 1960s, the building’s name had changed to “Stanhill” the same name given to the adjacent 8 storey apartment building.

Thematic Context

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

References
Sands and McDougall Directory of Victoria, 1890, p.447.
South Melbourne Rate Book 1934-35, p.217, rate no.1845. PROV, VPRS 8264/P1, unit 80.
Sands and McDougall, op.cit. 1936.
Rate Book, op.cit., 1936-37, pp.220-21, rate nos.835-81. Unit 82
Ibid., p.221.
Sands and McDougall,op.cit., 1938, p.53.
Ibid., 1951-54.
"Stanhill Flats"

Identifier  "Stanhill Flats"
Formerly  unknown

Address  34 Queens Rd  MELBOURNE

Constructed  1948 - 1949

Category  Residential:apartment

Designer  Frederick Romberg

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
'Stanhill' is of significance for having been at the forefront of architectural design when built and for having influenced subsequent design in Melbourne.

Primary Source

Other Studies

Description
Although it was in 1942 that Frederick Romberg, a Swiss-trained architect, designed the nine storey block of flats, named Stanhill after its financiers Stanley and Hillary Korman (3) due to World War II the building was not completed until 1950 (4). 'Stanhill', like his earlier 'Newburn' flats close by (q.v.), was of off-form reinforced concrete with '... bold, curved balcony balustrading providing the dominant form...' (5).

Being a most ‘...conspicuous example of European Expressionist architecture in Victoria’ (6), contemporary professional critiques described the building as an 'exaggerated and unorganised jumble' (7) and 'a monumental incubator'(8). Although the flats were converted into office space in the 1970s(9), 'Stanhill' 'anticipates the changing nature of inner city suburban development' (10).

History
See Description.

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

References
2 ibid.
3 National Trust of Aust. (Vic.), ‘Building Citation: 34 Queens Road’, held in File No. 4065
4 T. Sawyer, ‘Residential Flats in Melbourne...', Research Report, Department of Architecture, University of Melbourne, 1982, p.45
5 National Trust of Aust. (Vic.), loc.cit.
6 National Estate, 'Listing for South Melbourne : Stanhill', 22 September 1986
7 ibid.
8 ibid.
9 ibid.
10 Sayer, op.cit, p.46
Receptions Rooms
Formerly Residence: "Lady Fife House"

Address 48 Queens Rd
MELBOURNE
Constructed 1883
Category Residential: detached
Amendment C 29
Designer
Comment

Significance
The former house known as “Lady Fife House” is situated at no. 48 Queens Road, South Melbourne and was built in 1882-83 to the design of prominent Melbourne architects Twentyman and Askew. It is historically important (Criterion A). This importance is derived from the capacity of the place to demonstrate in conjunction with the other remaining early villas in Queens Road the Government’s vision for the development of Queens Terrace from 1875 as a boulevard pre-eminent amongst the metropolis’ principal thoroughfares and distinguished by its aspect over Albert Park and the mansions and large villas erected thereon. As such its importance is enhanced by its rarity (Criterion B), there being only five remaining nineteenth century mansions in Queens Road (see appendix A), by its early date, and by its prominent location at the Roy Street corner. The associations of the place with its original owner, James S. Hosie, entrepreneur and best known for his hotel known as Hosie’s at the corner of Elizabeth and Flinders Streets from 1885 and later with Frederick Brockhoff of the biscuit company Brockhoff and Co. are of interest.

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

Other Studies

Description
A substantial and prominent two storeyed Italianate villa residence situated on a corner allotment with cast iron double palisade fence to the Queens Road and part Roy Street alignments. The façade is symmetrical with faceted bayed pavilions at both ends and a recessed fully glazed central arcaded section. There is a terrace with a balustraded perimeter but retaining the original approach steps with ornamental cast iron lamps. The hipped roof retains its early slates and there is a stringcourse and plain frieze, the original brackets to the eaves soffits having been removed. The north elevation includes a faceted window bay. There is an early outbuilding in the south-east corner of the site.
Condition: Sound. Integrity: Medium. Whilst the interior has been largely rebuilt following a fire, the south pavilion is of recent origin, the original verandah has been demolished and the surviving exterior walls have been roughcast, surviving elements include the two northern window bays and associated walls, the approach steps and lamps and the cast iron fence.

History
The house at no. 48 Queens Road was completed in 1883 for the Melbourne shoe-maker turned pie shop owner and hotelier, James S. Hosie. Born in Leith, Scotland, Hosie arrived in the Colony in 1853. After various minor ventures on the goldfields and elsewhere, in the mid 1860s he established a pie and pastry shop called Scotch Pie Shop in Bourke Street, Melbourne. He also opened a hotel nearby and a bathing establishment. In 1885 he established Hosie’s Hotel in the former Hobson's Bay Railway Hotel at the corner of Flinders and Elizabeth Streets, selling just three years later at a considerable profit.

