moulded sills architraves and hood moulds supported on console brackets. The panelled French windows in the splayed corner are unusual. Above the principal cornice are segmental curved pediments at the corner and along each elevation, with square pedestals supporting urns. A later extension, with a plain rendered elevation, has been constructed to the rear on Princes Street.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building of rusticated ground floor, plain rendered upper floor and balustraded parapet was similarly used in the earlier former St Osyth Hotel, 135 Stokes Street (1872) (q.v.) and the Hotel Rex, Bay Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875). The number of curved pediments and urns above the parapet is unusual, as are the French windows to the splayed corner at first floor level and the formality of the flat hood moulds and console brackets above the windows.

History
(The site of the hotel,) Allotment 20 of Section 24B [of the Township of Sandridge] was purchased from the Crown, along with fifteen of the remaining nineteen allotments, by agent Robert Byrne. (1) Allotment 20 is again shown on a map in the Vale Collection unfortunately undated. (2) This was prior to December 1875 when William Barlow, a machinist, owned the vacant land. (3) By December 1876, a ten room brick hotel had been erected by James Bartlett. (4) The date 1875 on the parapet indicates that the construction may have commenced in December 1875. The first publican was William Stowe (1876 - 78) and he was followed by Robert Lyons (1879 - 80), Edward H. Sutton (1880), Mrs Mary Sutton (1881) and James Bartlett (1882 - 87). Bartlett again managed the hotel during the latter part of the century until his death in 1904. (5)

This is the second hotel of this name. The original Railway Club Hotel is shown as being situated in Bay and Nott Streets. Since these streets do not meet, the exact location is uncertain. The hotel is shown as existing for the period 1853 - 1869. (6)

(Jacobs Lewis Vines. Port Melbourne Conservation Study)

Thematic Context
unknown

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

References
1. Plan of 'Sandridge', dated 21.5.1878
3. Port Melbourne rate book, December 1875, 874
4. Port Melbourne retack, December 1876, 875
Formerly 20 Raglan St

Address SOUTH MELBOURNE

Category Residential: detached

Constructed c. 1899

Amendment C 29

Comment (Mapped as a Significant heritage property.)

Significance 20 Raglan Street is of significance as an outstandingly detailed and intact example of a typical polychromatic brick house of the late 1880s. The retention of the roof detailing and the front fence is integral to the significance of the whole.

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

Other Studies

Description

Original Use: Residence
Date of Construction: c.1899 (1)
Architect: probably George Hannon

This house was built by George Hannon, a builder, soon before the economic depression of the 1890s (2), and it is highly likely that he was also responsible for the design. The house is very finely detailed and intact. The walls, typically of the date of construction, are boldly banded in polychromatic brickwork and spanning full width there is a verandah heavily decorated with intact cast iron. The verandah fascia is decorated by timber brackets and rosettes while the six panelled front door remains intact with its Victorian leadlight windows. The cast iron fence and gate are intact and have a pattern unusual to the area. The roof also displays a high quality of decoration and intactness, with the chimneys decorated with vermiculation and the roof with a frieze of hexagonal slates.

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 Date supplied by the occupant, Mrs P. Lewisham
2 ibid.
74 Raglan St
SOUTH MELBOURNE

Address

C.1860s

Constructed

C 29

Amendment

unknown

Category

74 Raglan Street is of significance as a building that appears to have been built during the first two decades of the settlement of the area and for the unusual configuration of its façade. Further research is required to verify the date and original function of this building.

Significance

(Mapped as a Significant heritage property.)

74 Raglan Street is of significance as a building that appears to have been built during the first two decades of the settlement of the area and for the unusual configuration of its façade. Further research is required to verify the date and original function of this building.

Primary Source


Other Studies

Description

Original Use: Unknown

The date of this building has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1860s. The trabeated decoration that frames the rendered façade is most unusual in the manner in which it dominates this small building. The building has been altered at the rear.

History

see Description

Thematic Context

unknown

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

References

unknown
## See Yup Temple

**Identifier** See Yup Temple

**Formerly** unknown

**Address** 76 Raglan St

**SOUTH MELBOURNE**

**Constructed** 1866, 1901

**Category** Church

**Designer** George Wharton, Harold Desbrowe Annear

**Amendment** C 29

**Comment** None

### Significance

(Mapped as a Significant heritage property.)

The See Yup Temple is of significance as a complex of buildings that were built for and that have continued to serve, the Melbourne Chinese Community for over 120 years. The buildings by both Wharton and Annear are outstanding examples of their work.

**Primary Source**


**Other Studies**

**Description**

Original Use: See Yup Temple

Construction: 1866 and 1901(1)

Architect: 1866: George Wharton, 1901: Harold Desbrowe Annear(2)

Chinese first began arriving in Victoria in any numbers in response to the gold rush of the 1850s(3). By 1866 a large community had become established(4) and the See Yup Society was the principal centre of worship and the death registry of the Cantonese in Victoria during the nineteenth century(5).

Financially independent, the Society commissioned the leading architect George Wharton to design a temple for worship and in 1866 Wharton called for tenders for its construction. Several years later, in 1888, the building required repairs and painting and the architect John Frederick Gibbons supervised the work(6). In 1901 additional work to the buildings was carried out to the designs of most innovative architect Harold Desbrowe Annear(7). The temple has recently undergone restoration work and remains in use by the Chinese community.
The main temple by Wharton, is a two storeyed rendered structure that pays little attention in its decoration or forms to the function of the building or the culture of its users. It is however a very fine loggied render structure, and is similar to nineteenth century buildings built by the British throughout South East Asia. The central building is flanked by freestanding pavilions, and the hall by Desbrowe Annear lies to the east. Annear's building is stylistically very different from Wharton's work and is in the red brick and render popular at the turn of the century. It has fluid Art Nouveau decoration including bulbous render surrounds to the front door, and a moulded brick hood mould that arches up to a stone balconette. The balconette and the brick cornice are set on slender brackets. While the brick and render fence repeats the theme of this building, that to the main temple is not original.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

1 Architects Index, University of Melbourne
2 ibid.
3 'The Heritage of Australia', 1971, p.3/81
4 ibid
5 National Trust of Aust. (Vic.), 'Building Citation : See Yup Temple…', held in File no. 582
6 Architects Index.
7 ibid.
Address       87-97 Raglan St
              SOUTH MELBOURNE

Constructed  c.1880s

Amendment    C 29

Comment

Significance  (Mapped as a Significant heritage property.)

87-97 Raglan Street is of significance for its impact on the streetscape of this part of Raglan Street and for its substantially intact state. While alterations have removed some of the original detailing, it remains the longest and most intact two storeyed polychromatic brick row in the area and its retention adds to the variety of the extant nineteenth century building stock in South Melbourne.

Primary Source

Other Studies

Description

Original Use: Residences

This row of six terraces houses is built in polychromatic brickwork, five of which have been painted over. While the impact of the painting and the filling-in of the verandah to No. 91 have been very detrimental to the effect of the row, it is in fact substantially intact, and remains as one of the longest polychromatic brick terrace rows in South Melbourne. The details are typical of the period, with polygonal bay windows at ground floor level, five of the panelled front doors intact, a rendered parapet with alternating rounded and triangular pediments and a cast iron picket fence.

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

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

#### Address
- 99 Raglan St
- SOUTH MELBOURNE

#### Constructed
- 1885

#### Category
- Residential: detached

#### Comment

#### Significance
(Mapped as a Significant heritage property.)
The house at no. 99 Raglan Parade, South Melbourne, was probably built in 1885 on the site of a house erected in 1860 for the clerk, James Muir. It is of interest as a substantially defaced two storeyed timber dwelling of uncertain date but presumed to have been erected in 1885 just prior to the terraced rows on either side.

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

#### Other Studies

#### Description
A two storeyed formerly detached timber framed dwelling now located between two terraced rows but set back from the alignment of the terraces on either side. Original visible elements include the verandah beams and verandah roof structure.

Condition: Sound. Integrity: Low. The walls have recent metal cladding, the windows have been replaced with aluminium framed windows and the balustrade and verandah supports are of recent wrought iron work.

#### History
Block 35 lay between the St. Vincent de Paul Orphanage (1855), a Temperance Hall (1860) and the swampland that would become Albert Park Lake. By 1860 James Muir was the owner/occupant of a wood and slate house on the south side of Raglan Street, the house in the ensuing years bearing the descriptions, W & Sl, 2 Rms & kitchen (1861), Numbers 34 & 32, W Sl Shed, 3 Rms (1865), W, 4 Rms (1871) and Number 32, 6W (1875-1884). During that time the NAVs ranged from 24 to 36 pounds.

In 1885 Muir, a clerk, either extended or rebuilt for in that year his house was described as having 10 rooms.
and an NAV of 60 pounds. By then Alexander Hannan, a contractor and builder owned the blocks adjacent on which he subsequently built a six part terrace, completed by 1890 with one of them sold and three let. Concurrently the land to the west of Muir owned in 1885 by Thomas Hill, also a builder, was developed by 1890 with the three part terrace there today. In 1890, these houses were owned by the auctioneer Frederick Flint. Thus the south side of Raglan Street between Church and Clarendon Streets was developed, the buildings depicted in situ on the MMBW plan 21 of South Melbourne c.1894.

By 1890, Muir’s house had the street number 36, the number it retained at the turn of the century when owner/occupant was Mrs. Jemima Muir. Numbering changed in the early years of Federation and this house acquired its present day number 99. Mrs. Muir continued as owner/occupant in 1910.

**Thematic Context**


**Recommendations**

Recommended for inclusion in the schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a contributory place.

**References**

House
Formerly unknown

Address 115 Raglan St
SOUTH MELBOURNE

Constructed c.1850s

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)

115 Raglan Street is of significance as a house that appears to have been built during the first decade of the settlement of the area and as a rare survivor with dormer windows to its roof. Further research is required to verify the date of this house.

Primary Source

Other Studies

Description

Original Use: Residence

The date of this house has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1850s. The walls are built in hand pressed bricks and the roof line interrupted by two dormer windows: a feature not at all common in South Melbourne. Across the front of the house there is a rendered arcaded screen that appears to have been an addition, perhaps made in about the 1870s. The house has been altered at the rear and it is unfortunate that the front wall has been sandblasted.

History
see Description

Thematic Context
unknown

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

References

unknown
**City of Port Phillip Heritage Review**

**Identifier**  
"Sedgely"

**Formerly**  
unknown

**Address**  
7 Rainsford  
ELWOOD

**Constructed**  
1886

**Category**  
Residential: detached

**Designer**  
unknown

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

What is Significant?  
The house at 7 Rainsford Street, Elwood, is a double-fronted Victorian single-storey brick villa that was erected during 1886 as part of a speculative development by builder C R Wyld. It displays particularly high level of external integrity, retaining original concave verandah roof, ornamented frieze, timber posts, lacework frieze and an original (or early) timber fence and gate.

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

Why is it Significant?  
Historically, the house at 7 Rainsford Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street.

Architecturally, the house is significant as a representative and notably intact example of the more modestly-scaled brick villas that were built on Elwood’s few Boom-period speculative subdivisions in the late 1880s. While several other examples survive in the area, they are invariably much altered, sometimes almost beyond recognition. Aesthetically, the house remains a distinctive element in the otherwise much-altered streetscape, of particular note for its fine verandah detailing and its timber front fence and gate.

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

**Other Studies**
Description

The house at 7 Rainsford Street is a double-fronted Victorian single-storey brick villa, with a hipped slate roof and an asymmetrical frontage with a projecting bay to the right side. The tuckpointed bicromatic brickwork has been whitewashed, but the house is otherwise remarkably intact. The verandah comprises a concave roof of corrugated galvanised steel, with an unusual dentillated frieze along the eave, supported on stop-chamfered timber posts with moulded caps and what appears to be the original cast iron lacework frieze and brackets. Rectangular windows have projecting sills and timber-framed double-hung sashes. The roof has paired brick brackets along the eaves line, and a two unpainted rendered chimneys with moulded caps. A brass nameplate on the front walls bears the name SEDGELY.

The property is also noted for its early (if not original) timber paling fence and distinctive cross-braced gate, made up of turned and stop-chamfered timber members with a simple trabeated frame over. The fence and lychgate are now heavily overgrown with foliage.

History

This site formed part of a small residential subdivision, gazetted in December 1885, comprising sixteen residential allotments fronting Brighton Road and newly-formed Rainsford Street. The latter first appeared in the rate books exactly a year later; the 1887 edition (dated 23 December 1886) recording many new brick and timber houses in the street, all owned by C R Wyld (presumably the estate’s developer), and all but a few still unoccupied. This is confirmed by the Sands & McDougall Directory for 1887, which lists seven houses on the south side, five simply designated as ‘vacant’. The house at No 7, one of four adjacent brick villas on that side of the street, was one of these. Subsequent rate books record that it was occupied by George Glasscock, a builder, by the end of 1887 and thence by James Anderson, another builder, until 1890. Directories list it as ‘vacant’ in the late 1880s and early 1890s, and then a succession of short-term tenants including John A Raw (1894-95), Henry Hoad (1897-98), Robert Graves (1900-02) and Robert Wadsworthy (1903-04). The next owner was more permanent: Joseph W Wensor, another builder, who lived there from 1905 until his death in 1953.

Thematic Context

Amongst the relatively limited extent of Boom-period residential development in Elwood, detached brick villas were, by far, the most common manifestation, while detached timber villas were slightly less common, timber row housing even less so, and brick terrace houses virtually unknown. The grander brick villas proliferated in the portions of Byron Street and Scott Street between Brighton Road and Tennyson Street. Many of these, however, have since been demolished, with examples surviving (in various states of intactness) at 20 Scott Street (HO259) and at Nos 2, 4, 14, 18 and 24 Byron Street. Smaller brick villas once abounded in Rainsford Street, although many have since been demolished or altered. Elsewhere in Elwood, comparable small masonry villas still survive at 99 and 101 Tennyson Street, and at 54 and 56 Spray Street, but all of these have been much altered and, in some cases, are now barely even recognisable as nineteenth century dwellings. Sedgely, at 7 Rainsford Street, displays a remarkably high level of external intactness (including verandah detailing and fencing) that is not in any of these contemporaneous examples.

Recommendations

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

References

Lodged Plan No 944, dated 9 December 1885.
City of St Kilda Rate Book. South Ward.
Sands & McDougall Directory.
Flats
Identifier unknown
Formerly 2 Redan St
Address ST. KILDA

Description
Style: Mediterranean
Two storey walk-up flats

Significance
An attractive and well preserved apartment block dating from the late 1920s compactly arranged on this long site. Small tuscan porches punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Each apartment incorporates a fireplace to the living room and the two apartments facing Redan Street include balconies (now glazed). The roughcast render has been painted, otherwise the building is generally well-preserved.

Primary Source

Other Studies

Comment
(Mapped as a Significant heritage property.)

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

unknown
Identifier  Flats
Formerly  unknown

Address  21 Redan St
ST. KILDA
Constructed  1970s
Category  Residential:attached
Designer  unknown

Amendment  C 29
Comment

Significance
An unusual complex of apartments comprising twelve two storey units arranged back-to-back in two groups of six and circumnavigated by a driveway. Each apartment is stepped down the site to enjoy the most of the site's northern orientation towards the street. The complex's unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The exposed red brick facades and boundary fence differ from more standard apartment finishes. The building and grounds are intact, and the significance of the building relates primarily to its unusual type and distinctive form.

Primary Source

Other Studies

Description
Style : Functionalist
Maisonettes
History
see Description

Thematic Context
unknown

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

unknown
City of Port Phillip Heritage Review

Residence Identifier unknown
Formerly 27 Redan St
Address ST. KILDA

Description Two storey residence
Significance This two storey Victorian residence was extended with the construction of a garage and additional rooms to the eastern sections in the 1920s. The additions feature distinctive timber shingled canopies to the principal openings of these added sections. Two further elements contributory to the building's significance are the khaki green paint scheme to the external timber joinery and Victorian wrought iron of the verandahs and balconies and the unpainted external rendered facades. The paint scheme may date from the period of the additions. The front fence is a later addition and negates from the building's general well-preserved character.

Other Studies

Amendment C 29

Comment None

Heritage Precinct Overlay None
Heritage Overlay(s)

Address 27 Redan St
ST. KILDA

Category Residential:detached

Constructed 1880s, 1920s

Designer unknown

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

Formerly unknown

Address 31 Redan St
ST. KILDA

Constructed 1910s

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A fine and well-preserved example of attic villa design. Contributory to its importance is the building's unusual side orientation with its series of dormers and sleep-out porch and main entrance both facing the large open space to the east of the house. The dominating roof form, an inherent characteristic of this type, is given additional distinction with its slate cladding and the rhythm produced by the smaller half-timbered gables which terminate the principal elevations. The building materials usage is consistent and well-resolved. The circular projecting entrance porch with its flat roof is a contributory feature to the building's significance.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Attic villa

History
see Description

Thematic Context
unknown

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

References

unknown
### Houses

**Identifier**
Houses

**Formerly**
unknown

**Address**
181-193 Richardson St
MIDDLE PARK

**Constructed**
1892

**Category**
Residential:row

**Designer**
unknown

**Amendment**
C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)
The terraced row with corner shop at nos. 181-193 Richardson Street, Middle Park, was built for the plumber, John Smith, in 1892. It is of historical and aesthetic importance. It is historically important (Criterion A) as one of the last of the terraced developments to be built in Middle Park just prior to the 1892 depression. It is aesthetically important (Criterion E) to the extent that it demonstrates the evolution of terrace designs at the time, the use of red body bricks being somewhat avant guard in 1892. In these respects, this development adds diversity to the housing stock of Middle Park.

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

**Other Studies**

**Description**
A two storeyed bi-chrome brick late Victorian terraced row of six dwellings with corner shop and dwelling, slate roof and two storeyed cast iron verandahs. The red body bricks are relieved with cream bricks to the heads of openings and banding at window head level whilst the corner shop has a corner splay with a round arched opening flanked by the original shop windows on either side.

**Condition:** Sound

**Integrity:** High, includes original front palisade iron fence with brick base wall and gate pillars.

**History**
Richardson Street extended east as far as Harold Street in 1879. Beyond Harold Street, the terrain was low lying and swampy although recent Government funded works had resulted in parts of it being filled and Beaconsfield Parade being formed. The corner of Richardson and Harold Streets at the time did not attract development. Subsequent drainage and filling works improved the area's prospects so that by the mid 1890's, the area was filling with rows of narrow fronted houses.
Plumber John Smith of South Melbourne owned several lots of land in the area in 1891 including lots 29 to 31 on which he built this terrace of six brick houses plus corner shop with residence in 1892. The houses each had seven rooms and the shop had eight. Smith was deceased by the end of the following year and the properties were in the hands of his executors. In that year, five of the places were let. The tenants were Mrs Lilley Dow (no.193), Gertrude Malcolm (no.191), warehouseman Robert Tipton (no.189), porter James Tipton (no.187) and valuer Henry Wilson (no.185). The NAVs of the shop and houses were 45 and 40 pounds respectively.

At the turn of the century, ownership continued unchanged. The tenants of the places were shop keeper Mrs. Hannah Lee (no.193), speculator William O'Shea (no.191), Mrs Elizabeth Clifton (no.189), printer Thomas Reardon (no.187), manager Francis Roche (no.185) and civil servant Ernest Osborne (no.181). The house at no.183 was unoccupied.

**Thematic Context**


**Recommendations**

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

**References**

South Melbourne Rate Books: 1890-94, 1900-01.
MMBW litho plan no.34, dated 20.3.1947.
Mount Carmel Church and Hall

Identifier

Formerly unknown

Address

216 Richardson St
SOUTH MELBOURNE

Constructed 1890

Amendment C 29

Category Church

Designer George Gray, Philip Treeby

Significance (Mapped as a Significant heritage property.)

Our Lady of Mount Carmel Church is of significance for its large scale and the distinction of design of its exterior and as a rare example of an early twentieth century church built with romanesque styling. It is also of significance as a physical reminder of the strong influence the Carmelites have had on South Melbourne.

Primary Source


Other Studies

Description

Original Use: Church and Hall
Date of Construction: 1890; 1912; 1927(1)
Architect: George Gray(2) ; Philip Treeby(3) ; facade: Augustus Fritsch(4)

Australia's first Carmelite foundation was established in 1881 at Gawler, South Australia, following traditions observed in Ireland since 1271(5). Victoria's first parish at Sandridge(6) (now Port Melbourne), was established in 1882 and it was during the boom conditions of the 1880s that the Carmelites were encouraged to buy and build on a large scale(7). Land was bought in Beaconsfield Parade in 1882 and by 1886 a priory had been opened(8) (q.v.).

The site in Richardson Street was bought in 1888(9) and in September 1890 a start was made on the construction of a Middle Park church(10). Designed by George Grey(11) and built for a cost of £8,000(12), the church was opened in November the following year(13). By 1912 Prior Kindelan the first parish priest of Middle Park stressed that the building was too small for the growing congregation and plans were drawn up for a replacement building(14). Due to a lack of funds, a compromise resulted in a new sanctuary and transepts being added to the existing building and Grey(15) was again the architect.
Following the death of Prior Kindelan, long a familiar figure in Middle Park, Archbishop Mannix suggested that the church be completed as a memorial to him(16). The facade was designed by Augustus A. Fritsch(17) and the church was opened in its present form in 1927(18). The Carmelite Hall next door had been registered in 1919, and boasts an elaborate stage and club rooms(19).