His new residence at present 48 Queens Road was first rated in 1883-84 when it was described as a thirteen roomed brick house with Hosie as owner-occupier. By 1898 he is understood to have sold “Lady Fife House” to William D. Moore. Moore sold to a Mrs. B. Grant who, in 1903 sold to Frederick Brockhoff, the son of A.F. Brockhoff, founder of the biscuit company, Brockhoff and Co. Brockhoff died c. 1962, the property passing to his son, Jeff, who sold almost immediately to long time neighbours, B. and J. Glishen (sometimes Gishen).

Thematic Context

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

References
Allom Lovell & Associates: “Assessment of Significance and Comment on the proposed demolition of 48 Queens Road South Melbourne” 8/98.
Formerly "Lanark"

Identifier unknown

Address 55 Queens Rd

Constructed 1887, c.1929

Category Residential: detached

Designer Terry and Oakden

Significance (Mapped as a Significant heritage property.)

‘Lanark’ is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The intact state of the fence, the conservatory and the rear service wing are integral to the significance of the whole. The partially intact outbuildings and the early plantings enhance the significance.

Primary Source


Other Studies

Description

Original Use: Residence
Date of Construction: 1887 (1) and c.1929 (2)

Despite strong public objection, the area on the Western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4). An allotment 100 feet by 250 feet was purchased by William C. Wilson. Wilson was the proprietor of Scott’s Hotel, a well known Melbourne social gathering place and a favourite haunt of Dame Nellie Melba (5). He built this sixteen-roomed mansion and stables (6) in 1887 and occupied it until 1903 (7).

Other later owners and occupiers have been Thomas Tait, a Chief Commissioner of the Railways, Sir Rupert Clarke, the prominent merchant and Cyril Steele, proprietor of a Melbourne furnishing business (8). It was under Steele’s ownership that a ballroom was added (circa 1919) to the design of Toorak architect Robert Hamilton (9). Following Steele’s death in 1939 (10) the house was renamed ‘Grosvenor’ and operated as a reception centre (11). It is currently used as the headquarters of the Third Division of the Department of the
‘Lanark’ is a two storeyed rendered house built with Italianate detailing. There is an arcaded loggia at both levels that has been glazed in however the façade remains intact behind except in the north-west corner. Over the face of the loggia there is a trabeated system, doric at ground floor and composite above, each with an appropriate cornice. The entrance is at the south side of the house and has a very fine marble and slate path that leads to the cream and black tiles of the porch and south-west terrace. The timber conservatory is a particularly fine structure with scale-like shingles to its walls, while the rear verandah remains intact with turned timber columns, a timber lattice frieze and black and cream floor tiles. The outbuildings are partially intact and the cedars at the rear may be contemporary with the house. The cast iron picket fence also remains intact.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

**References**

1. Murphy, J. and Murphy, P., ‘An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road …’, prepared for the HBPC
2. DHC, ‘Interim Heritage Assessment: 55 Queens Road, April 1986
3. ibid. The association between Wilson and the important Melbourne architectural firm Terry and Oakden was established in 1883 when Wilson commissioned Terry and Oakden to make extensive additions to his Melbourne Scott’s Hotel. The firm is recorded as maintaining distinct clienteles and distinctive styles and the Architects’ Index, University of Melbourne, lists Terry and Oakden as calling for tenders for a brick villa in Queens Road in 1887 the year of ‘Lanark’s’ construction. Additionally, Percy Oakden is known to have been responsible for the sewerage connection to ‘Lanark’ in 1898
4. Murphy and Murphy, loc.cit.
5. Murphy and Murphy, loc.cit.
6. ibid.
7. DHC, loc.cit
8. ibid.
9. ibid.
10. ibid.
11. ibid.
12. ibid. Refer citation for 12-14 Albert Road
Identifier  "Glen Eagles", "Kinross Flats" and "Kinfauns Flats"
Formerly unknown

Address  58-60 Queens Rd
MELBOURNE

Constructed  1942

Category  Residential:apartment

Amendment  C 29

Comment

Significance
The apartment buildings known as "Glen Eagles", "Kinross Flats" and "Kinfauns Flats" at nos. 58, 59 and 60 Queens Road, Melbourne, respectively, were built in 1940-42 presumably by the merchant Leonard Moran. They are of historic and aesthetic interest.

They are of historic interest (Criterion A) for their capacity to demonstrate the continuing tradition of Queens Road as a residential location during the immediate Post War period.

They are of aesthetic interest (Criterion E) for their capacity to demonstrate aspects of European Modernism which have their genesis in Melbourne during the previous decade. This interest, however, is moderated by the conservative hip roofed forms and mode of treatment.

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

Other Studies

Description
A group of three similar apartment buildings demonstrating European Modernist influence in the emphasis given to the horizontal by means of the use of brickwork, window transoms and corner windows and to the vertical by means of the stair well windows. Body bricks are pink, the plinths dark brown and the hipped roofs terra cotta tiled. Emphasis is given to the entries not only by means of the stair well window but by bringing these elements forward of the main buildings and by placing the apartment name in wrought iron above the entry. There is a corner store at the Beatrice Street corner.

Condition: Sound. Integrity: High.
History
Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there.

When the MMBW surveyed the area between Beatrice and Lorne Streets in 1894 only two houses existed facing Queens Road and the site of “Glen Eagles” was vacant. By 1910, however, a large brick house with thirteen rooms stood there owned by the Misses Lees. They continued as owner/occupants during the Great War, however by 1930 the grazier Robert Scott had acquired the property for his city residence naming it “Wandook”. Before the end of the decade owner/occupancy changed to the merchant Leonard Moran who lived there until the site was redeveloped in 1940-41 with the present flats known as “Glen Eagles”. The building forms part of a three building complex, “Kinross Flats” at no.59 built in 1941 and “Kinfauns Flats” at no.60, c.1942 where a house of the same name stood.

Thematic Context

Recommendations
Nil.

References
Sands and McDougall Directory of Victoria, 1940-42.
Consulate General of the Republic of Indonesia

formerly
unknown

72 Queens Rd
MELBOURNE

1925

C 29

none

none

Address

Category

Constructed

Designer

Amendment

Comment

Significance

(Map as a Significant heritage property.)

The former house, now the Consulate General of the Republic of Indonesia, situated at no. 72 Queens Road, Melbourne, was built in 1925 for the manager, Elcon B. Myer. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the continuing role of Queens Road as a location for single dwellings as late as the Inter War period.

It is aesthetically significant (Criterion E) as a competent application of the Georgian Revival style to a residential purpose, demonstrating the contemporary English tradition that favoured this style for substantial villas. The arrangement of the loggias about the central arched porch constitutes the principal distinguishing stylistic device whilst the manner in which the letter M has been incorporated in the design of the balustrades is both highly successful and representative of its period and of historic interest.

Primary Source

Other Studies

Description

An imposing Georgian Revival two storeyed villa having a central arched entry with flanking Classical loggias with entablature and Ionic Order columns. This element is surmounted by a terrace whilst the house, which is rough cast, is set back having symmetrically arranged multipane double doors opening onto the terrace and a shallow pitched pyramidal roof. The entry door has a Georgian fanlight and the wrought iron balustrades to the loggias incorporate the letter M in their design, presumably linking the place with its founding owner, Elcon B. Myer. There are single storeyed wings to the north and south.

Condition: Sound. Integrity: High, spacious front lawns, Indonesian stauettes and coat of arms at the entry,
unsympathetic rear additions.

History

Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century. When contained in the municipality of Emerald Hill, for valuation purposes the area between Fraser, now Lorne and Union Streets was referred to as Block V.

Lots 15 and 16 of that Block, now nos. 72 and 71 respectively, had a combined area of about one acre and were granted to Alfred L.Smith in 1875. In 1890 three residences at nos.69, 70 and 71 were listed. However an MMBW plan depicted just one house along that part of Queen’s Terrace: that on lot 16 (no.71) with a large outbuilding, perhaps a stable, c.1896. At the time lot 15 was fenced and divided into two paddocks. The site of present no.72 was vacant.

At the turn of the century the situation continued unchanged. However in 1924, Louis S.Benjamin, the owner/occupant of no.71, disposed of the land adjoining his house, lot 15, to Elcon B. Myer, a manager whose address at the time was Bourke Street, Melbourne. It was described as land, 100 feet, NAV 60 pounds. During the following year Myer built a brick house, 10 rooms, NAV 350 pounds there for his family residence. The Sands and McDougall directory of 1925 described it as house being built. Myer’s house was the most highly rated property along that part of Queens Road, at the time attracting over double the municipal rate of most neighbouring places, all single residences except no.70 that had been converted to six flats. Myer lived in Queens Road for a couple of years, selling his property to Percy Damman by 1930.