The church displays little of its pieced history and is one of the most coherent essays in the Romanesque to have been built in Melbourne. It is also a rare example of a church of this size of the early twentieth century, to have been built to serve a suburban congregation. The design is a bold combination of red brick and render and is particularly distinguished by the west window and the mosaic work set into the facade. The hall is a utilitarian red brick structure that makes reference to the Art Nouveau in its styling. It does however stand in sympathy with the church.

**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 P. Chandler, 'The Carmelites in Australia : A Brief History', 1984, pp. 16, 21 and 22
2 Architects Index, University of Melbourne
3 'Victoria and its Metropolis', p. 534. The South Melbourne Carmelite Church is attributed to Treeby.
4 C. Daley, 'History of South Melbourne', p. 180
5 Chandler, op.cit. p. 8
6 ibid. p. 13
7 ibid.
8 Refer Citation for 52 Beaconsfield Parade
9 P. Chandler, loc. cit.
10 ibid. p. 16
11 Architects Index, University of Melbourne
12 Chandler, loc. cit.
13 ibid.
14 ibid. p. 21
15 Foundation Stone
16 Chandler, p. 22
17 G. Butler, 'Twentieth Century Architecture Survey' 1984 p. 70
18 P. Chandler, loc. cit.
19 ibid.
The Middle Park Primary School was opened on 1 January 1887(2), with William Calder as its first head teacher(3). The school has been added to since that date, with the building on the south side of the block built in 1908 and those to the west appearing to have been added in the 1910s-20s. The 1880s building remains substantially intact and it is a tuckpointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multipaned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been re clad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original.

The Middle Park Primary School is of significance as a substantially intact school building, of the 1880s with a very sympathetic Edwardian addition. In the context of the concentration of the late-Victorian and Edwardian buildings in the Middle Park area, it forms a key element in that building stock, and for having been built to serve the local community who were settling the area at the time.

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

The Middle Park Primary School was opened on 1 January 1887(2), with William Calder as its first head teacher(3). The school has been added to since that date, with the building on the south side of the block built in 1908 and those to the west appearing to have been added in the 1910s-20s. The 1880s building remains substantially intact and it is a tuckpointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multipaned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been re clad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original.

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

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Thematic Context
unknown

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

References
1. Architects Index University of Melbourne
2. C. Daley, ‘History of South Melbourne’, p.244
3. ibid.
Identifier       "The Royal", Flats
Formerly         unknown

Address          1 Robe St
                  ST. KILDA
Processed 1933

Category         Residential:apartment
Designer          Archibald Ikin

Significance (Mapped as a Significant heritage property.)
The Royal is significant for the visual strength and distinctiveness of its Art Deco design. The building's style is
generated by the central bay of the street facade, marking the entrance and front staircase. This element
culminates in a bizarre multi-arched structure that rises above the parapet. Lower on the facade, horizontal
rendered bands extend around the main elevations forming the front balconies and dividing the side elevation
into a series of contrasting bands of render and face brickwork. A variety of window sizes make an interesting
composition of punched openings in the east elevation. Portions of the street elevation have unfortunately
been painted, otherwise the exterior is generally intact. The robust style of this building makes it one St Kilda's
most distinctive flat designs.

Primary Source
Other Studies

Description
Style : Art Deco
Three storey walk-up flats

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998

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

References

unknown
"Corinthian", Flats

Formerly: unknown

Address: 5 Robe St
ST. KILDA

Constructed: c1923

Category: Residential: apartment

Designer: unknown

Amendment: C 29

Comment

Significance: (Mapped as a Significant heritage property.)

A well preserved and composed three-storey block of flats adopting a typical ‘L’ shaped composition with a tranquil entrance garden on the west side of the property. The building is significant mainly for its contribution in scale and quality to streetscape, and its vigorous facade incorporating themes derived from the Mediterranean, Arts and Crafts and Functionalist styles. The street elevation is a distinctive composition divided into three different vertical bays each containing a different facade feature. The eastern bay incorporates three tiers of pseudo-serlian windows in the Mediterranean style. The central bay has three tiers of bay windows with projecting bellcast hoods in an Arts and Crafts style but made distinctive by their construction in render rather than the more usual shingles. The parapet of the western bay returns down its western elevation to produce a box-like Functionalist form with punched window openings. When viewed from the street the west elevation presents a similarly interesting series of vertical projecting bays, culminating in the final arm of the ‘L’ which repeats the serlian window motif of the street elevation. The front fence is contemporary with the low brick main building.

Primary Source

Other Studies

Description
Style: Vernacular
Three storey walk-up flats

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
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<td><strong>Address</strong></td>
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<td><strong>Constructed</strong></td>
<td>mid 1930s</td>
</tr>
<tr>
<td><strong>Amendment</strong></td>
<td>C 29</td>
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<td></td>
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<tr>
<td><strong>Significance</strong></td>
<td>(Mapped as a Significant heritage property.)</td>
</tr>
<tr>
<td>This complex of apartments is of interest for the fine brickwork of the facade, utilising a variety of brick types and patterns combined with banded rendered surfaces. The plan layout is of a standard type, and the building is highly intact including the low front fence of matching design.</td>
<td></td>
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<tr>
<td><strong>Primary Source</strong></td>
<td>Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992</td>
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<td><strong>Other Studies</strong></td>
<td></td>
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<tr>
<td><strong>Description</strong></td>
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<tr>
<td>Style : Vernacular</td>
<td></td>
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<tr>
<td>Three storey walk-up flats</td>
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<tr>
<td><strong>History</strong></td>
<td>see Description</td>
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<td><strong>Thematic Context</strong></td>
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<td><strong>Recommendations</strong></td>
<td>A Ward, Port Phillip Heritage Review, 1998 recommended Conservation</td>
</tr>
<tr>
<td><strong>References</strong></td>
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</tr>
</tbody>
</table>
Flats
Identifier
Formerly Residence

15 Robe St
Address ST. KILDA

Two storey flats, former residence
Description Style : Mediterranean
The building was constructed in the 19th Century as a single storey house. Around 1920, the premises were converted into apartments. The verandahs were filled, external access stairs were constructed, some new windows were installed and the facades were rendered. The recessed ground floor entrance porch terminating in the generally intact Victorian front door gives the only indication of the conversion process. On closer observation, however, the Victorian form and other Victorian elements of the building can be discerned, including the bay window and front verandah and return and the bluestone plinth.

Significance (Mapped as a Contributory heritage property.)
A well preserved example of the conversion of a Victorian villa into a two storey block of apartments and a significant example of the conversion type. It is distinguished from others of the type, which often only involve facade alteration, by the complete envelopment of the original structure. Few alterations have taken place to the building since its conversion. Most notably the facades remain unpainted. The sliding shutter system providing shade to the windows on the main facades is an unusual feature. When closed, these shutters enhance the building's austere box-like form. The landscaping to the front garden, with its buffalo grass and carefully tended shrubs, is another notable feature and further enhances the intactness of the complex.

Primary Source

Comment Amendment C 29

Other Studies

Category Residential:apartment
Designer unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 15 Robe St
ST. KILDA

Constructed 1870s, c1920

City of Port Phillip Heritage Review Citation No: 791
History
see Description

Thematic Context
unknown

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

References
unknown
Significance: An exceptionally fine example of bungalow design by the important architectural practice Beaver and Purnell. Several important features are evident in this building that point to its significance and high quality. The first aspect is the sophisticated plan layout centering on the main lounge, with advanced design features such as the ample and spacious bathrooms, outdoor sleeping facilities, well-appointed kitchen and ample storage space. The second aspect is the clarity and resolution of the massing of the building, emphasised by the shingle roof with its smooth expanses of tiling broken by a careful balance of gables, eaves lines and chimneys. The tile hanging and half timbering of the gables are particularly well detailed and constructed. Against this roof the main rooms of the house shelter under deep eaves and porches giving the building itself a negative aspect that is broken only by the Romanesque derived archway of the entrance porch. The design of the porch with its own gable and butterned piers demonstrates an oriental influence for which A.W. Purnell is renowned. The third aspect is the interior of the building which is well fitted out with panelling, fireplaces, cupboards and fine doorways. Most of the important fittings have been unchanged by the present owners. The home has suffered some minor alterations including the installation of handicapped access and the rather incongruous rear meeting hall, however, generally many of the original finishes have survived untouched since the building was completed. The front pathway and boundary fence are contemporary with the main building.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Cultural Institution, former residence.
Original owner: B.N. Altson
The former residence, now the Alliance Francaise at 15 Robe Street, was erected in 1922 to designs prepared by the architects Beaver & Purnell for B.N. Altson. The single storey brick structure originally comprised a central 'lounge' area which opened onto the major reception rooms (the sitting room, the dining room and the billiard room) and the principal bedroom (which included an ensuite bathroom). A study adjoined the sitting room and two small corridors from the central lounge provided access to two secondary bedrooms, a bathroom and WC and the kitchen and service wing which included 2 maids rooms respectively. A large additional meeting room or hall has recently been appended onto the rear of the building. The former tennis court area now serves as a car park. The low pitch gable roof structure is clad in terra cotta shingles. The stonework (now painted) of the entrance archway to the main porch and the piers to the garden loggia contrast with the plain red brick perimeter walls.

**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. 4900.
**Identifier** | "Windsor Court"
---|---
**Formerly** | Star and Garter (former hotel)

**Address** | 24-26 Robe St
---|---
**ST. KILDA**

**Constructed** | 1860s, 1919

**Category** | Residential: apartment

**Designer** | H.V. Gillespie

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

An early Victorian hotel and residence converted into apartments in the 1920s. The building is important as a survivor from early times and provides a clue to the character of the street in the nineteenth century. The conversion by noted architect H.V. Gillespie has, in manner of most of this architect's works, produced a highly unusual edifice. The strange collection of openings, some glazed and some open, and its giant projecting gable oddly supported on tall masonry piers are notable and its siting directly on the footpath accentuates its over-scaled presence in the street. Glimpses of the earlier structure can still be seen beneath the built-on additions, adding a further level of complexity to the building. The building as converted is largely intact.

**Primary Source**

**Other Studies**

**Description**
Four storey flats, former hotel
Style: Free Style

Plans in the collection of the St Kilda Council indicate that this complex of buildings originally functioned as two premises. The western portion was the Star & Garter Hotel comprising three stories plus an attic and with a two storey verandah to the lower two floors. The eastern portion was presumably a three storey house. The two premises were erected at the same time and judging by the final appearance and detailing of the present street elevation were both converted to apartments at the same time. Plans, prepared by architects J. & V. Gillespie, survive for the conversion of the former hotel and show the construction of a new elevation and the conversion of the ground floor into two apartments with one apartment occupying each of the upper floors served only by one staircase. The original dormer windows of the attic floor were replaced by a long dormer to both front and rear facades. The roof was reclad in terra-cotta tiles.
History
see Description

Thematic Context
unknown

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

References
NOTES
St K.C.C. building approval No. 4065,
These buildings comprise six two storey Victorian terrace houses originally known as Raglan Terrace. In 1926 plans were submitted to the St Kilda Council to convert the houses into apartments. The owner at the time was Percy Henry and the builder was J. Kenyon. The internal stairs of the Victorian houses were removed and replaced by external stairs at front and rear of each of the former residences. Each floor of the former houses was converted into a two bedroom apartment giving 9 apartments in all. The exterior was entirely altered. All of the original front verandahs were removed and replaced by a new series of verandahs,
the Victorian windows were replaced by larger triple light windows and shallow bay windows, the roofs were clad in terra-cotta tiles and the chimneys were reworked.

**History**
see Description

**Thematic Context**
unknown

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

**References**

NOTES
Identifier "High Royd"
Formerly unknown

Address 36 Robe St
ST. KILDA

Constructed late 1930s

Category Residential:apartment

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
A truly quirky yet completely coherent design for a tiny apartment block in the Inter-War Functionalist idiom. Its two units, one on top of the other, have been squeezed onto a very narrow site, but a successful uncluttered composition has been achieved with a careful balance of horizontal, vertical and diagonal elements. The signage to the ground floor window canopy contributes strongly to the character of the structure. The building is intact and the front fence is contemporary.

Primary Source

Other Studies

Description
Style : Functionalist
Two storey walk-up flats

History
see Description

Thematic Context
unknown

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

Identifier
Formerly
unknown

Formerly
unknown

Address
47-49 Robe St
ST. KILDA

Constructed
1869

Category
Residential:row

Designer
unknown

Amendment
C 29

Comment
(Mapped as a Significant heritage property.)

Significance
This pair of terraces in Robe Street were erected early in St Kilda's history and their polychromatic facades display the simple style adopted before the boom years. The flat cast iron columns are most unusual and reminiscent of similar iron work in Ballarat. Additionally, the iron frieze and brackets are of an unusual pattern, and the total composition with the contrasting openwork iron columns and solid pilasters is quite elegant.

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

Other Studies

Description
The two storey terrace at 47-49 Robe Street, St Kilda was erected in 1867 by the builder William Allen who owned the site. The facade of the two eight-roomed residences displays polychromatic brickwork with cream bricks highlighting openings and the parapet over is plain with a simple cornice and row of dentils across the facade. Intricate cast iron work adorns the verandah and balcony in the form of diamond patterned valencing, florid brackets, swag-bellied balustrade panels and unusual flat decorative columns. The lightness of the cast iron is balanced by a system of columns and pilasters at ground floor level.

Intactness
This pair of terraces is substantially intact and retains its original cast iron work and front fence.

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

References
Rate Books, City of St Kilda, various dates.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873.
Identifier  Duplex
Formerly  unknown

Address  6-8 Robertson Ave
ST. KILDA

Constructed  c. 1910

Category  Residential:attached

Designer  unknown

Significance  (Mapped as a Significant heritage property.)
An unusual example of the duplex residential design type, with the designer taking great pains to express the
two dwellings as one entity. The quoinwork around the entrances and corners of the building, reminiscent of
late Victorian cottage design, is unusual in a building of this period. The building is largely intact though the
fence and front yard paving are intrusive.

Primary Source

Other Studies

Description
Style: Queen Anne
Duplex

History
see Description

Thematic Context
unknown

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

NOTES
St K C C permit No. 4820 issued May 1922 for one room rear wing addition to No.8 for Mrs Buckley by J. Plottel shows house plan.
20 Ross Street is of local significance. The remarkably intact exterior is a notable example of the Californian Bungalow style used for a small inner-suburban house, particular features of note including the use of brickwork to the walls and front fence, the stained shingled gables, the diagonal chimneys and the leadlighted windows and doors.

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Inter-War brick houses
ORIGINAL OWNER: Mary Guthrie
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)
BUILDING TYPE: Inter-War brick houses
ORIGINAL RESIDENTIAL USE TYPE: Private residence
ARCHITECTURAL STYLE: Inter-War Californian Bungalow
PRINCIPAL MATERIAL: Brick
PHYSICAL/STYLISTIC DESCRIPTION
This single-storey brick house displays many typical characteristics of the 1920s Californian Bungalow style.

The lower parts of the walls to the front elevation are constructed of a dark red-brown brick, with a soldier course of bricks on end to the top and a brighter red brick on the upper walls above. The large roof, covered with terra cotta Marseilles pattern tiles, is gabled to the front and encloses a second smaller gable over a bay projecting to one side. The brick chimneys are square in section and set diagonally, and have dark brick on edge cappings. A lean-to verandah roof, also tiled, extends across the front of the projecting bay forming a hood over the window. Both gables are covered with stained shingles, bellmouthed and bracketed at the base, and the main gable contains a rectangular louvred vent. The verandah is supported on tapered square pressed cement columns on brick piers. The two and three light sash windows to the front project from the face of the walls and are supported on brick brackets. The upper sashes and the glazed double front door contain leadlight glass. The front fence matches the style of the house, and is constructed from red-brown and red bricks with panels of herringbone brickwork. The Cyclone type gate is probably original. The house appears to be virtually completely intact to the front.

COMPARATIVE ANALYSIS
Along with many thousands in Melbourne suburbs generally, a small number of Californian Bungalow style houses were built in the 1920s in Port Melbourne. Notable examples are at 220-2 Esplanade West (q.v.) and at the corners of Bridge Street and Esplanade West, Bridge Street and Esplanade East, and Graham and Nott Streets. Of these, 20 Ross Street is exceptionally intact and is a remarkably complete assemblage of characteristic elements of the Californian Bungalow style.

History
20 Ross Street was first rated in 1929-30, when it was described as a four roomed brick house, valued at £62. The house was owned by Mary Guthrie and replaced an earlier timber cottage on the site.

Thematic Context
This house was constructed as part of the piecemeal redevelopment of much of Port Melbourne's nineteenth century building stock which occurred in the twentieth century.

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

References
## City of Port Phillip Heritage Review

<table>
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### Address

| 21 Ross St | PORT MELBOURNE |

### Constructed

| 1880 |

### Amendment

| C 29 |

### Category

| Residential:detached |

### Designer

| unknown |

### Comment

| None |

### Significance

21 Ross Street is of local significance. An unusually intact example, it is representative of the more substantial brick suburban villas built in other suburbs in the 1880s. It is of interest for its atypically elaborate design in an area predominantly of simple timber cottages.

### Primary Source

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

### Other Studies

### Description

**PRINCIPAL THEME:** Residential  
**SUB-THEME:** Nineteenth century brick houses, freestanding, double-fronted, one-storey  
**ORIGINAL OWNER:** Alicia McQuade  
**LOCAL/PRECINCT CHARACTER:** AUTHENTICITY  
**Individual Character (Individual, different from adjacent):**  
**90%+ original**  
**BUILDING TYPE:** Nineteenth century brick houses, freestanding, double-fronted, one-storey  
**ORIGINAL RESIDENTIAL USE TYPE:** Private residence  
**DOMESTIC GARDEN TYPE:** Nineteenth century villa  
**ARCHITECTURAL STYLE:** Victorian Filigree  
**PRINCIPAL MATERIAL:** Brick

**PHYSICAL/STYLISTIC DESCRIPTION**

21 Ross Street is a double-fronted single-storey brick residence. The front elevation is constructed of dark brown bricks laid in Flemish bond. Painted brickwork, probably originally cream brick, is used for decorative...
quoining to the corners and door and window openings and patterning below the eaves and below the windows. A moulded render string course runs across the elevation immediately above the verandah roof. The main roof is hipped and covered with possibly original slates. The four chimneys, symmetrically located, are finished with unpainted render with moulded cornices. The front chimneys have tall white terra cotta pots. The verandah, which extends across the front elevation, has a concave corrugated iron roof and unusually deep cast iron valancing and brackets. The verandah posts are turned timber, and may be of later date. The house otherwise appears to be substantially intact externally.

COMPARATIVE ANALYSIS
While double-fronted polychrome brick residences similar to 21 Ross Street were built in large numbers in the eastern and south-eastern suburbs such as Armadale and Hawthorn, they remained an unusual type in the Port Melbourne context of small, mostly timber-framed, cottages. Similar double-fronted brick houses exist at 79 Evans Street and at 200 and 238 Graham Street and some other locations. Of these examples, 21 Ross Street is notable as a particularly intact example, retaining a slate roof and largely unpainted brickwork, and having particularly elaborate cast iron verandah decoration.

History
The brick house at 21 Ross Street was constructed in 1880 for its first owner, Alicia McQuade. McQuade already owned a small timber cottage in the street, which she leased to tenants. When first rated, 21 Ross Street was described as a six-roomed brick house, and was valued at £34. (1) At this time, the south end of Ross Street was considered part of Railway Crescent. Though she initially leased it to a tenant, carpenter, Thomas Lee, by 1882, McQuade was living in the house, and remained resident there until at least the turn of the century. (2).

Thematic Context
This house was the first substantial brick residence to be constructed at the south end of Ross Street.

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

References
Chapman Memorial Hall

Formerly unknown

**Address**
80-82 Ross St
PORT MELBOURNE

**Constructed**
1903

**Category**
Church

**Amendment**
C 29

**Designer**
F.J. Gibbins

**Comment**

**Significance**
(Mapped as a Significant heritage property.)
The Chapman Memorial Hall is of local significance. The hall is of historical significance, being associated with the Baptist Church in Port Melbourne and with the Rev. Samuel Chapman, minister at the Collins Street Baptist Church from 1877 until 1899, and leading Baptist minister in Victoria in the 1880s and 1890s. Architecturally, the hall is a representative example of the rudimentary Gothic style typically used for church halls, and is notable for the intact lettered panels to the front elevation.