The Damman family retained the property with Percy listed as occupant until the late 1960s, John Beresford Damman being listed as owner on the title in December 1969. Council property records indicate that Neeta Homes/Dunster Homes P/L were interested in the property at that time, requesting permission to use the existing building as an office with the intention to redevelop the site with office buildings a few years later. The redevelopment did not occur.

Neeta Homes nevertheless occupied the property in the late 1970s, vacating at the end of 1979 when “The Scout Association of Australia, Victoria Branch” became owners. It put before the St.Kilda City Council a proposal to extend. The proposed building was described as two storey, each floor approximately 156 square metres with brick walls, concrete floor and metal deck roof. The City Engineers’ Department gave consent to C.& K.Construction Co.Pty. Ltd. for the alterations and additions in accordance with plans and specifications by Eggleston, Macdonald and Secomb-Architects on 21st. January 1980. The building proceeded immediately, complaints of noise outside of permit hours relating to the extension at the rear of no.72 being received by Council in March and April of that year.

By March 1992, the Indonesian Consulate was interested in the property for offices, at the time being informed by Council that it would have to maintain 14 car spaces. The sale went through, being settled on 30 September 1992, there being permission to

? add amenities, a covered walkway and foyer to the rear of the existing building

? construct four lock-up garages in the parking area

? use the building as the Indonesian Consulate

Archbuilt Constructions of Oakleigh was given building approval for the additions at an estimated cost of $72,000. Later that year Arcbuilt (sic) Construction, Cheltenham received building approval to erect a rear brick fence and garage offices, estimated cost $34,000.

Today plaques on the buildings and at the front and rear entrances of the property state:
Consulate General of the Republic of Indonesia.

Thematic Context


Recommendations

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

References

PROV, VPRS 8816/P1 St.Kilda Rate Books, Unit 137, 1923-4, p.47, ass.no.2981, Unit 141, 1924-5, p.49, ass.no.3054, Unit 145, 1925-6, p.49, ass.no.3084, Unit 149, 1926-7, p.49, ass.no.3157
City of Port Phillip, Property File 72 Queens Road, 4870/072/1.
The former "Queenslodge Motor Inn" at no. 81 Queens Road, Melbourne, was built in 1966 possibly to the design of the architect Miles Jakl. It was converted into residential apartments in 1992. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a strikingly simply stated and elegantly proportioned high rise building exploiting the aesthetic value of repetition and comparing with the contemporary work of Paul Rudolph in its use of curved forms as a means of architectural expression. Locally, it compares with Romberg and Boyd's "Domain Park" (1960-62) and contrasts with the contemporary work of the Housing Commission of Victoria.

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

Other Studies

Description
An imposing and prominently situated high rise former motel, the façade being subdivided into six equal bays with identical curved balconies. Each balcony has a concrete lower section with horizontal metal rails above and the fully glazed former motel windows are deeply recessed between elongated and presumed load bearing concrete fins. The rear wall is more plainly treated with a projecting central service core whilst the end walls together with the service core form contrasting elements and have been rendered. The single storeyed front lobby is substantially recent along with the front fence.

Condition: Sound. Integrity: High.
History

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and the Town of Emerald Hill before the turn of the century. The area between Union Street and Queens Lane can be seen on MMBW plan 35 of c.1896 partially developed with houses at nos. 81 and 82. No.81 was built by 1890 with Mrs.Mary Power in residence in that year, land lot 10 having been granted to W.Power in 1876. Mrs Power continued to live there in 1911.

By 1927 Mrs.G.D. Mackenzie owned the property with Harry Ponsonby MacKenzie, a pastoralist listed as occupant. The MacKenzie family continued in residence into the 1960s, the property being sold to D.A. Margolin of Mont Albert by 1966 and redeveloped that year with the present building which opened as "Queenslodge Motor Inn", first listed in the Sands and McDougall directory of 1969. The building is understood to have been designed by the architect, Miles Jakl. In the 1970s business operated under the name "Koala Motor Inn" before reverting to "Queenslodge", a truncated version of its former name. A notice advertising the property's forthcoming auction in 1978 described it as a 14 storey building with 72 basic units, a ground floor licensed restaurant and large top floor convention or function room. There was a swimming pool (1967) and car park.

In 1988 the property was again put up for sale simultaneously with nos.82 and 83. The architects and planners Bates Smart McCutchen produced a site plan in February 1989 entitled "Queens Road Redevelopment". The sites however were offered individually and that is how they have continued.

Subsequent subdivision of no.81 and alterations to the building with the view to selling the property as "own-your-own" apartments took place in the early 1990s with new owners taking possession of apartments in from 1992. Today the building is named "The Connaught".