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

**Other Studies**

**Description**

PRINCIPAL THEME: Religion
SUB-THEME: Church Halls
ORIGINAL OWNER: Baptist Church
CURRENT OWNER: Baptist Church
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent) 90%+ original
BUILDING TYPE: Church hall
ARCHITECTURAL STYLE: Federation Gothic
PRINCIPAL MATERIAL: Brick
BUILDER: A Parker

PHYSICAL/STYLISTIC DESCRIPTION
The Chapman Memorial Hall is constructed of red brick and comprises a rectangular gabled hall with an
entrance porch and lobbies attached at the front. The steeply pitched roof is covered with corrugated iron. The windows and door openings to the front and side elevations have plain brick jambs with rendered sills and simple pointed arch lintels. The front porch and lobbies have a hipped lean-to roof with a central front-facing gable above the slightly projecting entrance porch. The porch gable has elaborate trussed bargeboards with Gothic detailing. Above the porch on the main gable are a pair of narrow pointed arch windows and flanking curved panels formed in render, with Gothic moulded borders and the words 'The Chapman Memorial Hall' in painted Gothic lettering. The main gable bargeboards are plain and supported on timber brackets at their lower ends. It is possible that originally more decorative bargeboards, similar to those on the porch, were fitted.

To the rear of the hall is located a small early twentieth century gabled building, apparently used as a second meeting room. A timber hall built probably in the last twenty to thirty years is located next to the main hall building.

COMPARATIVE ANALYSIS
In its basic gabled form and Gothic detailing, the Chapman Memorial Hall is typical of nineteenth century church halls. Its gabled porch with Gothic bargeboards, and the moulded render and painted name panels, are distinctive. Other church halls in Port Melbourne include the earlier Holy Trinity Church Hall, Bay Street (1887) (q.v.) and the former St Joseph's Church School, Rouse Street (1889) (q.v.). Holy Trinity Church Hall has a stronger Victorian Gothic Revival character, with bichrome brickwork to the door and window arches and parapeted gables to the porch and main building. The former St Joseph's Church School has plain brickwork and is unusual for the Renaissance Revival detailing to the round-headed window to the main elevation.

History
The hall in Ross Street was constructed in 1903 to the design of architect J.F. Gibbins. (1)

The building suffered severe fire damage in 1985, but has been restored. It is now used as the Baptist Church.

Thematic Context
The Baptist Church was established later than other churches in Port Melbourne. From 1894, the Baptist congregation rented premises in Clark Street, where evening services were conducted by the Preachers' Society. This was a late addition to this congregation's facilities in the municipality.

The foundation stone records that the hall was constructed as a memorial to the late Rev Samuel Chapman (1831-1899). Chapman was minister at the Collins Street Baptist Church between 1877 and 1899. He also served in most of the important positions within the Baptist Association of Victoria, founded the Victorian Baptist Fund for which he helped raise £50,000 towards the establishment of a Baptist Training College in just four years, and was Chairman of the Victorian Baptist Home Missionary Society for 19 years. He has been described as a 'forceful evangelist' and the 'leading minister of his denomination'. (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. R.J. Barke-Hall. 'Samuel Chapman'. p. 382.
<table>
<thead>
<tr>
<th>Identifier</th>
<th>&quot;Denmark Villa&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formerly</td>
<td>unknown</td>
</tr>
</tbody>
</table>

**Address** 123 Ross St PORT MELBOURNE

**Constructed** 1876

**Category** Residential:detached

**Designer** unknown

**Amendment** C 29

**Comment**

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

"Denmark Villa" at 123 Ross Street, Port Melbourne, was built in 1876. It is important as an early surviving house west of the railway line demonstrating the area's status as a residential location soon after subdivision as well as the contemporary practice of building to the front property alignment (Criterion A). Its capacity to inform is enhanced by its intact state.

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

A single fronted symmetrical stuccoed mid Victorian Italianate villa with party walls in the terrace form and cast iron posted verandah to the front alignment, emphasis being given to the central entrance by the positioning of the columns. The façade parapet has a plain cornice and small segmental pediment with volutes and the words "Denmark Villa" in raised dement work. Urns at either end of the parapet have been removed. Condition: Sound. Integrity: High.

**History**

The land on the west side of the railway line was not offered for sale until 1868 and then the spread of development was restricted because of proposals to build canal access to the Yarra River.

Ross Street was one of the first streets in this area to be formed. The area bounded by Farrell, Graham, Albert and Ross Streets was initially subdivided into six lots of just over an acre each. A Ross purchased lot 3, much of which remained vacant land in 1875.

In 1876, a further subdivision to create housing lots took place. James Hansen, a builder of Sandridge,
bought several lots including one on the west side of Ross Street between Farrell and Union Streets. On that site in 1876, Hansen erected a brick house with six rooms. It had an NAV of 30 pounds.

Hansen sold the house to James Osborne of Elsternwick the following year. Osborne subsequently leased the house to Richard Wilson, a carpenter.

By 1885, Thomas Julier, a blacksmith, had acquired the house for his residence. The street number at the time was 61 and the NAV 26 pounds. Julier continued as owner/occupant at the turn of the century. At that time the property was described as “six (rooms), brick house and stable” and the street number had been changed to 123.

In 1916, the property was occupied by the Port Melbourne North Police. Joseph Mackay was the senior constable.

**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**

Port Melbourne Rate Books: 1875-80, 1884-85, 1892-93, 1900-01 VPRS 2333, PROV.
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands And Survey, 1932.
**Identifier**  | House
---|---
**Formerly**  | “The Presbytery”

| **Address** | 127 Ross St  
| | PORT MELBOURNE |
| **Constructed** | 1892 |
| **Amendment** | C 29 |
| **Category** | Commercial: residential |
| **Designer** | unknown |

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

The former shop and residence now known as the “Presbytery” at 127 Ross Street was built in 1892. It is of aesthetic significance.

It is aesthetically significant (Criterion E) as an exceptionally prominent contributory building in Ross Street imparting historic character to the immediate vicinity. This importance is compromised by the recent works which are presumed to have obscured the original shop front.

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

**Other Studies**

**Description**
A symmetrical two storeyed late Victorian villa with stuccoed upper storey and overpainted face brick lower storey in the form of a loggia with segmental arches and palisade iron fence, built to the property alignment. The side walls at first floor level are expressed as pilasters and connected by a plain cornice and string course enclosing two pairs of windows with cement architraves. Condition: Sound. Integrity: Medium. It is understood the loggia is recent.

**History**
In 1884, Joseph Reilly (Riley?), a grocer, owned and occupied a property on the west side of Ross Street between Farrell and Union Streets. It was described as 5 (rooms), wood and sheds. By 1892, the description had altered to a wood building with nine rooms.

In 1892, Reilly redeveloped the site, erecting on it a seven roomed brick house and shop from which he continued his grocery business. He remained there at the turn of the century however in 1916, Evan
Marshall, also a grocer, was living there.

The building was used as a shop as late as 1951, however today it is used exclusively as a house known as The Presbytery.

**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**

Port Melbourne Rate Books: 1884-85, 1891-93, 1900-01. VPRS 2333, PROV.
MBBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands
And Survey, 1932.
See Citation for 123 Ross Street for early history of the area.
P. Grainger.
Identifier        Shop and Residences
Formerly        unknown

Address        207-211 Ross St
                PORT MELBOURNE

Constructed        1892-3

Category        Commercial: residential

Designer        unknown

Amendment        C 29

Comment

Significance (Mapped as a Significant heritage property.)

The shop and residences at 207-11 Ross Street are of local significance. They are notable as a locally rare surviving example of a unified terrace group comprising both small corner shop and houses. The relatively intact exteriors are of interest for their parapet detailing and bichromatic brickwork. The group forms a significant streetscape element together with the shops at 214-20 Bridge Street (q.v.) on the opposite corner.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

Commerce/Trade

SUB-THEME: Nineteenth century brick terrace, single-fronted, one-storey, plus shop

ORIGINAL OWNER: F. Demmler, John Jommatz and Alexander Douglas

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Nineteenth century brick terrace, single-fronted, one-storey, plus shop

ORIGINAL RESIDENTIAL: Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick
PHYSICAL/STYLISTIC DESCRIPTION
This terrace of single-storey brick buildings comprises a shop at the corner of Ross and Bridge Streets and two adjoining single-fronted houses set back from the footpath in Ross Street. All three properties have brick parapets with rendered details, the houses having central raised panels flanked by piers and surmounted by small pediments, and the shop having a similar pedimented panel above the splayed corner. The chimneys retain the original unpainted render finishes with moulded cornices.

211 Ross Street retains the original tuck-pointed dark brown brickwork with cream brick quoining and patterning and painted render detailing. The other properties have painted walls, but almost certainly originally had matching bichrome brickwork. The shop has possibly original timber shop windows, with brick pilasters to each side of the openings supporting a moulded render cornice above the verandah. The house verandahs are supported on brick wing walls and have cast iron valances. The shop verandah extends over the footpath on both street elevations and is simply framed with timber posts and standard municipal cast iron brackets. To the rear of the shop, a verandah which extended along the Bridge Street boundary appears to have been enclosed at an early date, and has a vertically boarded valance and later corrugated iron wall.

COMPARATIVE ANALYSIS
Although combined residential and shop terrace rows are not uncommon in other areas such as North Melbourne, Carlton or Fitzroy, 207-11 Ross Street is notable as a rare surviving example in Port Melbourne. Compared with the remaining nineteenth century corner shops in residential areas of Port Melbourne, such as 92-4 Bridge Street (q.v.) and 214-220 Bridge Street (q.v.), this row is notable for its relatively elaborate architectural treatment of bichromatic brickwork and pedimented parapets.

History
This corner shop and two houses were constructed in 1892-3. In 1893 a bootmaker, F. Demmler, occupied the shop, while the houses were occupied by John Jommatz and Alexander Douglas.(1)

In 1899, T. Tucker had his grocery store in the shop, while Thomas Purvis and Charles Harvey occupied the two houses along Ross Street. (2)

Thematic Context
Small corner shops accommodating grocers and other retailers were scattered through the residential and industrial areas of Port Melbourne.

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

References
Swallow and Ariell 1858 and 1888 buildings

Formerly unknown

Address Rouse St, (between Stokes St and Princes St)
PORT MELBOURNE

Constructed 1858, c.1870/88

Category Industrial

Designer Thomas McPherson Taylor (1858)

Comment (Mapped as a Significant heritage property.)

Significance The 1858, c. 1870 and 1888 buildings are of state significance. These buildings comprise the core nineteenth century buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. Although the buildings were constructed over a thirty year period, they are stylistically remarkably consistent and form an exceptionally large unified streetscape group.

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

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

Description PRINCIPAL THEME: Industry
SUB-THEME: Food processing works
ORIGINAL OWNER: Swallow and Ariell Pty Ltd
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)

BUILDING TYPE: Food processing works
CONSTRUCTION:1858, c.1870 and 1888
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Brick
ARCHITECT/ENGINEER: Thomas McPherson Taylor (1858 building)
Frederick Williams (1888 building)

Heritage Precinct Overlay None
Heritage Overlay(s) HO244
PHYSICAL/STYLISTIC DESCRIPTION

See also Stokes Street, Swallow and Ariell c. 1880 and 1911 Buildings.

The range of buildings along the Rouse Street side of the Swallow and Ariell site, although constructed at various dates between 1858 and 1888, presents a unified appearance with identical three storey pavilions terminating each end of the two storey centre buildings. The buildings all employ a consistent nineteenth century classical idiom typical of industrial and warehouse buildings.

The original three storey 1858 building, located at the corner of Rouse and Stokes Streets, has rendered masonry walls above a bluestone plinth with rusticated corner quoins and string courses at each floor level. Above the cornice on each principal elevation is a small decorative pediment. The windows have been built up at ground floor level and have moulded architrave surrounds to first and second floor. The 1888 building, at the opposite end on the corner of Princes Street, is virtually identical on the Rouse Street elevation to the 1858 building. It retains the ground floor windows except where a later roller door has been inserted near the corner. The Princes Street elevation is similar in style, with string courses, cornice and quoins, but differs in the details of the fenestration. The elevation has three bays with the centre bay projecting slightly and supporting a curved pediment. This elevation is substantially intact apart from the infilling of the centre doorway. The two storey buildings to the centre of the Rouse Street block comprise the c. 1870 extension to the 1858 building to the east and the west section which was probably built as part of the 1888 building. The two buildings are divided by a lane opening, but otherwise are symmetrical with regularly spaced bays divided by narrow pilasters. The elevation maintains the style of the 1858 building in the detailing of the windows, string courses and cornice.

COMPARATIVE ANALYSIS

The other large biscuit manufacturers in Victoria in the nineteenth century were T.B. Guest and Co and A.F. Brockhoff and Co. Guest and Co and Brockhoff and Co both relocated from their original West Melbourne sites to adjoining sites in the existing Laurens and Munster Street, North Melbourne industrial complex. Of these buildings, mostly dating from the late 1880s and 1890s and considerably later than the Port Melbourne buildings, the main Guest and Co building and the Thomas Brunton (now N.B. Love) flour mill building stand out for their scale and architectural qualities. Both four storey buildings four bays wide, with bichrome face brick elevations, they are comparable in form with the 1858 Swallow and Ariell building, but are of simpler and more industrial architectural character. The adjoining buildings on the complex, including the former Brockhoff and Co building, are of diverse form and appearance and some have been significantly altered. As a whole, the site lacks the architectural cohesion of the Rouse and Stokes Streets elevations of the Swallow and Ariell buildings.

Other large nineteenth century industrial complexes in Melbourne include the former Australasian Sugar Refining Company and Robert Harper starch factory complex, Beach Street, Port Melbourne (q.v.), the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). These complexes, built for quite different industrial processes, generally are of different architectural character, being composed generally of groups of buildings of diverse scale and form.

History

The land on which the Swallow and Ariell factory stands occupies various allotments in Section 12 [of the original Port Melbourne survey]. Those buildings of concern here occupy allotments 1 and 10 - 15. The original purchasers from the Crown are indicated on the 1860 map of Sandridge. The Swallow and Ariell Steam Biscuit Manufactory was established in 1854 by Thomas Swallow who rented premises opposite the present building. (1) He began his business as a maker of ships' biscuits.

In 1858 the first section of the factory was commenced, and this was the three storey section on the south west corner of Stokes and Rouse Street. This building was designed by architect Thomas McPherson Taylor (2). The building consists of three floors and a cellar with an iron roof. The original ground floor doors and windows have been subsequently rendered over providing a blank facade to the street. It was described in the rate books of 1859 - 60 as 'Thomas Swallow, owner, brick, tin roof, cellar, bakery, 3 floors: and dwelling house 6 rooms, yard and stable £234.' (3) The adjoining two storey wings along Stokes and Rouse Street were constructed in several stages. In 1862, allotment 14 was acquired by Swallow and Ariell, but the first section of the existing wing was not erected until 1865. The 1864 - 65 rate book lists ‘... Thomas Swallow, Thomas Harris Ariell’ owners/occupants, ‘6 room brick manufactory, 4 floors, steam power and land 72 yards x 36 yards with sheds 55 yards by 72 yards. Brick bakery, stables, workshops and building erecting 82 ft x 106 ft £360.’ (4)
In 1870 land was acquired in allotment 15 and the wing was extended to the existing break in the first floor facade (originally a gateway). The section to the north of this break was constructed probably in the early 1880s, despite the fact that the land on which this section stands was in possession of Swallow and Ariell in 1877. (5)

The facade facing Stokes Street consists of three buildings. The first section was extended from the original factory during the 1870s, the second was acquired from John Burley Morton in 1876 at which time it was used as a malthouse. The third section was built in 1888 to the design of Frederick Williams. (6) The facade of the second section was altered to match the existing section. The factory extended considerably after the 1880s. A building was erected in Stokes Street in 1911, and buildings were acquired and erected along Beach Street and Railway Place. (7) In addition brick offices were erected in 1884 - 85 opposite the original section of the factory (see 60 Stokes Street).

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

The site is currently being redeveloped for residential use. The 1922 and 1937 buildings facing Beach Street and the 1952 building in Princes Street are to be demolished and a tower is to be constructed at the beach Street end of the site. The 1858, c. 1870, 1880s, 1888 and 1911 buildings facing Rouse and Stokes Streets are being retained at least to the extent of the facades, but are being extensively altered internally.

**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**

6. I. and R. Coleman. op. cit. p. 11.
7. Records of these later buildings are held at the University of Melbourne Archives.
The former Colonial Sugar Company store, later occupied as a store by the Joshua Brothers distillery opposite, is situated at no. 38 Rouse Street on the Johnston Street corner and was built in 1902. It is historically and aesthetically important. It is historically important (Criterion A) as a rare surviving (Criterion B) early store, enhanced by its association with the Colonial Sugar Company and recalling Port Melbourne's long standing association with the sugar refining industry, commencing with the Victorian Sugar Works in 1859 and better represented by this complex. Its association with the Joshua Brothers, later the Federal Distilleries Pty. Ltd., is also of interest, given the importance of this company to Port Melbourne during the latter part of the nineteenth and the first half of the twentieth century. It is aesthetically important (Criterion E) as a rare surviving large timber framed corrugated iron building in Port Melbourne, of absolutely utilitarian design yet on this account standing in marked contrast to the surrounding industrial and recent residential buildings.

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

**Other Studies**

**Description**
A c. 17 metre by 29 metre timber framed gable roofed corrugated iron clad shed with a centrally located roller shutter door to the Rouse Street elevation. There is a pedestrian door to one side of the main door, roof lights and a steel framed highlight window to the east (rear) gable end. The top wall plate is c. 8.2 metres above pavement level and the appearance of the building is utilitarian, the entire structure being corrugated iron clad. Corner posts and trusses are in sawn Oregon, the truss ends protruding slightly over the wall line to form an eaves and subdividing the structure along its length into seven bays.

Inside, the unlined walls are framed with timber girts and the roof with timber purlins and bracing. The composite timber trusses include tie rods with knee braces to the principal wall posts. There is a concrete...
slab floor.

Condition: Unsound, building is leaning over Johnston Street. Integrity: High.

History
At the Crown land sales William Withers was granted lot 1 of section 55 on the north west corner of Rouse and Johnson Streets, just east of the lagoon at Port Melbourne. By the turn of the century, he had fenced the land but it remained undeveloped.

The Poolman brothers of the Colonial Sugar Company (rate books), acquired the block in 1901, building an iron store thereon in 1902 which they continued to occupy in 1908. This company had been established as the Port Melbourne Sugar Refinery in 1887 east of the lagoon, Poolman being the former manager of the Victorian Sugar Works on Beach Street, burnt down in 1875. The Colonial Sugar Company’s works were on the corner of Esplanade East and Rouse Street and have since been demolished. Two years later the company was leasing the store to the distillers, Joshua Brothers, who had established their distillery east of the lagoon in 1886. They used it for a few of years in conjunction with their distillery on the opposite side of Johnson Street. Occupancy passed back to the Colonial Sugar Refining Company in the early war years, but it had finally disposed of the store to the Joshua Brothers by 1920. The store remained as an adjunct to the distillery in 1930, by then known owned and operated as Federal Distilleries P/L. The situation was unchanged in 1951.

Thematic Context
3.11 Feeding people.

Recommendations
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.18, dated 7 July 1894.
Parish Plan South Melbourne, Department of Lands and Survey, 1932.
City of Port Phillip Heritage Review

Identifier: Residences
Formerly: Unknown
Citation No: 277

Address: 183, 185, 187 Rouse Street, PORT MELBOURNE
Category: Residential: Terrace row
Constructed: c. 1883-1892
Designer: Unknown
Amendment: C103
Comment: Updated citation

Heritage Precinct Overlay: N/a
Heritage Overlay: HO487
Graded as: Significant

History
While these residences present as though built at the same time, rate book evidence indicates that they were built over a period of about ten years. 183 Rouse Street appears in the rate book of December 1883, although this may not be the earliest entry. 185 Rouse Street was next to be built, by February 1891. The last of the group, 187, was being erected during March 1892. All the houses were owned by Thomas Edwards, a farrier. He lived in 183 until 1891, when he occupied the newly built residence next door, at 185. He again moved further up Rouse Street, after 1892, when 187 was erected. 185 Rouse Street was occupied for a period by AV Heath, town surveyor and later town clerk for the City of Port Melbourne.

[Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979]

Thematic Context


PRINCIPAL THEME: Residences
SUB-THEME: Nineteenth century brick terrace, 2 storey
ORIGINAL OWNER: Thomas Edwards
CURRENT OWNER: Unknown/Various
LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)
AUTHENTICITY 80% original
BUILDING TYPE: Nineteenth century brick terrace, 2 storey
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick
Physical/Stylistic Description

This terrace comprises three two-storey residences, with the central residence set back behind the two flanking houses. All three have a two-storeyed balcony with cast iron decoration, and the end two sections have concave corrugated iron roofs. The whole group is constructed from brown brick with simple cement render mouldings, of a type more commonly found on earlier buildings. Two of the terrace houses (183 and 185) have been overpainted and 185 has been cement rendered. Of the three, 187 Rouse Street is the most intact, retaining its tiling to the front verandah and coloured glazing to the tripartite ground floor window and to the doorcase. 183 and 185 Rouse Street incorporate an unusual method of access to the first floor balconies in which the lower sash is set over a paired timber panelled door base. This enables the bottom sash to be raised, and the two door panels to open inwards, thus avoiding stepping over the sill. It is thought that 187 Rouse Street may have originally incorporated the same detail; however, a pair of modern French doors has been introduced to the west window.


Comparative Analysis

Few examples of breakfront form terrace rows have been identified and 183-87 Rouse Street may be the only example in the Port Melbourne context. In South Melbourne, ‘Dalkeith’, 312-14 Albert Road is a large-two-storeyed house with a return bay to its west end, but the whole is a single construction. Further afield, Osborne House, Nicholson Street Fitzroy has a similar breakfront composition, and was also built as a phased construction with the side wings added as part of a significant phase of works in 1887-88.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

183-87 Rouse Street is of historical significance at a local level. With generally smaller-scaled and single-storey houses (often in timber) more common in Port Melbourne, this unusual two-storey breakfront terrace, constructed in three phases, suggests the increasing wealth and prosperity of the suburb during the ‘boom’ era of the 1880s. Built as a speculative development over a period of ten years by a local merchant, the grouping spanned the boom years of the 1880s and was completed during the onset of the Depression of the 1890s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

183-87 Rouse Street is of architectural significance at a local level. While the terrace row adopts a restrained and conservative architectural style, the ‘breakfront’ form is unusual and may be unique in Port
Melbourne, with few other examples identified in Melbourne. The terrace row also features unusual detailing to the first floor windows, where the lower sash is set over a paired timber panelled door base, allowing access to the first floor balconies.

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

Not applicable.

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

Not applicable.

**Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.**

Not applicable.

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**Statement of Significance**

**What is significant?**

183-87 Rouse Street is a two-storey row comprising three brick terrace houses. The properties adopt an unusual breakfront form, with the centre terrace house recessed between the two flanking houses. The houses retain elements of their early and original detailing intact.

**How is it significant?**

183-87 Rouse Street is of historical and aesthetic (architectural) significance to the City of Port Phillip.

**Why is it significant?**

The terrace row at 183-87 Rouse Street is of significance as a fine example of late nineteenth century speculative development in Port Melbourne, constructed over a decade which began in the economic boom and ended with the onset of the Depression of the 1890s. Built in stages over this ten year period, the restrained and conservative style remained consistent. The massing of the terrace, with the centre house set back behind the others in a breakfront arrangement, is distinctive and unknown elsewhere in Port Melbourne. The two-storey form is also distinctive in the context of a suburb where more modest single-storey cottages of timber and brick were the norm. The terrace is also of interest for its unusual first floor window detail, allowing access to the first floor balconies.

**Primary Source**


**Recommendations**

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

Paint controls are recommended.
References

General


Specific

i  Port Melbourne rate book, December 1883, 102.
ii  Port Melbourne rate book, February 1891.
iii  Port Melbourne rate book, March 1892, 125.
iv  According to P Grainger, Port Melbourne Historical and Preservation Society.
**Identifier**
St Joseph's Catholic Church complex

**Formerly**
St. Joseph's Mission

**Address**
268 Rouse St
PORT MELBOURNE

**Description**
The church of St. Joseph is a Romanesque Revival coursed bluestone building with slate roof, sandstone and cement dressings and a circular west window in the façade gable end. On the south side of the nave there is a Romanesque sandstone entry with a capping above that appears to have been relocated from the façade when the present porch was built.

**Condition:** Sound.

**Integrity:** High

The church hall is a red brick building, also in the Romanesque Revival manner, with porch to one side and
distinguishing exaggerated modillions to the buttresses, radiating mullions to the round arched window heads with drip moulds and small louvred gable end vents with triangular arches and drip moulds.

Condition: Sound.   Integrity: High.

The priory is a substantial and rather austere two storeyed red brick building with an unusual bayed plan, each wing being encircled by a ponderous pillared verandah with shingled balustrades and restrained timber spandrels. The windows are double hung with glazing bars in the upper sashes in the Queen Anne manner and the tall chimney stacks have strapwork also consistent with that style.

Condition: Sound.   Integrity: High.

History

When the township of Sandridge was surveyed, reserves were set aside for various religious denominations. The Roman Catholic Church continues to occupy this reserve granted to it in the early 1850’s. It originally comprised about one fifth of section 11 on the north west corner of Rouse and Stokes Streets.

Initially, the Sandridge congregation was under the care of the Emerald Hill parish and concentrated its efforts in establishing a school. The Cox Map (1866), shows the Roman Catholic reserve with a building situated on the north western section of the site, possibly the school erected in 1857.

In 1875, the foundation stone was laid for a purposed built bluestone church facing Rouse Street. Six years later, it was officially opened and the following year, the parish was given into the care of the priests of the Carmelite Order. Later, the porch was added, the side chapel (?) completed and further additions made.

In 1889, a new school and church hall was opened. The hall, for which the foundation stone was laid on 19.5.1889, is a red brick building, which stands adjacent to the church and likewise faces Rouse Street. It was built to serve many parish functions however after the school closed in 1995 it was made available for leasing to the wider community. The nearby Carmelite priory was built in 1909.

Thematic Context

8. Developing cultural institutions and ways of life:  8.6 Worshipping

Recommendations

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

References

'Some of the Fruits of Fifty Years Melbourne 1897', p.52
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands and Survey, 1932.
H.L.Cox, Hobson Bay and River Yarra, 1866.  SLV, Map Section.
Residence Identifier
Formerly unknown

Formerly 41 Ruskin St
Address ST. KILDA

Description
Style: Arts and Crafts Cottage

Significance
A small intact timber cottage notable for the variety of unusual features in its facade timberwork; in particular its expressed stud work which is more common to the vernacular of Queensland or tropical regions. The building is largely intact.

Primary Source

Other Studies

Description
Style: Arts and Crafts Cottage

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
Lych-gate, and Residences

Address 120-122 Ruskin St
ST. KILDA

Constructed early 1920s

Category Residential:detached

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)

This superb slate roofed English Vernacular Revival lych-gate is a well known local landmark. Its wrought iron and wire gates are stylistically anomalous but almost certainly original. The gate serves the neighbouring houses at Nos. 120-122 which were built at the same time. Though they are not of great architectural distinction in themselves, however, they are important in creating the wider and very intact setting of the gates.

Primary Source

Other Studies

Description
Style: Arts and Crafts
Lych-gate, and residences

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
NOTES
120 and 122 are of different styles but share some identical motifs. 120 is half of a duplex with 118.
Petrol filling station and Industrial premises

Address: Cnr. Salmon St and Williamstown Rd.
PORT MELBOURNE

Constructed: 1938

Category: Industrial

Designer: unknown

Amendment: C 32

Comment: Map corrected

Heritage Precinct Overlay: None
Heritage Overlay(s): HO283

Significance
The petrol filling station and industrial premises of W. Rodgerson at the NW. corner of Salmon Street and Williamstown Road were built in 1938. They are aesthetically important as a rare surviving building of their type in the Streamlined Moderne mode (Criteria B and E), being enhanced by their intact state.

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

Other Studies

Description
A petrol filling station and two storeyed industrial premises at the rear in the Streamlined Moderne manner with curved canopy and centrally situated office beneath with curved and rectangular corner windows symmetrically arranged. At the rear the industrial premises are of framed construction with dark mottled brick cladding enclosing steel framed window panels at ground floor level and plain stuccoed panels above.
Condition: Sound. Integrity: High.

History
Crown land was released for sale at Fishermen’s Bend in the 1930’s. William Rodgerson purchased lot 1 of Section 67C on the north west corner of Williamstown Road and Salmon Street. It comprised one acre.

In 1938, Rodgerson built a service station on the site, which twenty years later he was still operating. From the early 1960’s, Rodgerson began a business as a cartage contractor. He worked out of the same premises as W.A Rodgerson Pty Ltd.

By 1975, the garage and cartage businesses were operating separately. The garage was then known as the Esso Port Melbourne Service Station. Rodgerson cartage business was located next door. Today, W.
Rodgerson Pty. Ltd. continues to occupy these premises.

**Thematic Context**
4. Building settlements, towns and cities. 4.2 Supplying urban services (transport).

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

**References**
City of Port Melbourne, Department of Lands and Survey 1938.
**City of Port Phillip Heritage Review**

<table>
<thead>
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**Heritage Precinct Overlay:** None  
**Heritage Overlay(s):** HO472  
**Graded as:** Significant  
**Victorian Heritage Register:** No

### Significance

**What is Significant?**

The former Rootes Ltd factory is a large complex of steel and timber framed, and fibre cement and corrugated iron clad factory buildings located on Plummer, Tarver, Smith and Salmon Streets in Fishermans Bend. The first stage of the complex was constructed initially in the 1941 for the Department of Munitions as an armoured vehicle factory for the war effort, and was then occupied by the Department of Aircraft Production Maintenance Division from 1943 to 1946. In 1946 British car manufacturer Rootes Ltd leased the complex and began manufacturing cars (Hillman, Humber, Singer, Sunbeam, Talbot, Karrier, Commer). The complex was substantially enlarged in the mid-1950s, and later used for the manufacture of Chrysler vehicles.

The significant features are the two storey administration and amenities wing with Art Deco elements and large single level sawtooth roof production line buildings. The interior of the former administration and amenities wing including all of the original fabric and finishes and the room layout including, on the ground floor, the large square entrance hall, lobby and stairwell and the former typists room, and on the first floor, the former library, board room and telephone equipment room opening off the central corridor.

**How is it Significant?**

The former Rootes Ltd factory complex is of historical and aesthetic significance at the local level.
Why is it Significant?

It is significant for its association with the top secret Commonwealth Department of Munitions manufacturing programme during the Second World War as the experimental tank depot from 1941 and then the Department of Aircraft Production Maintenance Division from 1943 to 1946. The complex demonstrates the role of wartime manufacturing and the aviation industry which were important in Fishermans Bend in the mid-20th century. (Criterion A)

It is of historical significance as the site of Australian tank design during World War Two, and as one of three major automotive factories established in Port Melbourne and Fishermans Bend in the mid twentieth century in response to growing demand for private motor vehicles and government policy to restrict imports in favour of locally produced manufacture. The complex is notable as the first place in Australia where British-designed vehicles were manufactured, as a direct consequence of government sponsorship and the self-sufficient and protective economic policies of the post-war period. (Criterion A)

It is also significant for the scale and form of the buildings, reflecting both the post war austerity in their design, and the vast spaces needed for vehicle manufacture on production line systems. (Criterion D)

Together with the port, the motor industry sustained the area’s working class population residing to the south of the Williamstown Road at Garden City, Port Melbourne, Montague and further afield. (Criterion A)

The office and administration building at the north corner of Salmon and Tarver streets is of aesthetic and architectural significance for the Moderne elements (sometimes referred to as Art Deco) notably the bays of vertical strip windows with fin-like piers, banded corners, flagstaff and integrated clock face. This significance is enhanced by the high degree of intactness, which includes original interior fabric and finishes and room layout. (Criterion E)

Thematic Context

Victoria’s framework of historical themes

7. Governing Victorians: 7.4 Defending Victoria and Australia
5. Building Victoria’s industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

Experimental Tank Works

Early in World War Two, the Australian government commenced a program to establish an armoured division and provide locally made tanks. British artillery officer, Colonel W D Watson, advised the Defence Department from December 1940 and by February 1941, the Australian Cruiser Mark 1, tank was designed to a mock-up stage. An experimental tank depot was constructed around July 1941 on a 9½ acre site at Fishermen’s Bend. (Reeves, 2015) However, production was very slow and only a few tanks were built before the local tank manufacturing programme was ultimately stopped in July 1943 in favour of imported tanks from America.

The Department of Aircraft Production (DAP) then took over the factory for expansion of the existing aircraft production in the area at the Commonwealth Aircraft Corporation (CAC) works on Lorimer
Street, which commenced in 1937, and the Beaufort bomber factory was built on Lorimer Street in 1940. The Salmon St factory became DAP Maintenance Division and then the Maintenance & Disposals Division in August 1945. At the end of the war it was re-named the DAP Supply & Disposals Branch (and, later still, the Disposals Branch), from where surplus materials were sold off. (Reeves, 2015)

**Car Manufacture in Australia**

The Rootes car factory had its origins in an incipient local auto industry which developed in the 1920s when a company called Eclipse Motors was established as an importer and distribution company. In the 1930s, it erected a plant at the southern end of Salmon Street, Fishermans Bend, with the assistance of Standard-Triumph and the Victorian Government.

In 1937, the State government and American motor manufacturers were negotiating regarding the establishment of a major automobile factory in Port Melbourne. Three of the four US majors, including both Ford and Chrysler, were considering this option (Courier Mail, 1937) although Chrysler emphatically denied rumors that it was negotiating to start Australian Manufacture. (SMH, 1937)

In 1941, the Australian Prime Minister Robert Menzies, travelled to Britain to consider collaborative wartime vehicle production. He spent a considerable time with Billy Roote, head of the Rootes Manufacturing Group. (RMG) In January 1946, the Minister for Post War Reconstruction Mr. John Dedman (who succeeded Ben Chifley) announced the establishment of two new industries, one the Bruck silk mills in Wangaratta, and the other the manufacture of cars by the Rootes Ltd in the Fisherman's Bend factory that had previously been used for armored fighting Vehicle production during the war. (Advocate, 1946)

Richard Watney was appointed general manager and initially the factory assembled Hillman Minx vehicles from 1946. This was the first instance of a British motor manufacturer establishing a production line in Australia.

Further expansion of the works was underway within a few years and by 1955, production capacity had increased to 3800 vehicles per year and the work force had grown to 1500.

In December 1965, Rootes Australia Ltd. merged with Chrysler Australia and assembly was gradually moved from Port Melbourne to the latter’s existing facilities in Adelaide, South Australia. In 1955 Chrysler had erected the Tonsley Park factory in South Australia, which eventually covered 170 acres. This was subsequently taken over by Mitsubishi and became their main manufacturing works in Australia (Western Herald, 1955) until they ceased building cars in Australia in 2000. Chrysler Australia ceased production of Hillmans in 1973.

*Figure 1 – Rootes factory in 1950s looking west, showing recent extensions with light roofs (Source: The Supreme Sunbeam)*
Primary References

Land Victoria, Certificate of titles


Rootes Archive Centre Trust Photograph Albums Bob Allan Rootes Archive Centre Trust. April 9, 2012
http://tardis.dl.ac.uk/ARCC/Albums/albums.pdf

Newspaper articles


Secondary References


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


‘Port Melbourne Walk’, booklet produced by the Art Deco & Modernism Society PMHS Blog, Friday, January 10, 2014

Milner, P., Melbourne University technical publication – Southbank industrial seedbed.

Rootes Manufacturing Group - Wartime Vehicle Productions etc. Photograph Album No 1, Series number A5954 634/1, http://tardis.dl.ac.uk/ARCC/catalogue.html


The Supreme Sunbeam – Fishermans Bend http://www.sunbeam.org.au/?page_id=1119


Description

Large factory complex of single level sawtooth roofed assembly buildings and two storey administrative block on Salmon Street. Separate sawtooth roof buildings for the engine plant and vehicle assembly are on the west side of Smith Street north of Tarver Street, which becomes an internal factory road on the
eastern part of the site. The buildings have south-facing welded and bolted steel truss framed and sawtooth-roofed with timber purlins and wall joists, timber steel and some reinforced concrete posts, clad primarily in corrugated asbestos cement sheets. Brick lower walls for impact resistance, support hopper-sash steel-framed windows in continuous bands around most external walls. The interior space is mostly uncluttered by partitions and has reinforced concrete floors throughout.

The two storey office and amenities wing on Salmon Street has a hipped roof of corrugated asbestos sheet and a feature main entrance tower of rendered brick on the south end. This has elaborate brickwork around the main entrance doors and plinth along the lower walls, and vertical window strips above a projecting concrete porch, surmounted by a stylised clock, as well as rusticated quoins to the main bays. Around the corner, the vertical window strips are repeated to double storey height with a finned flagpole above. Matching geometric pattern iron gates on tall brick posts once complemented the building, but have been removed in recent years. Lettering from the former company name "ROOTES AUSTRALIA LTD" can just be discerned, painted on the roof.

Internally, much of the interior and layout of the former office and amenities wing appears to remain intact. Original fabric and finishes includes architraves, skirtings and door joinery in varnished timber, inlaid parquetry floors in a bordered basket weave pattern, plaster walls incorporating moulded panels, cornices and Art Deco style fluted piers, built in furniture such as cupboards in the former board room, and original staircases with either metal railings or solid balustrade with moulded timber handrail and cylindrical newels. Some examples of original light switches, light fittings and door hardware also remain. The ground floor contains a large square entrance hall, lobby and stairwell and the former typists room. These rooms largely remain in their original format. On the first floor, the former library, board room and telephone equipment room open off the central corridor. These three original rooms have been subdivided by partition walls, which could be removed to reveal the original spaces. The library also retains an original skylight.¹

**Condition and integrity**

Apart from minor internal alterations such as installation of partition walls, replacement of some glazing on the eastern elevation of the main office, replacement of some cladding, overpainting of some windows and the addition of window shades on the north elevations, the buildings are highly intact and in sound condition.

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¹ Information about the interior is drawn from Former Rootes Factory, 19 Salmon Street, Port Melbourne Conservation Management Plan (2016) and Rootes Ltd Factory (former), 19-25 Salmon Street, Port Melbourne Heritage Assessment (2015)
Comparative Analysis

Australian Motor Industries (AMI) was established in 1954 as the successor to the Standard Motor Company, a Melbourne based vehicle assembler for "Rambler" cars and the British "Triumph". This took over the former Felton Grimwade building in Ingles Street around this time and was still there in 1973. It also carried out some finishing operations on "Mercedes Benz" cars and was the first to make a connection with a Japanese manufacturer with a view to assembling Japanese vehicles. The Japanese partner was Toyota, which was ultimately to absorb AMI and continues to occupy the Ingles Street offices and manufacturing plant.

The GMH Fishermans Bend Plant and Ford Geelong, present the car factory as US import, Ford almost certainly being an off-the-shelf design by Albert Kahn. The scale of fibre cement sheeted Art Deco has probably not been matched in any surviving factory building. James Hardy in Brooklyn had a comparable plant including a showroom featuring the whole range of shapes and forms of their product in its design, but has been entirely demolished.

Assessment

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

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

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

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

- Nominate to Port Phillip Planning Scheme with a site specific heritage overlay.
- Retain the elements which relate to the original Defence Department factory and Rootes car factory dating up to 1946:
  - the two storey Salmon Street office block with main entrance tower.
  - the north and south elevations of the original sawtooth factory section extending for 50m to the east of this block.
- Incorporation of structural elements such as roof trusses and framing, as design and landscape features in future development is encouraged.
- Design future development of the site so that it is informed by the character of the existing buildings including use of sympathetic materials, scale, roof forms and fenestration, and maintain the verticality and reference to former rooflines.
- Maintain existing setbacks from retained parts of the building.
- Prepare an archival photographic and structural drawing record to be prepared and lodged with Port Phillip Council and the State Library Victoria prior to demolition of any buildings or elements.

Primary heritage study

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

Biosis Pty Ltd, Fishermans Bend Heritage Study, 2013

Gunnersens Pty Ltd

Formerly

unknown

Address

112 Salmon St
PORT MELBOURNE

Constructed

1995-96

Category

Industrial

Designer

Pels, Innes, Neilson and Kosloff Pty. Ltd.

Amendment

C 29

Comment

None

Heritage Precinct Overlay
None

Heritage Overlay(s)

HO246

Significance

(Mapped as a Significant heritage property.)

The Gunnersens Companies complex was built to the design of architects Pels, Innes, Neilson and Kosloff Pty. Ltd. in Salmon Street, Port Melbourne in 1995 - 96. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the resurgence of Port Melbourne as a preferred industrial location for major manufacturing companies in recent times and in contrast with the movement of industry away from Melbourne's inner suburbs. It is aesthetically important (Criterion E) to the extent that its contemporary architectural treatment contrasts with the traditional industrial streetscapes north of Williamstown Road. In these respects the Gunnersens Companies' complex is highly symbolic of Port Melbourne's continuing role as a centre of industry of metropolitan importance.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing administrative office building with associated industrial buildings occupying an open landscaped site and distinguished by the curvilinear treatment of the masses making up the offices, the lower foyer having a continuous glazed and curved façade surrounded by light green “Hardiflex” cladding with an open planned interior. A higher but similar element is set back from the foyer and clad in dark green “Hardiflex”. It is also curved, the west end being terminated by a curved stair well. The success of the design hinges on the juxtaposition of gently curved masses expressed by solid and transparent elements.

Condition: Sound.
Integrity: High
History
An 1860's geological survey of Victoria shows the settlement of Sandridge contained between the Melbourne - Hobsons Bay railway line and the lagoon with Fisherman's Bend to the west and uninhabited sand dunes. Development in this area was slow. Jack Porritt in "They Can Carry Me Out" described it as "a vast wilderness in the 20's and 30's". Porritt went on to say that there were however "many things of interest long since gone", including the rifle butts and the home of the ranger. An 1894 MMBW plan of the area shows the former rifle range and ranger's house positioned on the north east corner of Salmon Street and Wool Board Road, the present day site of the Gunnersens Pty Ltd offices, built in 1995-96. Whilst Gunnersen Nosworthy Pty. Ltd. had its offices in Yarra Bank Road, South Melbourne, in 1940, the firm later known as Marbut Gunnersen Pty. Ltd. had moved to Brunswick by 1970 with an established reputation in the development of timber wall linings, mouldings and associated products. The present complex was designed by the architectural firm Pels, Innes, Neilson and Kosloff Pty Ltd which acted also as project consultants. The engineers were Meinhardt and the building surveyor was Willsmere Consulting. At the time that it was completed the building was valued at $2,000,000.