Thematic Context


Recommendations

Preliminary recommendation

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

References

Sands and McDougall Directory of Victoria, 1890, p.487, 1911, p.591.
St.Kilda Rate Book, 1926-27, p.48, rate no.3150. PROV VPRS 8816/P1, unit 149.
City of Port Phillip, property file no.4870/081/2-7.
The house initially called "Brooklawn" at no 82 Queens Road, Melbourne was built for the warehouseman George Bruce in 1879. It is historically important. This importance (Criterion A), is derived from its capacity to demonstrate the Colonial Government's requirement that the houses erected on Queens Road be large and imposing in an attempt to offset the environmental impacts of selling off this portion of Albert Park during the mid 1870's. In this respect "Brooklawn" is now rare (Criterion B) and therefore of greater value than might have previously been the case.

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

Other Studies

Description
A stuccoed single storeyed Italianate villa having faceted projecting wings to the principal elevations terminating a now demolished posted verandah. Ornamentation and architectural form are characteristic of the Victorian period, the pilastrated architraves to the windows being of interest.
Condition: Medium, maintenance needed.
Integrity: Medium, verandah removed, corrugated iron sheeting to hipped roof.

History
Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St. Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

In the south of the subdivision, two roods and twelve perches of land facing Queen's Terrace between Union Street and St. Kilda Road were bought by George Godfrey. This block of land had a NAV of 22 pounds in
1878. In the following year, Godfrey sold the block to warehouseman George Bruce who immediately built a 12 roomed brick house there for his residence. It had a NAV of 100 pounds. The Bruce family continued to live at no.82 in 1910 when Miss Edith Bruce was listed as the occupant of the house which at that time was known as "Brooklawn".

In 1911 both the house name and occupant changed. In that year, the house was known as "Glen Lovat" with Miss Josephine Fraser in residence. Soon after, by 1916, the house had been converted to a private hospital subsequently known as "Lister" Private Hospital. The hospital continued under this name in 1965 however it had closed by 1973. In that year, management consultants Montfort (A'asia) Pty Ltd were occupying the premises.

**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: 1877-79.
South Melbourne Rate Books: 1879-81.
MMBW litho plan no.35, dated 1896.
This sports pavilion is picturesquely massed with a projecting balcony that gives onto the playing field, behind which is a central gable projecting out from the corrugated iron roof. The balcony is supported on cast iron columns and the walls clad in bullnose weatherboards, while the gables to the front and side are half timbered. The interior is substantially intact with the walls clad in beaded lining boards. The original lockers and bench seating are also intact. The addition to the north of the building is unsympathetic.

This sports pavilion is of significance as a finely designed and substantially intact pavilion of the early twentieth century. It stands as an adornment to the oval and is a rare example of this building type in Melbourne. The intact nature of the interior is integral to the significance of the whole.

Amendment C 29

None

Hanna St
Queens Rd
Roy St
St Kilda Rd

Heritage Precinct Overlay
None
Heritage Overlay(s)
HO330

City of Port Phillip Heritage Review
Citation No: 1147

Identifier Sports Pavilion
Formerly unknown

Address Queens Rd
SOUTH MELBOURNE

Constructed c. 1920

Category Public

Designer unknown

Significance (Mapped as a Significant heritage property.)

This sports pavilion is of significance as a finely designed and substantially intact pavilion of the early twentieth century. It stands as an adornment to the oval and is a rare example of this building type in Melbourne. The intact nature of the interior is integral to the significance of the whole.

Primary Source

Other Studies

Description

This pavilion is picturesquely massed with a projecting balcony that gives onto the playing field, behind which is a central gable projecting out from the corrugated iron roof. The balcony is supported on cast iron columns and the walls clad in bullnose weatherboards, while the gables to the front and side are half timbered. The interior is substantially intact with the walls clad in beaded lining boards. The original lockers and bench seating are also intact. The addition to the north of the building is unsympathetic.

History
see Description

Thematic Context
unknown

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

unknown
“Netherby”

Formerly unknown

Address 8 Queens Rd
SOUTH MELBOURNE

Constructed 1891

Amendment C 29

Category Residential: detached

Significance (Mapped as a Significant heritage property.)

‘Netherby’ is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The additions at the rear are detracting from the significance of the house.

Primary Source

Other Studies

Description

Original Use: Residence
Date of Construction: 1891 (1)
Architect: possibly David C. Askew (2)

Despite strong public objection, the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (3). This lot, 100 feet by 250 feet, was purchased by J.B. Scott in May of that year (4) and was subsequently sold to the Sharp family (5). In 1891 this twelve-roomed brick and render house was built for William Sharp, a timber merchant, who was to live in the house for over forty years (6).

Sharp took over his father’s timber business in City Road, South Melbourne, in 1901, having previously been a partner of the firm since 1877 (7). An advertisement in 1890 describes the prospering and substantial establishment of ‘John Sharp and Sons, Australian Saw, Planing and Moulding Mills’ as providing ‘building materials of all descriptions … at the current rates …’ (8). Sharp devoted much of his time to business matters and was involved in the Melbourne and Suburban Timber Merchants Association, and was its president from 1896 until 1908 (9). He was also a director of various other companies including the Metropolitan Gas Company, the Norwich Union Assurance Company and the Royal Humane Association of
Following the death of Sharp in January 1918, his wife Isabella occupied 'Netherby' until the early 1930s (11). It was around this time that the building was altered and added to by the prominent architects, Anketell and Keith Henderson (12). From about 1939 until 1950 the building was operated as a guest house and from 1950 until 1968 it was used as the office of the Attorney General’s Department (13).

‘Netherby’ is a two storeyed rendered house with Italianate detailing. There is an arcaded loggia at both levels that wraps around the south-west corner of the house. It is supported on slender cast iron composite colonnettes and at first floor level has an Italianate balustrade. The render is also quite heavily decorated with foliated hood mouldings to the loggia, pediments to the ground floor bay windows and hood mouldings to those above. The eave line is heavily bracketed in the Italianate tradition. The six panel front door with fine surrounded and Victorian leadlight is intact, as are the tessellated tiles to the verandah floor. The red brick addition at the rear is very unsympathetic.

**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. DHC, ‘Interim Heritage Assessment’ 8 Queens Road’, April 1986
2. ibid. Askew, a noted Melbourne architect, was responsible for designing the Block Arcade in Collins Street in 1892. Certain architectural similarities make it possible that he also designed ‘Netherby’
3. Murphy, J. and Murphy P. ‘An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road …’ prepared for the HBPC
4. ibid.
5. ibid.
6. ibid.
7. DHC, loc.cit
8. Sands & McDougall Melbourne Directory, 1890
9. DHC, loc.cit
10. ibid.
11. ibid.
12. ibid.
13. ibid.
**City of Port Phillip Heritage Review**

**Identifier**  
Formerly "Bendigonia"

**Formerly**  
unknown

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**Address**  
25 Queens Rd  
SOUTH MELBOURNE

**Constructed**  
1882

**Amendment**  
C 29

**Category**  
Residential: detached

**Designer**  
John Beswicke

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

'Bendigonia' is of significance as a substantially intact house built very soon after the subdivision of Queens Road and for its atypical use of the Gothic that forms a major departure from the Italianate.

**Primary Source**  

**Other Studies**

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**Description**

Original Use: Residence  
Date of Construction: 1882 (2)  
Architect: probably John Beswicke (3)

Despite some strong public opposition the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4). Although eight allotments were bought by R. Hepburn, he subsequently sold this lot to John Edward Card, a ‘gentleman’ in 1881 (5). In the following year Card erected this fifteen-roomed brick mansion which he occupied for a number of years (6). The 1896 MMBW plan indicates a large fernery as well as a number of outbuildings on the property (7). It is believed that John Beswicke, a noted Melbourne architect, was responsible for the design of this house (8).

It is a very unusual house in South Melbourne and in Melbourne generally, being decorated in the gothic style rather than the Italianate that was far more common at that time. The design is dominated by a series of projecting bay units that extend up both the floors and are terminated in steep gables with very fine decorated barge boards punctuated by rosettes. The gothic styling also extends to the pointed vents, the hood mouldings, chamfered window reveals and clusters of chimney shafts. The building has suffered from the
addition of a porch and box-like room added onto the front façade in about the 1950s. The stable and outbuilding are partially intact.

**History**
see Description

**Thematic Context**
unknown

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

**References**
1 Murphy, J. and Murphy P., ‘An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road …’, prepared for the HBPC
2 ibid.
3 ‘Bendigonia’ is illustrated in the Imperial Institute Album and Dr Miles Lewis, Uni. of Melb., attributes its design to Beswicke
4 Murphy and Murphy, loc.cit.
5 ibid.
6 ibid.
7 See Footnote 3
8 HBPC, ‘Classifications Sub-Committee Meeting No. 291, 13/8/80’ held in File No. S/14/76
In mid-1939 Frederick Romberg, a Swiss-trained architect, was approached to design a block of flats in Queens Road (3). Establishing his own practice in partnership with two former Stevenson and Turner employees, Mary Turner Shaw and Richard Hosking, Romberg ‘…prepared to put his philosophy of architecture into action’ (4). As in Gropius’s Berlin housing four-storey estate (1930), each flat unit in the development was offset to give privacy to the balconies, views and a north orientation whilst retaining the formal curved elements and bold horizontals (5). It was these elements that made ‘Newburn’ the first block of flats in Victoria to thoroughly adopt the characteristics of advanced European architecture of the time (6).