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
Building Surveyor's Records, City of Port Phillip, Building Permit No.9538.
Geological Survey of Victoria, Department of Public Lands, 186?. SLV 820 CAQ.
MMBW plan no.16, dated 17.7.1894.
House

Formerly: unknown

Address: 20 Scott St
ELWOOD

Description:
A single storeyed stuccoed late Victorian villa with hipped slate roof and bracketed eaves. The façade is symmetrically arranged about faceted window bays located either side of the central entry, protected by a timber posted verandah and following the shapes of the window bays. The verandah has decorative cast iron lace with a tiled floor. Condition: Sound. Integrity: High.

Significance
The house at no. 20 Scott street, Elwood, was commenced in 1892 as a speculative venture by the Brighton developer, William Cowper. It is of historic interest as one of the more intact and ostentatious surviving late Victorian villas (Criteria B and E) erected in Scott, Rainsford and Moore Streets during the Boom period and representing this earliest phase in the closer subdivision of the locality (Criterion A).

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

Other Studies

Description
A single storeyed stuccoed late Victorian villa with hipped slate roof and bracketed eaves. The façade is symmetrically arranged about faceted window bays located either side of the central entry, protected by a timber posted verandah and following the shapes of the window bays. The verandah has decorative cast iron lace with a tiled floor. Condition: Sound. Integrity: High.

History
At Crown land sales portion 120B, comprising about 2.5 acres, was purchased by F. Murphy. The land had a frontage of 625 feet to Scott Street, north side between Tennyson Street and Brighton Road.

By 1891, William Cowper of Asling Street, Brighton, owned six allotments of this land which he was in the process of developing. He had completed one house, had one house unfinished and the foundations of two houses laid, one of which was no.20.

Cowper, as with many other builders at the time, possibly ran into financial difficulties as four of his houses, including no.20, were taken over by the Queen Building Society in 1892. The houses were unfinished at the
Arthur Edgar, an accountant, purchased no.20 in 1892, however it had passed to Robert Speed, a surveyor, within the year. The house was described as brick, seven rooms, NAV 50 pounds. Owner/occupancy was in the name of Mrs. Speed by 1894 and had passed to Alfred Speed, an architect, by the turn of the century.

By 1911, Alexander Wilson, a gentleman, had bought the property for his residence and in 1920 it was in the hands of Mrs. Bruce. Lionel Bruce, a clerk, was listed as occupant. From the time it was built, the description of the house remained “brick, seven rooms”. MMBW plans suggest however that there was a brick extension to the rear of the house some time later.

**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: 1890-96, 1900-01, 1910-11, 1920-21,  
VPRS 2335 and 8816/P1, PROV.  
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.  
MMBW litho plan no.48, undated.  
Scots Church

Formerly

31A Scott Street
ELWOOD

Significance

What is Significant?
The former Presbyterian Church at 31 Scott Street, Elwood, is a red brick church in the Perpendicular Gothic style, evident in its implied verticality, narrow windows, four-centred arches and square tower. Designed by prolific Presbyterian architect J F D Scarborough, it was erected in 1938 to replace an earlier timber church (which still stands at 31B Scott Street).

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

Why is it significant?
Historically, the church is significant for its associations with the burgeoning residential development in Elwood during the inter-war period. Although located within a part of Elwood that briefly flourished in the 1880s, it was not until early twentieth century that the area began to fill out, prompting the erection of the original timber church in 1910 and, as the area developed further, its subsequent replacement by the present brick building in 1938.

Aesthetically, the church is significant as a fine and intact example of an inter-war church in the Perpendicular Gothic style. Although a stark, stripped version of this style was often used by architects such as Louis Williams, this more academic manifestation was relatively uncommon in Melbourne at that time. With its distinctive squat tower, implied verticality and minimal detailing, the church remains a prominent element on its large corner site.

Architecturally, the church is a fine example of the work of J F D Scarborough, a prolific architect who undertook many commissions for the Presbyterian Church from the late 1920s until the 1960s, and is perhaps best known as the prize-winning designer of the Scotch College Chapel.

Address 31A Scott Street
ELWOOD

Constructed 1938-40

Category Church

Designer Scarborough, Robertson & Love

Amendment C 70

Comment Mapping correction

Heritage Overlay(s) 431

Heritage Precinct Overlay None

City of Port Phillip Heritage Review

Citation No: 2341
**Primary Source**  
Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**

**Description**

The church is a red and clinker brick building on a corner site, comprising a rectangular nave with steep terracotta-tiled roof, squat transepts, a projecting enclosed porch on Tennyson Street, and prominent square tower on Scott Street. The walls, divided into bays by buttresses, have narrow rectangular or false-arched windows with sloping brick sills and amber leaded glazing. The tower, surmounted by a low pyramidal roof, is embellished with Perpendicular Gothic detailing including corner buttresses, narrow round-arched windows (variously round-arched or false-arched) with brick dripmoulds and bosses, and loopholes (arrow slits). The transepts and side porches have raked parapets and doorways with pointed arches, dripmoulds, bosses and wide timber plank doors with oversized metal strap hinges. The gable end of the small porch is enlivened by a pattern of projecting header bricks.

**History**

One of the first churches in this part of Elwood was the Methodist congregation, founded in 1910, which erected a new church building in Austin Avenue in 1918. Two decades passed before the Presbyterians erected their own church in nearby Scott Street, for which a foundation stone was laid on 10 December 1938 by the then Lord Mayor of Melbourne, Councillor Arthur W Coles, JP, with the Moderator-General of the Presbyterian Church of Australia, the Right Reverend Dr John Mackenzie, presiding. According to the Argus, the new church, to be known as Scots Church, was ‘a substantial structure designed on a modern adaptation of mediaeval types’. The new church, under the Reverend H H Donaldson, was opened in May 1940.

The building was designed by Scarborough, Robertson & Love whose principal, J F D Scarborough (1901-74), maintained a long and fruitful association with the Presbyterian church in the inter-war period. His most celebrated commission was a prize-winning design for the Littlejohn Memorial Chapel at Scotch College in Hawthorn (1934), but his office was also responsible for Presbyterian churches at Sandringham (1929), Strathmore (1936), North Essendon (1937), Elwood (1938) and East Kew (1939). His practice dissolved with the onset of the Second World War, but later re-emerged to design further Presbyterian churches in the 1950s and 60s including those at Bentleigh (1958) and Strathmore (1962), as well as the new Presbyterian Ladies College in East Burwood.

**Thematic Context**

This church can be considered as an example of the Perpendicular Gothic style, ultimately derived from fourteenth century English mediaeval sources and characterised by an emphasis on verticality and starkness. Amongst inter-war churches in Victoria, the style is less common than more ubiquitous Gothic Revival inspired by the Early English and Decorated phases of the idiom. While architects such as Louis Williams designed many stark brick churches with square towers, these represent what might be termed a Stripped Perpendicular style, denuded of extraneous historicist detailing. The more academic use of Perpendicular Gothic, conversely, is represented by a relatively small number of inter-war churches around Melbourne.

Examples include St Aloysius’ Roman Catholic Church in Caulfield (Bart Moriarty, 1923), built of face red brick and featuring narrow lancet windows and a very similar tower. The former Presbyterian Church in North Essendon (1936), also designed by J F D Scarborough, is virtually identical to the example in Elwood, albeit realised in pale pink brick rather than red clinker brick. Another former Presbyterian Church, at Glen Iris (1953), is much later in date but otherwise represents a very pertinent comparison, realised in cream brick with a similar (albeit simplified) square tower surmounted by a low pyramid roof.

**Recommendations**

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

**References**

Heritage Alliance. City of Moonee Valley Gap Heritage Study.

The original Presbyterian Church at 31A Scott Street, Elwood, is a modest gable-roofed timber-framed hall, clad in weatherboard and strapped cement sheeting. It was designed in 1912 by architect Alec Eggleston as the original home of the then newly-formed Elwood Presbyterian congregation, who extended the church in 1922 and replaced it with a new building in 1938.

The church is of aesthetic, architectural and historical significance to the City of Port Phillip.

Aesthetically, the church is significant as a representative example of a modest timber church, displaying little in the way of traditional stylistic pretension but nevertheless visually pleasing for its varied surface treatment (weatherboarding dado and strapped cement sheeting) and multi-paned sash windows. The church is of especial note as the only surviving timber church in the former St Kilda and, possibly, in the City of Port Phillip.

Architecturally, the church is a fine and relatively intact example of the ecclesiastical work of Alec Eggleston, a prolific architect who undertook much work for various Protestant denominations in the early twentieth century. A one-time RVIA president, Eggleston is best known as the founder of a highly successful architectural firm, later Eggleston McDonald, that continues to this day.
Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description
The former church is a relatively modest timber-framed structure comprising a large rectilinear hall with a small projecting central porch to the street frontage. Both portions have steep gabled roofs, clad in corrugated galvanised steel with timber bargeboards, while a rear addition has a skillion roof. The exterior walls are clad with weatherboard to window sill height, and with strapped cement sheeting above, creating a half-timbered effect. Each of the side elevations each have a row of four tripartite multi-paned casement sash windows; a triangular window in the gable end above the entrance porch is not original. The porch itself has a doorway to each side, each containing a pair of ledged timber doors with a small glazed panel. At the rear of the former church is a small hall-like addition with gabled roof, bracketed eaves, and timber cladding.

History
In October 1912, architect Alec Eggleston submitted ‘plans and specifications for a new church at South St Kilda’ [sic] for the then newly-formed local Presbyterian congregation. The building, of timber construction, was modest in proportion, comprising a large hall 45 feet (13.7 metres) by 26 feet (7.9 metres), with an entry porch at the front and a small vestry at the rear. A decade later, the congregation had sufficiently expanded for the church to be extended. Another architect, Henry Kemp, prepared plans in July 1922 for the removal of the dividing wall (thus increasing the hall by 12 feet) with a new vestry built at the rear. The congregation continued to grow and, in 1938, it was decided to erect a new and larger brick church alongside. Yet another architect, J F D Scarborourgh, was engaged to undertake this work (qv 31A Scott Street). When the new church was opened in 1939, the original timber building was used as a regular church hall hosting, from time to time, youth groups, Sunday School, a play centre and other church meetings and activities.

The original architect, Alec Stanley Eggleston (1883-1955) had a long and prosperous career, starting a firm in 1907 that continues today as Eggleston Macdonald DesignInc. The grandson of a clergyman, Eggleston undertook much ecclesiastical work and was, for a time, architect to Wesley College, Queens College and Methodist Ladies’ College. His first church was erected at Menzies’ Creek in 1907, and was followed, over the next decade or so, by others in both timber and brick at Warburton, Bentleigh, Hampton, Ringwood, Gardiner and Tunstall (Nunawading).

Thematic Context
When compared with other places of worship in Elwood, this modest timber church actually stands out as the oldest survivor. Erected in 1912, it is predated only by the original Methodist church in Mitford Street, erected two years earlier (and designed by the same architect), but demolished in 1968 for the erection of an SEC substation. St Bede’s Anglican church in Ormond Road, often cited as the first church to be built in Elwood, actually dates back to 1916. The second Methodist Church, built in Mitford Street in 1918, was also razed in 1968. Elwood’s other places of worship are much later in date: St Columba’s Roman Catholic church in Normanby Road (1929), the second Presbyterian church in Scott Street (1938-39), the Talmud Torah synagogue in Dickens Street (1956).

The original Presbyterian church in Scott Street, Elwood, also appears to be one of the few (or possibly the only) surviving timber churches in the City of Port Phillip. Two other congregations in St Kilda began with timber churches, subsequently replacing them with larger masonry churches as numbers increased. The Congregationalists in East St Kilda built a timber church in Westbury Street in 1865 and a brick church in Hotham Street in 1887, while the Holy Trinity Anglican church in Brighton Road was also originally a timber building (also built 1865), later replaced in 1882 by a new stone church. Neither of the timber churches, however, still remain.

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

References
Public Building File No 6332, Health Department files, VPRS 7882/P1, Unit 761. PRO.
Elwood Central School

**Description**

**Style**: Free Classical
**Three storey school**

**Significance**: A representative example of late 1920s school design and the centrepiece of a precinct of public and ecclesiastical buildings in Scott Street. The symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs, and the contrast of render and fine red brick surfaces. The building is largely intact.

**Primary Source**

**Other Studies**

**Amendment**: C 29

**Comment**

None

**Heritage Precinct Overlay**: None
**Heritage Overlay(s)**: HO260

**Category**: School

**Designer**: Public Works Department

**Address**: Scott St
ST. KILDA

**Construct**: unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

unknown
Address  16-16A Selwyn Ave
            ST. KILDA
Constructed  1914

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
An outstanding attic villa exhibiting a high degree of originality and excellence in its design. The building is of
significance for the clarity and boldness of its external composition and for its superb plan structured around a
central octagonal hall. For a number of years it served as a private school before being converted back to a
residence and self-contained flat. The building is largely intact.

Primary Source

Other Studies

Description
Style : Arts and Crafts
Attic Villa
Builder: W.G. Pollard
Original owner: Mrs J. Roche

From the street, 16-16A Selwyn Ave is one of the most eye-catching and pleasing pieces of architecture in the
Elwood area. It is a large attic villa designed in a distinctive English Vernacular Revival style. Its monolithic,
steeply pitched slate roof terminates in a spectacular jerkinhead gable. The masonry gable wall is cut out with
a huge semi-circular opening to reveal a recessed balcony. The resultant geometry is bold and simple: a
massive triangle (slightly truncated), inset with the elemental semi-circle. Its striking effect, though, is
immeasurably enhanced by the fine detailing and subtle design touches with which it is put together: the neat
slatted vent near the apex with its slightly projecting sill; the exposed rafter ends of the jerkinhead and its
slightly flared gutter that strengthens its definition; the exposed purlin ends under the verge; and the delicate
leadlighting of the balcony door and window glazing that counterpoints the plainness of the opening. This
consistent quality of bold design and fine crafting infuses the building’s architecture. Another feature of note
stems from the house's unusual planning. Belying the strongly rectangular external form, the interior is entirely planned around a central octagonal hall. The hall is reached by a passage from the front door, and from there, all the principal rooms, and the stairs, are entered. A half octagon plan form motif is thenceforth carried on throughout the house: the front rooms with 45 degree angled corner walls at the rear, and octagonal bay windows at the front; the columned front verandah with similar angled-off corners; and then, quite exactly, in the front elevation, to the very form created by the jerkinhead gable. The architect of this remarkable house is not known. (The thumb-nail sketches submitted to the Council by the builder, W G Pollard, suggest that he was copying someone else's drawing rather than designing it himself.) It was built for Mrs J Roche in 1914, but it is not until 1945 that some of its history becomes clearer. Some time between those dates it appears that the adjoining allotment to the north was incorporated into the property, and a large full-width two storey addition was built over the bathroom and verandah at the rear of the house. By 1945 it had already been converted to a school, and was known by the name "Dartington". Classrooms occupied two rear rooms (including the strangely proportioned upstairs addition) and a permit was granted for a new 10 x 6 meter schoolroom to be built in the back garden. The owner of the school appears as S Wilson, the builder D R Swan. It was not long after, though, that the school closed down, for in 1953 the records have "Mrs Wilson" converting the schoolroom into a small self-contained flat. The high red brick front fence and its black gates are probably remnants of the house's days as a school. It is, admittedly, a little frustrating not to be able to see more of the house from the street. But the high walls somehow lend a sense of mystery to the masterwork looming behind.

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 Nos 2420 issued 30/7/14, 11054 issued 16/5/44, 11140 issued 14/5/45, U1529 issued 29/1/53. This is probably not an exhaustive list.
Identifier  Flats
Formerly  unknown

Address  12 Shelley St
ST. KILDA
Constructed  1920s
Amendment  C 29

Comment
Significance  (Mapped as a Significant heritage property.)
Refer to citation for 14 Shelley Street

Primary Source

Other Studies

Description
Style : Mediterranean
Two storey multi-block walk-up flats

History
see Description

Thematic Context
unknown

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

References
NOTES
Forms part of complex with No 14 next door.
"Valona"

Identifier
Formerly unknown

Address
14 Shelley St
ST. KILDA

Constructed
1920s

Category
Residential:apartment

Designer
unknown

Address
14 Shelley St
ST. KILDA

Category
Residential:apartment

Designer
unknown

Address
14 Shelley St
ST. KILDA

Category
Residential:apartment

Designer
unknown

Significance
(Mapped as a Significant heritage property.)

'Valona' and No 12 Shelley Street next door are two handsome blocks of flats linked by an ornamental arch over their shared driveway forming an unusually large complex. 'Valona' is double the size of its neighbour, but they are otherwise of identical design. The sprawling complex they combine to form on the corner of Shelley and Goldsmith Streets is one of the most prominent and characteristic elements in the streetscapes of this localised area of good quality 1920s flats. Although they have been painted at different times they are essentially intact, including their low front fences.

Primary Source

Other Studies

Description
Style : Mediterranean
Two storey multi-block walk-up flats

History
see Description

Thematic Context
unknown

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

References

NOTES
Forms part of complex with No 14 next door.
"Shelley Court"

**Formerly**
unknown

**Style**
Georgian Revival

**Two storey walk-up flats**

**Significance**
Shelley Court is a beautifully detailed and well preserved block of flats in the Inter-War Georgian Revival style. Its Shelley Street facade is notable for its elegant formal symmetry and deep, inset porch and first floor verandah. Its Addison Street frontage is notable for its pleasing asymmetry and built-in garages still with their original folding doors. A repeated shell motif seems appropriate to the address. With Nos. 61 and 40 Shelley Street it helps create a strongly defined intersection.

**Primary Source**

**Other Studies**

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

Shelley Court is a beautifully detailed and well preserved block of flats in the Inter-War Georgian Revival style. Its Shelley Street facade is notable for its elegant formal symmetry and deep, inset porch and first floor verandah. Its Addison Street frontage is notable for its pleasing asymmetry and built-in garages still with their original folding doors. A repeated shell motif seems appropriate to the address. With Nos. 61 and 40 Shelley Street it helps create a strongly defined intersection.

**Primary Source**

**Other Studies**

**Description**
Style : 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

NOTES
cf 20 Princes Street (1934).
Identifier  "The Desboro"
Formerly   unknown

Address    61 Shelley St
ST. KILDA

Constructed  early 1920s

Category   Residential:apartment

Designer    unknown

Amendment   C 29

Comment

Significance  (Mapped as a Significant heritage property.)
An impressive block of flats featuring a complex arrangement of elements on its two street facades, including prominent shingled bays and an unusual corner buttress. The Desboro helps create a strongly defined intersection at the corner of Addison Street. Several alterations have diminished the power of its stylistic coherence, including the removal of the shingled bulkheads above its corner bay windows.

Primary Source

Other Studies

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

History
see Description

Thematic Context
unknown

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
unknown
Identifier  "Rochelle"
Formerly  unknown

Address  67 Shelley St
          ST. KILDA

Constructed  1920s

Category  Residential:apartment

Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
Rochelle is a pleasingly composed block of flats stretching along Shelley Street to the Barkly Street corner. Bay windows overlook Barkly Street to the sea while on Shelley Street a pattern of large semi-circular porch openings take in the sun. A tall, elaborate gable parapet marks the axis of symmetry of the Shelley Street facade. The flats have been painted white, which does not seem unsuitable.

Primary Source

Other Studies

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

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
References
unknown
Shirley Court is a 1960s courtyard flat development consisting of three main blocks. Number 1 to the east consists of one bedroom flats and was built c. 1959, blocks 2 and 3 to the south and west respectively were built in the early 1960s and contain mainly two bedroom flats. Of these, block number 1 is the most stylistically sophisticated with a curved stair enclosure providing a gateway to the site. The development is unusual less for the architectural merit of the buildings than for the planning concept of flats arranged around a generously scaled common garden court planted with (now) mature trees. This court is enhanced by the sloping topography of the site and the original concept was reportedly to take advantage of the slope to provide car parking concealed under the garden. This idea was dropped with the decision in stages 2 and 3 of the
development to provide two bedroom apartments over three levels and the subsequent increase in parking demand.

History
see Description

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998 recommended Conservation Heritage Alliance, include in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References
East St Kilda Heritage Study, 2004
Pine Nook, at 22 Shirley Grove, East St Kilda, is a prominent double-storey notably large Edwardian house, sited on a large landscaped allotment, which was erected c.1902 for wealthy Melbourne sharebroker Frank C Luxton.

The house provides evidence of a somewhat under-represented phase of settlement in East St Kilda between the Boom period of the 1880s and the residential subdivisions of the 1910s and 1920s. Aesthetically, the house is a fine and unusually large example of a house in the Queen Anne or Federation style, notable for its sophisticated pyramidal massing, bold roughcast rendering and distinctive tower. The significance of the house is enhanced by it siting on a large allotment with curved gravel driveway, mature gardens (Including specimens of Phoenix canariensis) and intact gateway to Shirley Grove.