While Newburn Pty Ltd financed the construction, Jack Aird was the builder of this early off-form concrete structure, which was later painted white and named ‘Newburn’ after the house Newburgh, which formerly occupied the site (7). Subsequent alterations to the building involved the replacement of the rooftop pergola.
with the penthouse added in the 1950s by E.A. Watts (8) and the painting-over of Gert Selheim’s graphic
designs and sundials (9). This and the subsequent painting of the building are unfortunate, as colour was a
large part of the original design. Robin Boyd described it thus: ‘It was painted white, and red and blue paint
was used about the windows; the awnings to the windows were vivid gold.’

Although Romberg’s original design was compromised by alterations imposed by a lack of finance and client
demands (10), the final building still remains a ‘…mecca for architectural students … of contemporary
Australian architecture’ (11).

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.), ‘Newburn Flats, 30 Queens Road …’ held in File No. 5271
2 Architecture Australia, April/May 1977, pp.70-71
3 ibid.
4 ibid., p.70
5 National Trust of Aust. (Vic.), loc.cit.
7 National Trust of Aust. (Vic.), loc.cit.
9 National Trust of Australia (Vic.), loc.cit.
10 ‘Architecture Australia’, p.70
11 ibid., p.71
"Avalon", formerly "Bolac", situated at no. 70 Queens Road, St. Kilda, was built in 1904 and is presumed to have been substantially altered in 1921. It is historically and aesthetically important. It is historically important (Criterion A) as a very early apartment building in the area demonstrating the then emerging appeal of this kind of development both to investors and residents. It is important also as an imposing and substantial building having a residential form, demonstrating the perceived civic status of Queens Road (Terrace) at the time of its construction and subsequently at the time of the alterations. It is aesthetically important (Criterion E) also as a large residential building on Queens Road pre-dating the redevelopments of the post war period and surviving both as the only (Criterion B) building of the early post Federation period on Queens Road and as the earliest apartment development on this thoroughfare now noted for this kind of development. Whilst substantially altered since 1904, the 1921 work survives in an intact state and is representative of its period.

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

Other Studies

Description
A substantial and very early two storeyed apartment building having two projecting wings originally linked by a corner verandah which has since been built in, presumably in 1921. The wings and architectural form generally show their Federation period stylistic origins, having bichromatic brickwork and gable ends characteristic of the time. The re-furbishment, however, has been thorough, the lower level of the wings having been extended, the gable ends and upper level window bay having presumably been reconfigured and the verandah converted into rooms with cement rendered and face brick walls, a corner parapet and motifs characteristic of the early inter war period. There is also a protruding flat roofed entry in the manner of the period.
History
Queen's Terrace (now Queens Road) was formed in 1875 when the Government resolved to sell off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century, the area between Fraser (now Lorne) and Union Streets being little developed until then. The early years of the new century however changed that with houses filling most of the vacant lots by the First World War.

The apartments "Bolac" at no.70 was built in 1904 between the properties "Merrileas" and "Wylla" by the business woman Mrs.Abrahams. In partnership with one Snider, Abrahams manufactured cigars and cigarettes in Melbourne at nos.6 and 8 Drewery Place. Abrahams had bought the block of land from the surgeon Dr.Paul Fraser c.1901, building the sixteen roomed building for investment purposes with the sharebroker Stanhope O'Connor, taking up residency with twelve other people on its completion. By 1916, Louisa O'Connor was listed as occupying tenant, the number of residents having increased by then to seventeen.

Mrs.Abrahams sold the property to Mrs.Robina Fleming Hartley of Beaconsfield Parade, Middle Park in 1920. The tenant Jessie Mogg vacated it at that time as did the twenty-three other people living there. In the following year, Hartley converted the building to six flats, retaining the largest of seven rooms for her use and letting the remaining flats, each of four rooms, to the gentlemen William Pearson, L.S.May, and Maurice Lederman, the merchant C.M.Clemenger and the commercial traveller Donald McLean. From 1922, the manager Frank Hartley occupied the main flat until ownership of the property passed to J.R.Hartley in 1925.

By 1930, the flats were known as "Avalon" the name perhaps having been assumed at the time of the building's conversion in 1921. It remained in J.R.Hartley's ownership, passing to his executors by 1940. Thirty years later the building continued to function as flats.