Primary Source

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

Sited on a huge allotment with only narrow frontages to Murchison Street and Shirley Grove. Pine Nook is somewhat difficult to see, let alone to photograph. It is a large double-storey rough-cast rendered brick and weatherboard house with a red terracotta-tiled roof in a complex form of hips and gables, creating a pyramidal effect, crowned by a squat tower. A photograph included in the St Kilda 20th century Architectural Study...
(1992), evidently taken from within the grounds, shows that the house also has strapped half-timbered gable-ends, prominent chimneys with rendered caps, verandahs, a gravel driveway and a dense landscaped setting with at least one Canary Island date palm (Phoenix canariensis). The original street entrance, to Shirley Grove, retains its iron gateway.

History
This house first appears in the Sands & McDougall Directory for 1903, identified as Pine Nook, and occupied by one Frank C Luxton. Research established that Frank Carlyle Luxton was born in Kangaroo Flat (Bendigo) in 1875, and married Adele Maude Joliffe in 1902, around the time that this house was being built. Described in electoral rolls as a sharebroker, Luxton was in fact a member of the Melbourne Stock Exchange. He and his wife Adele had two children: Adele Joan (born 1903) and Easton Colley (born 1905, died in infancy) whilst residing at Pine Nook. The family remained living there until c.1915. Subsequent occupants of this large and prominent house included William Benjamin and Charles Easton Joliffe – the latter being a relative of Frank Luxton’s wife who had formerly lived next door at No 20 Shirley Grove. From the mid-1920s until the early 1950s, the house was occupied by Athelstone Dobson, described as a clerk, and his wife, Ellen.

Thematic Context
Comparative Analysis
There are relatively few examples in the City of Port Phillip of large detached double-storey houses in the Queen Anne Revival or Federation idiom, and these tend to be located in Albert Park, Port Melbourne and St Kilda West. Most of the examples that have been previously identified are in a somewhat transitional style, combining Victorian forms (such as the doublestorey terrace house) with Queen Anne materials and detailing. These include those houses at 121 Beaconsfield Parade, Albert Park (1900), 139 Bridge Street, Port Melbourne (c.1900), 165 Station Street, Port Melbourne (1901) and 324 Beaconsfield Parade, St Kilda (1913).

Amongst the more mature and resolved expressions of the Queen Anne Revival style in Port Phillip are the houses at 203 Canterbury Road, St Kilda and 57 Blessington Street, St Kilda – both, built in 1910, being somewhat later in date than Pine Nook. Like Pine Nook, both have unusual massing of elements and complex roof forms punctuated by tower-like elements. The example in Blessington Street, moreover, is enhanced by a setting that includes a pair of Canary Island date palm trees (Phoenix canariensis), as at Pine Nook.

Pine Nook stands out from these other examples largely due to its setting; those cited above are sited on ordinary suburban blocks with a prominent street presence, while Pine Nook is set well back from the street on a vast allotment of its own, creating an effect more akin to a nineteenth century mansion estate. In this regard, Pine Nook is only really comparable to the house at 572 St Kilda Road (1896), a large Queen Anne house designed by architect John Beswicke, set back on a large corner allotment in a landscaped setting including a Canary Island date palm.

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

References
Weekly Times, 3 August 1907, p 29 [portrait of F C Luxton of the Melbourne Stock Exchange]
Flats

Identifier: Flats
Formerly: unknown

Address: 2 Southey Grv
ST. KILDA

Constructed: c1955

Category: Residential: apartment

Amendment: C 29

Heritage Precinct Overlay: HO7

Significance: A development consisting of 24 single storey flats arranged around a communal garden/motor court. The style of the development with its virtual absence of architectural expression and terrace style arrangement of individual units around a court is extremely unusual.

Primary Source:

Comment:
(Mapped as a Significant heritage property.)

Description:
Style: Functionalist
Residential, Flats

Southey Grove contains only one development, a group of 24 single storey skillion roofed flats grouped around a garden/motor court. The development appears to date from the 1950s, and is set in the core of a block bounded by Milton Street, Southey Street, Gordon Street and Milford Street. The garden setting, the communal arrangement of the buildings and the virtual absence of architectural expression, together with the terrace style arrangement of the individual units is extremely unusual and origin and rationale of the development warrants further investigation.

History:
see Description

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

References
unknown
Residence

Identifier Residence
Formerly unknown

Address 18 Southey St
          ST. KILDA
Constructed c.1910

Category Residential: detached
Designer unknown

Amendment C 29
Comment

Significance (Mapped as a Significant heritage property.)
A fine late Federation attic villa notable for its massive steeply pitched complex roof of slate, enhanced by mitred hips and punctuated apparently at random by small dormers and balconies. The curvilinear strapwork of the gables adds to the exaggerated and complex forms of the building, and these, combined with the fine timber fretwork and oversized gable brackets, are reminiscent of American Stick Style examples. The building is largely intact, though the scale and design of the front fence are inappropriate and intrusive.

Primary Source

Other Studies

Description
Style : Queen Anne
Residence
History
see Description

Thematic Context
unknown

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

unknown
Residence Identifier
Formerly unknown

Address
37 Southey St
ST. KILDA

Constructed 1916

Category Residential:detached
Designer W.H. Smith

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
An important building for the sophistication of its architecture, incorporating Queen Anne and Arts and Crafts motifs under a strong, cross ridged roof form. The diversity of materials used, including roughcast render, timber shingles, red brick, and terracotta, are fundamental to the style of the building. The composition of the windows, their shingled hoods, the entrance porch, bold tapered chimneys and first floor balcony are well handled to create asymmetrical tensions against the dominant forms of the house. The building is an important part of the streetscape in this part of Southey Street and is largely intact.

Primary Source

Other Studies

Description
Style : Arts and Crafts/Queen Anne
Attic villa
Builder: C H Pittard
Original owner: E S Woods

This prominent house falls between two schools stylistically. The facade onto Southey Street with its candle snuffer roof over the corner bay evokes the Federation Queen Anne Style. In contrast the powerful gable treatment to the Gordon Street elevation with its half timbered and shingled finishes, the tapered chimneys and bold timber detailing are all typical of the more robust, less fussy Arts and Crafts style that emerged in the later parts of the Federation period. The overall effect, however, is coherent, pulled together by the strong cross ridged roof form. The plan is compactly and efficiently composed to satisfy an upper middle class program requiring clear delineation of areas for servants and owners. The upstairs areas originally contained a sleepout balcony, a large billiard room borrowing light from the stairhall, and the minor bedrooms. The
master bedroom, drawing room, dining room and breakfast room were placed at ground floor level along with
the servants areas.

**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. 3035-66
The house at 54 Southey Street, Elwood, is a large single-storey double-fronted Victorian bichromatic brick villa with an unusually elongated street frontage. Occupying a large allotment (now with a modern block of flats built at the rear), the house was erected in 1872 for Alexander Watt, and subsequently occupied for many years by William Thistlethwaite and, during the twentieth century, by the Durham Family, who apparently remodelled it in the late 1920s. At the rear of the site is a double-storey block of flats (erected 1956) of no heritage significance.

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

Why is it Significant?
Historically, the house is significant as one of a relatively small number of large residences that were erected in Elwood during the 1870s, a period of development lull that fell between the initial mansion boon of the 1850s and ‘60s and the Land Boom period of the 1880s.

Architecturally, the house is significant for its unusual plan form, with an elongated double-fronted frontage to Southey Street, and its interesting and eclectic range of detailing including bracketed eaves, arcaded loggia, roughcast render, curved bay window, balustraded parapet and unusually tall chimneys. It is also of significance as notably early use of bichromatic brickwork, which was popularised in Melbourne from the late 1860s by architect Joseph Reed. Aesthetically, the house remains as a distinctive element in the streetscape, enhanced by its siting on a large landscaped allotment with prominent inter-war brick front fence.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
Description

The house at 54 Southey Street is a large single-storey double-fronted Victorian bichromatic brick villa on a large allotment. Its unusually elongated street frontage comprises a projecting gabled bay at the left side, and a long recessed wing with verandah that returns to a second gabled bay on the south side. The hipped roof, re-clad in metal sheeting, has bracketed eaves, four tall bichromatic brick chimneys with moulded caps, and a section of balustraded parapet above the side bay. Both bays, to front and side, have half-timbered roughcast gable ends with bracketed eaves, and curved bay windows with rendered sills and lintels, timber-framed double-hung sashes, and leadlight highlights. Below the verandah, the street façade has a pair of canted bay windows. The verandah itself comprises a bullnosed corrugated galvanised steel roof, supported on a rendered segmental-arched loggia with capped brick dwarf walling between the piers. The property has a substantial red brick fence along the street boundary, with capped piers and bullnosed coping and wrought iron gates opening onto a bluestone-pitched driveway. At the rear is a double-storeyed skillion-roofed cream brick building containing six flats.

History

The City of St Kilda rate book for 1872 (dated 4 January 1872) records that Thomas Eddington owned unspecified vacant land (valued at £10) on the east side of Southey Street, between two large timber houses owned by the Baldwin and Clark families. By November, when the 1873 rate book was compiled, a six-roomed brick house (valued at £60) had been built there, owned and occupied by Alexander Watt, a clerk. Watt (later listed as a warehouseman) resided there until 1879, when he let it to estate agent William Thistlethwaite. The latter acquired the house by 1881, renaming it Corra-Lynn and building brick stables, first mentioned in that year’s rate book. Thistlethwaite lived there until his death in 1891, and his widow, Mrs Jessie C Thistlethwaite, remained until 1901. By that time, the address had become 76 Southey Street. The MMBW map, dated around that time, shows the house on its large lot with a small rectilinear masonry outbuilding (presumably the brick stables) at the rear, along the block’s north boundary.

Occupants in the early 1900s included Samuel Allen (1901-08) and J M McFarlane (1909-11). In 1912, it was acquired by George Durham, who remained there until his death in 1936. It was during his long tenure that the street address was twice altered: firstly to No 62 (c.1914) and then to No 54 (c.1928). The house was also remodelled during this time; the altered verandah bears the digits 54 on a rendered panel, indicating that renovation occurred after 1928. After Durham died, the house was occupied by his widow, Mrs Lilian Durham, until her own death in 1946, and thence by Gordon Durham (probably their son) until 1950. During the 1950s, the house was occupied by Otto Wachtel, who erected the freestanding block of flats at the rear in 1956.

Thematic Context

The 1870s represent something of a lull in the history of Elwood’s residential settlement, when the initial period of mansion construction during the 1850s and 60s had abated, but the Boom period of the 1880s had yet to prompt a resurgence. Consequently, few grand houses were built in Elwood during the 1870s. Examples included Ravelston in Tennyson Street (1870), Whinbank in Mitford Street (1875; demolished) and Arranmore, on the south corner of Brighton Road and Burns Street (1876; demolished). Corra Lynn at 54 Southey Street contrasts from the other survivor, Ravelston (now 17a Tennyson Street), as it is a sprawling single-storey house on a large allotment, rather than a compact double-storey mansion on a reduced block.

Cora-Lynn also represents a notably early use of bichromatic brickwork, which was popularised in Melbourne by architect Joseph Reed from the late 1860s. Within the City of Port Phillip, it is comparable to a double-storey house at 10-12 Anderson Street, South Melbourne (1871), which displays similar brickwork but is otherwise entirely different of similar in form and detailing.

Recommendations

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

References

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory
**City of Port Phillip Heritage Review**  
**Citation No:** 923

<table>
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**Address**

51 Spenser St  
ST. KILDA

**Constructed**

1927

**Category**

Residential: apartment

**Designer**

unknown

**Significance**

(Mapped as a Significant heritage property.)

Elenora is a well crafted and well preserved block of Mediterranean style flats on the corner of Spenser and Blessington Streets. Its strong form and prominent corner site make it an important gateway building leading out of the Peanut Farm towards the sea.

**Primary Source**


**Other Studies**

**Description**

*Style:* Mediterranean  
Two storey walk-up flats  
Builder: J.H. Berkley

**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 6946. Check permit No 9646.
"Los Angeles Court" Apartments

**Identifier**

"Los Angeles Court"

**Formerly**

unknown

**Address**

81A Spenser St
ST. KILDA

** Constructed **

1930

** Category **

Residential:apartment

** Designer **

unknown

** Amendment **

C 29

** Comment **

None

** Heritage Precinct Overlay **

None

** Heritage Overlay(s) **

HO262

** Significance **

(Mapped as a Significant heritage property.)

"Los Angeles Court" apartments were built for William Lockhart in 1930 at no. 81A Spenser Street, St. Kilda. They have historic importance (Criterion A) for their capacity to demonstrate the nature of development in the area during the early inter war period and especially in the vicinity of the Bay shoreline when apartment living was in its ascendancy. They have aesthetic value (Criterion E) as a highly representative example of the American West Coast Mission style as it was developed in the area, being comparable with "Glenronald" (75 Dickens Street, Elwood), 23 Dickens Street, Elwood, 41 Milton Street, Elwood and "Santa Fe" (45 Mitford Street, Elwood).

** Primary Source **

Andrew Ward, City of Port Phillip Heritage Review, 1998

** Other Studies **


** Description **

A prominent two storeyed rough cast apartment block in the American West Coast Spanish Mission style symmetrically arranged around an elevated porch in the form of an arched loggia approached by steps on either side. This element is the dominant feature of the design and has a cabled column to the loggia, balustrade enrichment in cast cement and the words "Los Angeles Court", also in cast cement, immediately beneath. The hipped roof has terra cotta tiles and the arched openings are replicated at the corners in the form of two storeyed loggias, adding interest to the design. Condition: Sound. Integrity: High, includes low front fence and corner palm tree.

** History **

The properties on the south side of Spenser Street over look the Renfrey Gardens and are in close proximity to the Bay.
On the south western corner of Spenser and Baker Streets, a block of four flats was erected in 1930 by William Lockhart on land that had been purchased from Mrs Le Griffon the previous year. The flats were described as brick, each with three rooms.

By the end of 1930, Dr Leslie Kidd of Elsternwick, had acquired the property. The flats at the time were occupied by Lyle Georgeson (caterer), James Johnson (builder), Arthur Modral (gentleman) and William Maughan (salesman). The NAV ranged from 87 to 96 pounds.

Kidd continued as owner in 1935 by which time, the flats were named Los Angeles Court. They were fully let although in five years, the NAV had dropped to between 65 and 80 pounds.

**Thematic Context**

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

**Recommendations**

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

**References**

St. Kilda Rate Books: 1925-31, 1935-36. VPRS 8816/P1, PROV.  
MMBW litho plan no.48, undated.
The Charles house at Spray St, Elwood, is significant to the City of Port Phillip because:
- it is an externally well preserved and relatively large Federation Bungalow style house, with associated leadlight, and window bays, sited in a related landscape setting (Criterion D2);
- the house has distinctive upper and lower level porch treatment (Criterion F1);
- it represents a period of growth in the City immediately after WW1 when largely vacant Victorian-era subdivisions were filled up by inter-war housing (Criterion A4).

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

Other Studies

Description
This is a large attic form Federation Bungalow style red brick and rough-cast stucco house, with arched upper level porch, lower level porch to one side, leadlight glazing and early insect screen door.

There is an early round-top picket front fence, Canary Island date palm and other related period exotic planting in the house yard.

Condition: good (partially disturbed, well preserved)

Integrity: intact/minimal intrusions

Context: Set in what was an inter-war subdivision, with some new intrusions, but next to a related Bungalow style house.
History
This house was built for (and possibly by) Anatole Charles in 1920-1: it was of 6 rooms and housed 3 persons. He sold the house to Christina Ross in 1922 who was followed by John Munro Ross, secretary at the firm McKenzie & Jones, in 1923-4. Ross leased it to William Rae, an estate agent, and later to Max Noble, a tailor, Charles Pearson, manager, and Mark Aarons, a book sorter.

This allotment was part of the Sea Side Estate which offered 173 villa sites in what was then termed Elsternwick to be sold by the redoubtable auctioneers, CJ&T Ham, in November 1884.

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
Houses

Identifier
Formerly "Lorne" (No 54) and "Omeo Villa" (No 56)

Address 54 & 56 Spray Street
ELWOOD

Constructed 1887 (54) & 1888 (56)

Category Residential: detached

Designer unknown

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The houses at 54-56 Spray Street, Elwood, comprise a detached pair of double-fronted Victorian single-storey brick villas, both much altered during the twentieth century. Erected in 1887 and 1888 respectively, they were two of only eleven houses built in the 1880s and ‘90s on the Seaside Estate, one of Elwood’s largest (and ultimately unsuccessful) Boom-period subdivisions. No 56 was originally occupied by Dr James Stirling (1852-1909), one-time Government Geologist and a significant figure in various scientific fields in Victoria.

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

Why is it Significant?
Historically, the houses are significant as the only surviving evidence of the Seaside Estate, an ambitious 192-lot subdivision in Elwood that was laid out in 1885. Of the less than a dozen houses actually built on the huge estate before the end of that century, only these two examples now remain (albeit in a much altered state) to demonstrate the optimistic but ultimately unsuccessful phase of Boom-period speculative residential development in Elwood. The house at No 54 is of some historic interest in its own right as the home of Dr James Stirling, former Government Geologist who was instrumental in the mapping of Victoria’s brown coal deposits in Gippsland in the 1890s, and was otherwise highly regarded for his pioneer research in many scientific fields including geology, botany, speleology, ethnography and meteorology.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description
The houses at 54-56 Spray Street, Elwood, comprise a detached pair of double-fronted Victorian single-storey brick villas, with hipped roofs and asymmetrical frontages with a projecting bay to the right side. Both houses have been somewhat altered. No 56, the more intact of the two, was evidently remodelled in the inter-war period. Front and side walls have been roughcast rendered and the original front windows replaced by timber double-hung sashes with lozenge glazing and flat architraves. The roof has been reclad with pressed metal sheeting (in imitation of terracotta tiles), and the original verandah replaced by a reproduction Edwardian-style one, with fluted timber posts, slat frieze and fretwork brackets. The house at No 54, remodelled in the post-war period, now has a flat rendered façade (with remnants of the original bichromatic brickwork still evident on the side wall). The roof has been reclad in terracotta tiles, the chimney and brackets have been removed, and the original windows replaced with steel-framed casement sashes. The original verandah has been replaced by a small corner porch, with a cantilevered concrete slab roof over a terrazzo paved base.

**History**

These sites formed part of the Seaside Estate, a 192-lot subdivision bounded by St Kilda Street, Glen Huntly and Ormond roads, gazetted in January 1885. The estate developed slowly, with 56 Spray Street – one of the first houses – appearing in the 1888 rate book (dated 13 December 1887) as a four-roomed brick dwelling, valued at £40, owned and occupied by William G Reynolds, clothier. The next year, the rate book lists Reynolds (described as a wool merchant) with a new neighbour, James Stirling (listed in the corresponding directory as Government Geologist) in two five-roomed brick houses, each valued at £42. By early 1890, Reynolds had been replaced by Andrew Bray, who lived in the house (listed in directories as Lorne) until 1897 followed by his wife, Mrs Annie Bray, until 1908. Stirling remained until c.1893, whereupon his house was occupied by a succession of short-lived tenants including George Renshaw (1894), music teacher Joseph Lomax (1897-98), James Unsworth (1900), Samuel Walsh (1902-03) and John Hudspeth (1905). During Walsh’s brief tenure, the house was listed as Omeo Villa.

Dr James Stirling (1852-1909) joined the Victorian Department of Crown Lands & Survey in 1873, working in various positions before becoming Government Geologist. As a Lands Officer at Omeo, he surveyed the Victorian alps and sent botanical specimens to Baron von Mueller, who subsequently named one after him, Helychrysum stirlingii. Stirling was instrumental in the mapping of brown coal deposits in Gippsland in the 1890s, and has been described as one of Victoria’s pioneer speleologists. His scientific interests included geology, botany, ethnography and meteorology, and he published numerous books and papers. Details of his life, including brief mention of life in the Elwood house, can be found in the published memoirs of his daughter.

**Thematic Context**

As the last remnants of the Seaside Estate, these two houses are unique. Historically, they can be only compared with Ivica at 95 Ormond Road, a large timber villa built in 1889. Much altered in later years (including removal of verandah), this was included in the City of Port Phillip Heritage Review in 1998, but has since been demolished. Setting aside their unique historical significance, 54-56 Spray Street can only otherwise be considered as fair or even poor examples of Victorian brick villas, as their integrity is greatly compromised by subsequent alterations. As such, they are comparable to many much-altered villas around Elwood, including 99 and 101 Tennyson Street, 34 and 40 Byron Street, and several houses in Scott and Rainsford streets.

**Recommendations**

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

**References**

Lodged Plan No 699, dated 24 January 1885.

City of St Kilda Rate Books. South Ward.

Sands & McDougall Melbourne Directory

Amie Livingston Stirling, Memories of an Australian Childhood. pp 56-59.
Identifier  Town Hall Annex
Formerly  unknown

Address  North Side Spring St, (between Bay and Heath Sts)
PORT MELBOURNE

Constructed  1915

Category  Public

Designer  Fred Cook City of Port Melbourne
Chief Engineer

Amendment  C 29

Comment  (Mapped as a Significant heritage property.)

Significance  The Town Hall Annex is of local significance. It is significant as part of the 1882 Town Hall, having social associations since 1915 with the public use of the Town Hall. The Spring Street facade is of note for its distinctive and quirky design, particularly to the abstracted Classical detail of the cornice and the proportions and surround detailing to the over-small upper windows.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Public Halls

ORIGINAL OWNER: City of Port Melbourne
CURRENT OWNER: City of Port Phillip

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

BUILDING TYPE: Town Hall
ARCHITECTURAL STYLE: Federation Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
The annex is located to the rear of the 1882 Town Hall (333 Bay Street) (q.v.), and is surrounded to the west and north by further extensions apparently constructed in the 1960s and '70s. The visible elevation facing Spring Street is designed in a idiosyncratic Edwardian stripped Classical style. It has two storeys and is of red brick construction with rendered details to the window surrounds and a rendered cornice and parapet. The elevation is divided into three equal bays by broad rusticated brick piers and has a central doorway with multi-paned rectangular fanlight above a suspended canopy. The flanking bays contain paired windows at ground floor level, and there are small paired windows in each bay to the upper level. Between the windows in each bay are tapering render panels incorporating curved or triangular pediments or bracketed hood moulds above each opening. A dentilled triangular pediment rises above the parapet above the centre bay. The cornice has a simple rectangular profile and is supported on closely spaced blocky two-part brackets.

COMPARATIVE ANALYSIS
The Edwardian Free Classical style of the Town Hall annex is shared by numerous contemporary public buildings in Victoria, including schools and other buildings by the Victorian and Commonwealth Public Works Departments. The symmetrical pedimented facade, the abstracted classical detailing, the combination of red brick and render and details such as the horizontally rusticated brick piers are all characteristic of such buildings, including, for example, Port Melbourne Post Office, 253-9 Bay Street (1910) (q.v.). While buildings of this style rarely conformed to academically correct Classical design, the Town Hall annex is distinctive for its unusually idiosyncratic and Mannerist design, particularly the oversized and blocky cornice brackets, the over-small first floor windows and the somewhat oriental flat pediments over the first floor windows to the outer bays.

History
This extension to Port Melbourne's nineteenth century Town Hall was constructed in 1915. The drawings bear the name of the City Engineer, Fred Cook. The Port Melbourne Council had been under pressure to upgrade various facilities around the municipality for some years. There was a failed attempt to attract investors for an improvement loan in August 1914, however, in December of the same year, with a developing unemployment crisis in mind, the State Government decided to offer Port Melbourne Council a loan for public works. (1) On 12 January 1915 the Council decided on a program of public works which included the rebuilding of the Town Hall and upgrading works to its reserves and roads. Plans for a new town hall with balconies and seating 1200 were drawn up. The building was completed by the end of the year. (2)

As extended in 1915, the building served the city until 1980 when new offices and a new hall were created by dividing the old hall in half and refurbishing it. (3)

Thematic Context
The extension to the Town Hall was part of a program of municipal upgrading works undertaken by the Port Melbourne Council in the twentieth century.

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. ibid. p. 209.
3. ibid. p. 209.
Residence known as ‘Clareville’
Formerly 31 Spring Street from 1880 to 1895

Address 101 Spring St
PORT MELBOURNE

Constructed 1868

Amendment C 89

Category Residential: detached

Designer unknown

Significance
101 Spring Street, named ‘Clareville’ in 1903, is of local significance. The original four roomed wooden house was constructed in 1868 by Frederick Williams, the well known local architect. In 1899 John James Bartlett purchased the property and substantially altered it to a nine roomed residence. The resultant transitional style of the 1890s and early 1900s combined a typical nineteenth century verandah form with Arts and Crafts influences apparent in the half timbered gables and lead lighted windows. It has some internal original decorative elements still intact dating from the 1900s alterations. Its historical interest relates to the original builder and architect, Frederick Williams and subsequent owners (Henry Norval Edwards and J J Bartlett) who were Mayors and Councillors and the subsequent long-term family ownership of a local SP bookmaking operation into the early three decades of the twentieth century.

Primary Sources
Valuation Books of the Borough of Port Melbourne and City of Port Melbourne
Sands and McDougall Directories, Melbourne, 1868 – 1974

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

Description
PRINCIPAL THEME: Residential
This single-storey timber-framed and weatherboarded residence is rectangular on plan with a service wing attached to the rear, facing Heath Street. A later gabled wing on the east side, facing Spring Street, apparently added in 1904-5. The hipped roof is slated with decorative terra cotta ridge tiles and finials. The chimneys are brick with rendered bands and terra cotta pots. A half-timbered gable with shaped bargeboards and turned finial is located off-centre on the Spring Street elevation above the entrance. The concave roofed verandah runs around both principal elevations and has paired wooden columns with cast capitals and cast iron valences. The verandah incorporates a small gable below and with similar detailing to the gable to the main roof. Rectangular bay windows are located on each side of the Spring Street entrance and on the Heath Street elevation. These windows, and the side and top lights to the entrance door, contain floral leadlight panels.

The interior of the house, although not inspected, is understood to retain much of the original fabric, including gilded and stencilled ceilings. Original wall plaster and possibly nineteenth century wallpaper is understood to remain in the entrance hall but has been lost in other rooms following reblocking of the floors.

COMPARATIVE ANALYSIS
Clareville is unusual in Port Melbourne as an apparently early house which was comprehensively altered at the turn of the century. The result of the alterations exemplifies the stylistic transition that can be seen in many houses constructed at the end of the nineteenth century in which the typical form of a Victorian doublefronted house was overlaid with elements such as the half-timbered gables, terra cotta roof ridging and leadlighted casement windows deriving from the Queen Anne and other Arts and Crafts domestic architectural styles. Many examples of similar style exist in other suburbs. Other transitional houses in Port Melbourne constructed in the 1890s or early 1900s include the two storey Creswick House, 139 Bridge Street and Emerald House, 165 Station Street, as well as the single storey house at 192 Liardet Street. These are comparable with Clareville in their mix of Queen Anne half-timbered gables and more-or-less conventional Victorian forms. Clareville is unusual for an inner suburban house, and unique in Port Melbourne, for its particularly expansive double-fronted form with additional wing to the east, and in this respect is more like houses in rural towns. The unusually elaborate internal decorative treatment, including gilded and stencilled pressed metal ceilings, which survive partly intact, are especially notable features of which relatively few known comparable examples exist in houses of this size.

History
The Crown grantee for this allotment (Block 29, Allotment 1) was W Mills. The land was registered as vacant in the 1866 Valuation Books. A four roomed wooden house, with central corridor and rear kitchen was built in 1868 by Frederick Williams who added a room in 1870 and remained at the house until 1874. Frederick Williams arrived in the colony in 1857, was a Sandridge Councillor by 1875 and Mayor in 1880. Williams also designed the Victoria Hotel, Holy Trinity Church Hall, Swallow and Ariell’s offices at Rouse and Stokes Streets and their 1888 Uneeda bakery, plus many other shops, offices and residences.
Ada and then Jane Gresham owned the house from 1875 and added on rooms to make it seven rooms by the time it was sold in 1892. During this time the house was rented out and used as a boarding house.
The Henry Norval Edwards family owned the house from 1892 to 1898. Henry Norval Edwards was a Councillor and vocal resident for the Temperance Movement from 1884 to 1892. He was also a prominent auctioneer running his business in Bay Street for many years. He was mayor three times and a staunch supporter of amalgamation with his third Council term from 1900 to 1907.

In 1899 James John (known as 'J J') Bartlett, tobacconist of 329 Bay Street, bought and added two rooms to the house to make it nine and lived there with eight people. J J was the son of James John Bartlett and Johanna Cahill and was born in Sandridge in 1865. He married Ellen (Nellie) Suffolk in 1887 in Port Melbourne and they had 10 children. J J Bartlett had owned the 'Foresters’ Arms Hotel' from 1872 to 1875 and was an active Councillor, resident at “Bloomfield House” 84 Station Street, prior to becoming Mayor in 1891. J J was also known as a successful bookmaker and member of the Victoria Club. 'Clareville' was the centre of the family run SP bookmaking operation which ran until JJ's death in 1928.

Like other of Melbourne’s working class inner suburbs, Port Melbourne was the scene of a considerable amount of low level illegal gambling activity during this period. In the case of Port, the constant flow of maritime workers through its hotels and streets sustained this gambling trade.

J J’s son James Cahill, born 1888 in Port Melbourne and christened at the local St Joseph’s Catholic Church, married in Port Melbourne in 1914. On James Cahill’s death his son took over ownership and responsibility for the house.

**Thematic Context**

Purchased by James B. Bartlett at the turn of the century, Clareville was the location for Bartlett's SP bookmaking operation for around thirty years. Like other of Melbourne's working class inner suburbs, Port Melbourne was the scene of a considerable amount of low-level illegal gambling activity during this period. In the case of Port, the constant flow of maritime workers through its hotels and streets sustained this gambling trade. The Bartlett family were long-time Port residents, James B Bartlett was the son of James John Bartlett, former Mayor of Port Melbourne (1884-5), proprietor of the Railway Club Hotel in Raglan Street (q.v.), sporting identity and SP bookmaker. James Bartlett followed in his father's footsteps and operated an SP book out of his house, Clareville, until his death in the early 1930s.

**Recommendation**

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. Pers. comm., James Bartlett
10. Sands and McDougall Directories - Sandridge/Port Melbourne, Sands and McDougall.
Tea and Refreshment Rooms

Formerly unknown

Address St Kilda Pier
ST. KILDA

Constructed 1904

Amendment C 29

Category Public

Designer unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO226

Significance (Mapped as a Significant heritage property.)
The St Kilda pier pavilion, representing a building form popular in Europe at the time of its construction, is a rare example in Australia, and is unique in Victoria. In 1913 it was described as the first Continental pier pavilion built in Australia and it survives to provide a link with St Kilda's past notoriety as a fashionable seaside resort.

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

Other Studies

Description
(See also ST KILDA PIER, Pier Rd)
The tea and refreshment rooms were erected at the 'L' junction of the St Kilda pier in 1904, at a time when St Kilda was gaining popularity as a seaside resort. Known as Parer's Pavilion in 1913, it was also used as a meteorological bureau for recording weather and wind velocities, and flags were hoisted to indicate the forecast. The unusual timber building features large round horseshoe arches which frame windows and doors of three elevations, and is crowned with a curved pavilion roof with cast iron balustrading and weather vane finial. The balustrading at the lower level is composed of alternating vertical and horizontal timber slats and scalloped boards appear above and below windows. Classical elements, such as pediments and window architraves are also displayed and constructed of timber. The form of the building is novel, employing subtle asymmetry within an overall symmetrical composition.

Intactness
The building itself is substantially intact, although various additions have been made at the rear of the pavilion.
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

Drawings, Public Record Office, Laverton, 1904.

'St. Kilda by the Sea', 1913-1916.

City of Port Phillip Heritage Review

Identifier  Former "Landene"
Formerly  Post Office

Address  490 St Kilda Rd
          MELBOURNE
Constructed  1897
Category  Residential:detached
Amendment  C 29
Designer

Comment

Significance  (Mapped as a Significant heritage property.)
The house now known as "Landene" was built at 490 St. Kilda Road, Melbourne, in 1897 for the tea merchant, McHenry England. It has historical and aesthetic importance. It is historically important (Criterion A) for its capacity to demonstrate an aspect of St. Kilda Road's former era of greatness as a residential address. It is of interest also to the extent that its owner became insolvent during the 1890's depression but managed to survive by making a secret composition and lived on at his St. Kilda Road address. It is aesthetically important (Criterion E) as an unusual Queen Anne influenced villa possibly reflecting England's empathy for the far east in the design of its upper level.

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

Other Studies

Description
An imposing Queen Anne influenced two storeyed red brick villa with an asymmetrical arrangement and hipped terra cotta tiled roof. There are two three centred arch porches, one of which has been built in and an over sized window in between. The upper level verandah is distinguished by its Tuscan columns and decorative iron screens to the balustrade and frieze, the whole of the projecting wing being symmetrically laid out.
Condition: Sound
Integrity: High

History
This part of Melbourne became arguably the City's most prestigious address following its excise from Albert Park in 1875. At the time of subdivision, a sports ground known as the "Warehousemen's Ground" (now the "Albert Cricket Ground") was retained and the streets subsequently formed north and south of it were named...
Queen's Place North and Queen's Place South. The allotments of land bounded by Queen's Place North (now Hanna Street), Queens Lane, Louise Street and facing St. Kilda Road were owned by the St. Kilda resident, Henry Littlewood in 1890. They were lots 1 and 2 and were both undeveloped in that year.

Littlewood built a house for himself on lot 2 in the early 1890's and in 1897 sold lot 1 to a gentleman named McHenry England who immediately started building a brick residence there. The house had 11 rooms and an NAV of 120 pounds. It is understood McHenry England became a tea merchant, charting ships and making many trips between China and Australia. He was a keen sportsman and a director of the Shamrock Brewery which later became part of C.U.B. England became insolvent during the Depression of the early 1890's, having a meeting of his creditors on 24th. September 1892 and entering into a secret composition in which he paid one shilling in the pound to his debtors, thereby allowing him to continue trading. He remained in his St. Kilda Road home in 1904. Subsequent occupants included Lionel Benjamin (1911), Alfred Chambers (1916), and George Blackwood (1921).

By 1951, the property was occupied by the Post Master General (P.M.G.) Department, material division.

**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: 1890-91, 1894-98, 1900.

MMBW litho plan no.20, dated 17.7.1894.


Plaque on fence post of former “Landene”.
The First Church of Christ Scientist is of significance as one of the most complete and scholarly essays in 1920s classicism applied to an ecclesiastical building in Melbourne. The degree of intactness of the two street facades is outstanding and integral to the significance.

Primary Source

Other Studies

Original Use: Church
Date of Construction: 1920 and 1933(1)
Architect: Bates Peebles and Smart(2)
Principal designer: Harold Durnsday(3)

In 1914 members of the Church of Christ, Scientist purchased a site on St. Kilda Road for the building of a church(4), and it was in 1920 that the foundation stone for the new building was laid(5). The contractors were Hansen and Yuncken(6) and the total cost of the building and the land came to £32,000(7).

The church was opened in 1922(8) and, as no Christian Science Church could be dedicated until it was free of debt, was formerly dedicated three years later in 1925(9). In 1928 a pipe organ, built by the London firm of Henry Willis and Sons, was installed in the building(10). In 1933 Bates Smart and McCutcheon called tenders for the erection of an administration block for the church(11), it being built along Dorcas Street, while in 1948 the original flat-roofed areas of the original church were covered by a pitched roof, concealed behind the parapets(12). The exterior was painted in 1962 and there have been subsequent minor alterations to the building.
The church is a very fine example of 1920s classicism. Built in a temple-like form, it has a shallow pedimented ionic portico facing onto St Kilda Road and large Diocletian windows facing to the north and south under the copper-clad shallow domed roof. The walls are clad in rough cast render, and the front facade has smooth render piers incised with banded rustication framing the projecting pavilions that flank the portico. The classical references are repeated through the mosaic and terrazzo porch floor, the Greek revival leadlight to the front doors and the wrought iron light standards that originally held torches.

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. (Vie.), ‘First Church of Christ, Scientist’, 15 June 1981 held in File No. 4871
2 ibid.
4 ‘History of First Church of Christ, Scientist’, Melbourne, Victoria, held in South Melbourne
   Local History Collection, Lit: 11
5 ibid.
6 National Trust of Aust. (Vic.), loc.cit
7 ‘History of First…’, loc.cit.
8 ibid.
9 ibid.
10 ibid.
11 Architects’ Index, University of Melbourne
12 National Trust of AUS. (Vic.), loc.cit.
The Lands Act of 1862 reserved large areas along St Kilda Road for use as public parks (3) while allotments were set aside for benevolent and institutional use. This was followed by an announcement (amongst furore) in March 1875 that, while the government would permanently reserve Albert Park, the frontages of the park to St Kilda Road would be sold for residential purposes (4).

An outcome of this was that J.B. Scott purchased three blocks of the land, this block later being sold to Frederick J. Neave, a solicitor, by 1890 (5). In the following year a brick building with fourteen rooms was erected for Neave to the design of noted Melbourne architect, Anketell Henderson (6). Named ‘Airlie’, Neave occupied the house for a number of years (7). In 1896 John Munroe Bruce, a businessman, brought his family to live at 452 St Kilda Road (8). His son Stanley Melbourne (1883-1967), later Lord Bruce and Prime
Minister of Australia from 1923-1929, spent his boyhood at ‘Airlie’ (9). In 1924 the building was purchased by Helena Teresa Mayer and converted into a guest house (10) and in 1951, it passed to the Victorian Health Commission (11). It is currently used by the Royal District Nursing Society.

The house remains in a substantially intact state despite the relatively long period since it was used as a single home. It is a two storeyed rendered house with a dominating loggia at each level, that wraps around two facades. The loggia is broken by the projecting bay with engaged columns and a pedimented unit above. At ground floor level the loggia is supported on ionic colonettes and at first floor level corinthian colonettes, each with a modillioned cornice while above, the balustraded parapet remains intact. The encaustic tiles to the ground floor verandah are intact and so too the basalt and cast iron fence. The building has been added to in an unsympathetic manner at the rear.

History
see Description

Thematic Context
unknown

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

References
1 National Estate, ‘Listing for South Melbourne: 452 St Kilda Road’, 22 September 1986
2 ibid.
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. For further information refer to ‘The Heritage of Australia’
7 Murphy and Murphy, loc.cit.
8 National Trust of Aust. (Vic.), ‘Research into Airlie, 452 St Kilda Road …’, 6 August, 1982
9 ibid.
10 ibid.
11 ibid.
### Description

*Original Use: Residence*
*Date of Construction: 1890 (1)*
*Architect: probably Walter Scott Law (2)*

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the frontages would be sold for residential purposes (3). Following this subdivision a Melbourne solicitor, J.G. Duffett, bought this property which he held for a number of years, selling to James Dowie, a builder, by 1889 (4). In the following year this sixteen-roomed single storeyed brick and stucco house was erected for Leon Cohen, a bootmaker (5). It is suggested that Downie was the builder of this property.

Originally named ‘Estella’ (6), the building is a reminder of the numerous mansions that were built in the nineteenth century along St Kilda Road. Major alterations were made to the building earlier this century and these included the removal of a front verandah and the building of the tall porches at each side of the central front door (7). As it stands, ‘Estella’ only retains its principal rooms, while the front façade is a fascinating essay in classicism of a type unusual to Melbourne. The parapet is very tall, rising into tower-like forms and is decorated with low reliefs along classical themes. Above the front door the parapet has a (damaged) Grecian

### Significance

‘Estella’ is of significance as a house of the late Victorian period designed in two stages that combine to form a commanding essay in Greek revival architecture of a type most atypical to Melbourne.
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.), ‘Building Citation: 462 St Kilda Road’, held in File No. 582
2 Although the Architects’ Index, University of Melbourne lists William George Wolf as advertising
tenders for a large villa residence for Leon Cohen, at 462 St Kilda Road, in 1890, Dr Miles Lewis
suggests that the building should be attributed to Walter Scott Law as he is known to have
designed several houses for Cohen in Fitzroy. Additionally, Lewis points out that the style of the
building resembles that used by Law and not by Wolf
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 National Trust of Aust. (Vic.), loc.cit.
6 ibid.
7 Murphy and Murphy, loc.cit.
In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (3). During the nineteenth century numerous mansion houses (4) were built for Melbourne’s wealthy society, establishing St Kilda Road as one of Australia’s fashionable boulevards. From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up many of the old mansions most of which, by the 1920s and 1930s had been converted into flats and guest houses. The British Petroleum House completed in 1964 (5), at the junction of Albert and St Kilda Roads, was the first multi-storey development completed along this major thoroughfare and it was quickly followed by many others. In 1962 construction was begun on Bernard Evans and Partners’ seven storey office development. The contractors T.L. Easton and Sons (6) were the principal builders of the structure which was completed in 1965.
The VACC building has a stepped form with only the first three floors projecting towards St Kilda Road, the remaining floors being set well back. It is constructed with an expressed steel frame with accentuated verticals, between which are bronzed reflective windows with off-white spandrels. The entrance foyer retains its original staircase with marble-clad cantilevered steps. It is very unfortunate that the foyer has recently been refurbished.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

2 ibid.
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 Refer to citation for St Kilda Road items
5 Refer Citation for No. 1 Albert Road
6 Butler, loc.cit.
"Charsfield" is of significance as a substantially intact mansion remaining from the Victorian subdivision and development of St Kilda Road. It is also of significance as a fine example of the work of Charles Webb.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: 1889 (1)
Architect: Charles Webb (2)

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and the land was to be sold for residential purposes (3). Following the subdivision, this allotment was purchased by I. Matthews (4) who later sold to Alfred Hodgson, a 'gentleman' of West Melbourne, in 1888 (5). In the following year this fourteen-roomed brick and render building was erected (6) to the design of noted Melbourne architect Charles Webb (7). Although Webb advertised tenders for the construction of this house (8), Hodgson was described as a builder in 1889 and it is possible that he constructed his own home. Although having made a small fortune from his tailoring and men's wear business in Lonsdale Street, Melbourne, Hodgson died a poor man (9). 'Charsfield' was later purchased by A.M. Younger, a prolific flat developer, who converted the property into the 'Nangunia Guest House' in 1931 (10).