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.1895.
Identifier  
Ambulance Officers' Training Centre

Formerly  
Shelmerdine Apartments, John Batman Motor

Address  
69 Queens Rd
ST. KILDA

Constructed  
1962

Category  
Commercial

Designer  
Grounds Romberg and Boyd

Significance  
(Mapped as a Significant heritage property.)

Innovative in its time as Melbourne's first 'Motor Inn' (half way between a motel and a hotel), the former John Batman Motor Inn is prominent among the works of Robin Boyd and demonstrates in many ways the philosophies of Australia's vernacular avant garde modern movement that centred on Melbourne and Boyd's circle. The building as it appears owes much to Boyd despite the earlier plans prepared by Bernard Evans which set the basic building structure. Most importantly, the philosophy of the building changed; the idea of a Motor Inn and other 'selling points' like the penthouse suite, the curved roof, the reference to history in the name of the building; all point to Boyd. The building also was the precursor of the change in character of Queens Road to dominantly hotel use.

Primary Source

Other Studies

Description
Style: International
Six storey training centre, former hotel
Builder: Morisons Pty Ltd
Original owner: Lorne Property Pty Ltd

Records held by the St Kilda Council show that a permit for this building was originally issued in November 1961 to drawings prepared by Bernard Evans and Partners, Architects. The owner was Lorne Property Pty Ltd, R., M., & P. Shelmerdine appear to have been the directors of that company at the time. The builder was Morisons Pty Ltd and the structural Engineers were W.J. & W.L. Meinhardt Pty Ltd. The building to be constructed was to be known as Shelmerdine apartments and comprised a five storey building with 95 apartments plus managers flat. An entrance area was included on the ground floor and a lounge and dining
room on the first floor overlooking Albert Park. In July 1962 amended drawings were submitted for the complex prepared by architects Grounds, Romberg and Boyd. Their proposal appears to be merely a reworking of the original scheme and adopted the same structural grid and apartment layout. The main departures were the inclusion of the curved roof form with penthouse apartment, the inclusion of a recessed porte cochere on the ground floor and new elevations. The building on completion became known as the John Batman Motor Inn and operated as such until 1979 when it was purchased by the ANZ Bank for use as a staff training centre. In 1988 the Bank sold the building to the Ambulance Officers for use as their training centre. When the building was published in ‘Architecture in Australia’, the architect is cited as Robin Boyd (of Romberg and Boyd). Presumably, therefore, Robin Boyd can be attributed as the building's architect.

**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

Former Residence now 'The Mansion'

Address 83 Queens Rd
          ST. KILDA

Constructed c.1883

Category Residential:detached

Designer unknown

**Amendment** C 29

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

**Significance**
The residence, now in Queens Road, was once situated with other mansions in the fashionable Queens Terrace, fronting onto Albert Park. It is an important remnant of the 1880s in Melbourne.

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

**Other Studies**

**Description**
The residence now named 'The Mansion', at 84 Queens Road, St Kilda was erected c.1883 and its original address was Queens Terrace, South Melbourne. The two storey building is devoid of excessive decoration and features arcading along two facades which terminates at a polygonal bay with arch headed windows. These arches, together with those of the arcading and those of the remainder of the facades, dominate the composition. The roof is parapeted with balustrading and below that a cornice and row of consoles surround the building.

Intactness
The residence is substantially intact although surrounding grounds are used extensively for car parking.

**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
Sands and McDougall Directories, various dates.
The Railway Club Hotel is of local significance. The hotel is representative of nineteenth century hotels, with relatively intact facades which are notable for the detailing to the upper floor windows and the parapet.

**Primary Source**
Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 5, 1995

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

**Description**
- **PRINCIPAL THEME:** Assembly and Entertainment
- **SUB-THEME:** Hotels
- **ORIGINAL OWNER:** James Bartlett
- **LOCAL/PRECINCT CHARACTER:** AUTHENTICITY
  Individual Character (Individual, different from adjacent)
  90%+ original
- **BUILDING TYPE:** Hotel
- **ARCHITECTURAL STYLE:** Victorian Free Classical
- **PRINCIPAL MATERIAL:** Rendered brick

**PHYSICAL/STYLISTIC DESCRIPTION**
The hotel, located on the corner of Raglan and Princes Streets, is a two-storey building of rendered masonry construction. Horizontal banded rustication is formed in the render to the ground floor of the two principal elevations, continued as quoining to the corners at first floor level. Some of the ground floor window openings appear to have been altered. The ground floor window in the splayed corner probably originally was a door. The intermediate cornice at first floor level is terminated at each end and at the splayed corner by console brackets. The upper part of the walls are plain rendered and contain elaborately detailed fenestration with...