‘Charsfield’ is a symmetrical two storeyed house with a single storeyed terrace projecting from the front façade. The terrace is supported on a loggia with detailing reminiscent of Webb’s loggia across the facade of
his Windsor Hotel. The terrace is broken by a central two storeyed tower with Italianate coupled windows at first floor level. The house remains substantially intact including the glazed lantern over the stair hall, most of the encaustic tiles to the loggia and the cast iron picket fence.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

**References**

1 Architects’ Index, University of Melbourne
2 ibid.
3 Murphy, J. and Murphy, P., ‘Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road’, prepared for the HBPC
4 ibid.
5 ibid.
6 DHC, ‘Interim Heritage Assessment: 478 St Kilda Road’, March 1986
7 Architects’ Index. Webb designed the South Melbourne Town Hall (Refer to citation for 208-220 Bank Street) in 1879
8 Architecsts’ Index
9 Murphy and Murphy, loc.cit.
10 DHC, loc.cit
Former Colonial Gas Holdings Offices

Address: 480 St Kilda Rd
SOUTH MELBOURNE

Date of Construction: c.1960-1965

Category: Commercial

Designer: unknown

Description:

Original Use: Offices (1)
Date of Construction: circa 1960-1965 (2)

In 1875 the Government announced, amongst furore, that the western side of St Kilda Road was to be alienated from parkland to be sold for residential purposes (3). Following this, during the latter part of the nineteenth century, numerous mansion houses were erected for Melbourne's wealthy society (4), establishing St Kilda Road as one of Australia's fashionable boulevardees.

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up the old mansions (most of which, by the 1920s and 1930s had been converted into flats and guest houses). The British Petroleum House completed in 1964 (5), at the junction of Albert and St Kilda Roads was the first multi-storey development along this major thoroughfare and it was quickly followed by many others. The building at 480 St Kilda Road was completed at about the same time and although small, is a bold example of commercial architecture of the time with an expressed concrete frame between which are large expanses of glazing. This flat-roofed building has a strong horizontality with a very wide eave to the second floor and with the first floor cantilevered out from the ground floor. The front entrance has been altered, however it retains the terrazzo floor and stair in the lobby.
History
see Description

Thematic Context
unknown

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

References
2 ibid.
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 Refer Citation for No. 1 Albert Road
In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the land would be sold for residential purposes (3). Following this subdivision, Rudolph D. Benjamin, a 'gentleman', purchased this property on which he constructed a sixteen-roomed brick building (4). The house, named ‘Redholme’ (5), was designed by noted Melbourne architect, John Beswicke, in 1896 (6) and it is suggested that the builder was James Downie (7). From the 1950s, the building has been known as ‘Warwilla’ Guest House (8).

Stylistically, the house belongs to the Edwardian period and having been built in 1896 it is an early example of such architecture. It has red brick tuckpointed walls, picturesque massing with a projecting half timbered bay window and an octagonal tower with candlesnuffer roof; elements that were to remain popular for at least another decade. The banded brick chimneys dominate the terracotta tile roof, as do the decorative finials. The ornate fibrous plaster ceilings and the fine stained glass window to the stair hall are of distinction. Gothic references are made in the shallow pointed arches to main openings and the engaged colonettes that flank
the entrance.

**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 Personal Communication Miles Lewis
3 Murphy and Murphy, loc.cit.
4 ibid.
5 ibid.
6 ibid.
7 National Trust of Aust. (Vic.), ‘Research into Redholme…’, 13 October, 1982
8 Murphy and Murphy, loc.cit.
Identifier: Tram Shelter
Formerly: unknown

Significance:
An intact member of the small but important set of 1920s tram shelters in St Kilda Road, this particular shelter was built in 1927 to closely replicate its neighbour further north on the corner of High Street. Its fine Arts and Crafts design and hand built timber construction reflects a bygone era of public transport, and complements Melbourne's W class trams. Unlike the trams, the present colour scheme of the shelter appears to be close to the original.

Primary Source:

Other Studies:

Description:
Passenger shelter

Comment:
(Mapped as a Significant heritage property.)

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

Address:
St Kilda Rd
ST. KILDA

Category:
Street Furniture

Constructed:
1927

Amendment:
C 29

Designer:
unknown

Heritage Precinct Overlay:
None

Heritage Overlay(s):
HO247

History:
see Description

Thematic Context:
unknown
References

unknown
The St Kilda Post Office was completed on 24 January 1876 by the contractors Walker and Halliday and opened in March of that year. The Italianate style and plan of the two story building was commonly used for post offices in Victoria. Located on a corner site, this hipped roofed Post Office is restrained in appearance with arched openings at ground level and arcading and rectangular windows above. The building comprised a post office, with the original arcading being flanked by two lobbies, and residence in the rear one storey wing and above the post office.

Intactness
The building is substantially intact although the arcade at ground level was taken over for internal use within fifteen years of the building's completion. By 1920 the main entrance had been moved. A single storey wing has also been added along the Inkerman Street façade. Signs have been added to the facades, which have themselves been painted.

History
see Description
Thematic Context
unknown

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

References
Notes and plan of St. Kilda Post Office (Department of Housing and Construction?) n.d.
Shops

**Identifier**  Shops

**Formerly**  unknown

**Address**  70-76 St Kilda Rd
ST. KILDA

**Constructed**  1890

**Category**  Commercial

**Designer**  unknown

**Amendment**  C 29

**Comment**

**Significance**  (Mapped as a Significant heritage property.)
The shops at nos. 70-76 St. Kilda Road, St. Kilda were built for W.W.Cabena in 1890. They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to demonstrate the former importance of the High Street shopping centre last century and prior to the widening of this thoroughfare in 1970. They are aesthetically important (Criterion E) as a prominent late Victorian commercial building distinguished by the oriel bay to the corner splay and by the amount of cast cement ornamentation which so effectively recalls the excesses of the late boom period.

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

**Other Studies**

**Description**
A prominent two storeyed Italianate Boom Style corner development with corner splay and oriel bay window. The façade treatment is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastrated walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop. The Charnwood Road elevation is slightly more plainly treated, the blank walls between the windows and pilasters being treated as panels in the Roman manner. There is a residence with separate entry facing Charnwood Road.

**Condition:**  Sound

**Integrity:**  High, shop fronts intact, verandahs removed (?)

**History**
At Crown land sales, O. Brown bought numerous lots of land north of Alma Road between Barkly Road and Chapel Street, which included the Charnwood Road area. By the time of Vardy's survey in 1873, the area had been subdivided but lot 182 on the south east corner of High Street (now St.Kilda Road) and Charnwood
Road was undeveloped and remained so until 1890 when W.W.Cabena bought it from local councillor J.S.S.Sundercombe. In that year, it had a frontage of 60 feet to High Street and an NAV of 150 pounds. Cabena immediately set about building four brick shops on the site. They were completed by the end of 1890 and were described as having six rooms (nos.72-76) and nine rooms (no.70). The shop at no.72 had already been let to the draper, Andrew Bray. In 1893, Cabena himself occupied the corner shop, Bray continued at no.72, Stephen John Taylor, a chemist leased no.74 and Roland Godfrey, a grocer leased no.76. The effects of the 1890's depression probably took their toll on Cabena's investment as in the following year two of the shops were vacant and in 1895, Gavin Gibson and Co. of Melbourne took over their ownership.

At the turn of the century, Gibson and Co. had tenants in all of the shops. The chemist, Taylor continued at no.74, and the other shops were occupied by Maggie Barr, a costumiere (no.70), Wolfe Glance, a tailor (no.72) and John Barclay, a fruiterer (no.76).

**Thematic Context**

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

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

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

MMBW litho plan no.45, undated.

Parish Plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.

J.E.S.Vardy, “Plan for the Borough of St. Kilda”, Hamel and Ferguson, 1873, North/1
Shops

Formerly unknown

Address 140-146 St Kilda Rd
ST. KILDA

Constructed 1886

Amendment C 29

Category Commercial

Designer unknown

Significance (Mapped as a Significant heritage property.)
This is an intact group of commercial premises in a prominent location in St Kilda. 140, 144 and 146 St Kilda Road retain their original timber framed shop windows, their iron work friezes and bluestone paved entrances.

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

Other Studies

Description
The group of four commercial buildings at 140-146 St Kilda Road was erected in 1886 for Alex Macadam; three comprising a shop and five-roomed residence and the corner building a shop, cellar and ten-roomed residence. The building features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level continue around both facades. The rear of 146 St Kilda Road faces Alma Road with a simpler façade dominated by a pediment over a large entrance. The shop fronts themselves feature timber frames with cable mouldings and cast iron friezes above the entrances.

Intactness
The building is substantially intact although the balustrading of the three storey corner section has been removed and replaced with a large neon sign. The verandahs at street level have been removed and the shop front fenestration of 142 St Kilda Road has been replaced. 144 St Kilda Road is the most intact premise retaining as unpainted render and tiled shop front with ceramic vents, but the window framework of 140 and 146 St Kilda Road has also been retained.
History
see Description

Thematic Context
unknown

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

References
Rate Books, City of St Kilda, 1886-1887.
**Identifier**  
Shop and Dwelling

**Formerly**  
unknown

**Address**  
170-172 St Kilda Rd  
ST. KILDA

**Constructed**  
1867

**Category**  
Commercial: residential

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

**Significance**  
(Mapped as a Significant heritage property.)
The combined shop and dwelling at nos. 170-72 St. Kilda Road, St. Kilda, was built for the stationer, William Arnott, in 1867. It is important as a rare surviving substantially intact shop and dwelling (Criterion B) recalling the earliest phase in the development of High street as a commercial centre (Criterion A).

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

**Other Studies**

**Description**
A polychrome brick two storeyed dwelling in terraced form with a single storeyed shop at the front. The parapet treatment to the dwelling includes a segmental brick pediment with some cast cement enrichment and a bracketed brick cornice. The end walls of the upper level verandah are of timber construction and there are presumably later turned timber posts. The shop front is original and consists of a central ingo with characteristic finely worked timber mullions enclosed by stuccoed pilasters. Condition: Sound. Integrity: Fair. The verandah has been removed and there is a recent balustrade to the shop parapet.

**History**
In 1855 (Kearney Map) the Brighton Road between Alma Road and Argyle Street included a number of shops. By 1866 (Cox’s Map) it was occupied completely by retail premises and constituted the core of the shopping strip on this side of the road. In 1866, William Arnott, a stationer, owned one of the few remaining vacant lots on the east side of High Street (now St. Kilda Road) between Alma Road and Argyle Street. The land had a frontage of 60 feet. A strip of shops had been built along this section of road and in 1867, Arnott followed suit and erected this brick shop and dwelling with five rooms. He sold stationary and books.

By 1870, the shop had an NAV of 115 pounds. Business must have progressed well for Arnott built a second
shop next door in 1882. It was of brick and had five rooms. It seems that Arnott moved into the new premises and leased his original shop to John Earl, a draper. Earl was leasing the property in 1890, at which time Arnott continued as owner.

By the turn of the century, the freehold of the shops had passed to Mrs. Arnott. The original shop at no.170-172 was leased to Evan Brown, a furniture dealer. At the time, the shop was described as “brick, 10 rooms, NAV 50 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: 1866-70, 1875, 1879-86, 1890-91, 1899-1900, VPRS 2335, PROV.

MMBW litho plan no.45, undated.

J.E.S.Vardy, “Plan of the Borough of St. Kilda”, c.1873, North/5.
Identifier  Shop and Dwelling
Formerly  unknown

Address  228 St Kilda Rd
         ST. KILDA
Constructed  1886

Amendment  C 29
Comment

Significance  (Mapped as a Significant heritage property.)
The shop and dwelling at no. 228 St. Kilda Road, St. Kilda, was built for the real estate agent, Timothy Kelly, in 1886. It is important as a rare surviving (Criterion B) substantially intact shop and dwelling in its immediate locality, recalling the consolidation of High Street as a commercial centre during the late Victorian period (Criterion A).

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

Other Studies

Description
An imposing two storeyed pilastered shop and dwelling in the late Victorian boom style with segmentally pedimented upper level windows, bracketed cornice and parapet with orb finials. At street level, the original window frames have been replaced but the Tuscan order pilasters separating each window are intact. There is a corner splay and a presumed former residential entry, now built in, alongside. Condition: Sound. Integrity: Fair. The verandah has been removed. See above.

History
At the Crown land sales, J. Farmer purchased section 69F bounded on the east side by St. Kilda Road between Argyle and Inkerman Streets and comprised of about 3.5 acres. By 1873, Farmer Street had been formed and the land had been subdivided and partly developed. Farmer however still retained most of the area.

By 1886, Timothy Kelly, a real estate agent, had purchased land between Argyle and Farmer Streets on which he erected two brick buildings; one was a shop with three rooms and the other (no.228) was an office and dwelling with five rooms. Kelly ran his business from the office.
From 1896, Kelly's place was described as brick, 10 rooms. The NAV did not increase so it is likely the property was extended or altered rather than redeveloped. In 1900, Kelly continued to occupy no.228 however between 1898 and 1900, ownership of both shops passed to the Mutual Provident Society.

**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: 1886-88, 1890-91, 1895-1900. VPRS 2335, PROV.
MMBW litho plan no.45, undated.
J.E.S.Vardy, “Plan of the Borough of St. Kilda”, c.1873, North/5.
The business premises at 238 High Street, St Kilda were erected for the auctioneer and estate agent G. Vale Linton in 1883, and his business remained there until 1895 when he moved to Carlisle Street. The symmetrical two story façade is heavily decorated at first floor level with four fluted Corinthian pilasters separating arch headed windows. The parapet contains both balustrading and circular motifs and behind a steep sided slate roof is partly concealed. The name 'Linton' is incorporated in relief lettering on the parapet.

The upper part of Linton's façade is extremely intact, but below, a verandah has been removed and the shop front refitted probably early this century. However, the existing shop front displays intact bronze framed fenestration and some glazed tiles remain on the surrounds.

(Map as a Significant heritage property.)

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

Heritage Precinct Overlay: None
Heritage Overlay(s): HO250
Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References
Sands and McDougall Directories, various dates.
Identifier: Senate's Café Bar Restaurant
Formerly: Queen's Arms Hotel

Address: 336-340 St Kilda Rd
ST. KILDA

Constructed: 1924

Category: Commercial
Designer: Sydney Smith and Ogg and Serpell

Amendment: C 29

Significance: The cupola of this hotel is a local landmark, whilst architecturally the building is a distinctive design in what is known as the Greek Revival style, as well as being one of the few hotel buildings in this style. The Queen's Arms is also an important work of Architects Sydney Smith, Ogg and Serpell. (David Bick, St. Kilda Conservation Study, 1985)


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 bar/restaurant, former hotel

History:
see Description

Thematic Context:
unknown

Recommendations:

City of Port Phillip Heritage Review
Citation No: 927
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 5464 granted 1919/1923.
City of Port Phillip Heritage Review

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**Address**  
615-617 St Kilda Rd  
ST. KILDA

**Constructed**  
late last century

**Category**  
Industrial

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

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

The complex contains some notable relics of the early days of gas production in Melbourne. The Valve House is most significant both architecturally and technologically and its present condition, especially the removal of the slate roof, is a matter of great concern. The office is also significant as part of the complex although the residence, whilst contributory is of low architectural significance. With the recent demolition of industrial buildings and relics of the gas industry at West Melbourne and Tooronga, the survival of remaining links with this industry is vital.

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

**Other Studies**

**Description**

This complex of Gas Company buildings comprises the Valve House, a residence and a freestanding brick office building. The Valve House appears to have been constructed late last century and is of red brick with cement render trim. The St Kilda Road elevation has superimposed pilasters and a pediment which frame four arch headed windows. Bluestone sills provide contrast to the red brick walls. Each elevation is capped by a similar triangular pediment and a solid parapet runs around the top of the building. The pediments are of face brick and delicate cement render relief decoration incorporating the monogram of the gas company. At impost level a band of delicate arcanthus leaf decoration is incorporated. The office building has reddish-cement brick and a cruciform-plan roof. The resulting gable ends are plain as are the bargeboards. A bullnose corrugated iron awning is supported on slender metal brackets. The residence is a typical late Victorian design although alterations early this century have seen the addition of timber fretwork and a terracotta tiled roof. The whole complex is surrounded by a high timber fence although a section of metal dowel fencing and a gate survive at the entrance. This design is repeated in some low metal railing which fences the bluestone paved driveway. The grounds are enhanced by a pair of tall palm trees.
Intactness
This group of buildings is in an alarming state of disrepair. Slate roofing has been removed from the Valve House and damage is occurring to the ceiling. Windows have been removed from both the Valve House and the office. All buildings are unoccupied.

History
see Description

Thematic Context
unknown

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

References
unknown
City of Port Phillip Heritage Review

Identifier  Flats
Formerly  unknown

Address  628 St Kilda Rd
ST. KILDA

Constructed  1936

Category  Residential: apartment

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
One of the finest apartment complexes of its period in Melbourne showing a particularly thorough degree of detailing and high standard of craftsmanship. The complete nature of the building complex with its large number of individual fittings such as signposts, lamps and weather vanes is a particularly distinctive feature.

Primary Source

Other Studies

Description
Style Old English
Three storey walk-up flats
Builder: original owner: Hume Investments Pty Ltd

A large complex of apartments in a Tudor style comprising an L-shaped three storey wing facing onto St Kilda Road and Street and a two storey garage and mews wing facing onto Queens Lane and forming a central service courtyard. The complex was erected in 1936 for Hume Investments Pty Ltd (Geo. M. Hume Esq) to designs prepared by Marsh and Michaelson, Architects. The red clinker brick facades of the main block are punctuated at regular intervals by slightly projecting staircase bays decorated with half timbering and, on the St Kilda Road frontage, incorporating projecting timber balconies. Tall tudor style chimneys are distributed across the steeply pitched terra-cotta tile roofs. A driveway on the south boundary of the block gives vehicular access to the service courtyard and passes under a port-cochere giving access to the principal apartment which in the building's specification is notated as incorporating panelling in the dining room and study from the earlier house that was located on this site. Each of the entrance porches is given a Tudor style name (Raleigh, Wolseley, Grenville etc) which are discretely displayed on a signpost and lantern at the street corner.
of the property. A decorative gable surmounted by an elaborate weather vane on the mews building terminates the vista down the driveway from St Kilda Road.

**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.9404 issued July 1936.
Residence Formerly "Ulimaroa"

Identifier
Formerly "Ulimaroa"

Address
630 St Kilda Rd
ST. KILDA

Constructed
1890

Amendment
C 29

Category
Residential: detached

Designer
unknown

Significance
(Mapped as a Significant heritage property.)
This former residence in St Kilda Road is an extremely intact example of Melbourne's boom period and is significant as it is one of the last remaining mansions of its kind in this important boulevard.

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

Description
This building, now the premises of Repco Limited, was erected in 1890 for Dr. Watkin and occupied by ship owner John Traill and the residence remained in the Traill family until 1948. A physician, Dr. Barret resided there until 1959 and in 1962 Repco Limited acquired the building. The Italianate mansion was erected at the height of the boom in Melbourne and the form of the two storey building is typical of the period. A polygonal bay protrudes adjacent to the three-storey balustraded entrance tower which in turn terminates an L-shaped verandah and balcony. The patterned slate roof terminates in eaves supported on paired consoles and deep consoles support the cast iron window balustrading. Moulded florid friezes, festoons and cast iron brackets, valencing and balustrading decorate the residence.

Intactness
This building in St Kilda Road is substantially intact.

History
see Description

Thematic Context
Recommendations

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

References

References
Sands and McDougall Directories, various dates.
Rate Books, City of St. Kilda, 1890: Watkin (owner), - (occupier), 10 room brick unfinished, 150 pounds;
1892: John Traill (occupier), shop owner, gent, Dr. Watkin (owner), 12 room brick, N.A.V. 260 pounds.
Identifier  Terrace
Formerly  “Luzmore Terrace”

Address  641-649 St Kilda Rd
          WINDSOR

Constructed  1880-82

Category  Residential:row

Designer  Phillip Treeby

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)

The row houses at nos. 641-649 St. Kilda Road, known for a period as “Luzmore”, may have been designed by the architect Phillip Treeby and were built in 1880-82. They are a representative late Victorian terraced row, of importance for their location on the St. Kilda Road, formerly Melbourne's pre-eminent Victorian period boulevard and now profoundly changed.

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

Other Studies

Description

A terraced row of five two storeyed stuccoed Boom period houses staggered to accommodate the angled frontage alignment to St. Kilda Road. The parapets are unusual, having central balustraded sections flanked by urns. The two storeyed verandahs have cast iron lace balustrades and valences without supporting columns. The lower level windows have cabled colonettes and the front doors have stained glass upper sashes. Condition: Sound. Integrity: High. Includes cast iron palisade fences. Some elements missing but available for replication on other members of the row.

History

The area bounded by Henry and Peel Streets and St. Kilda and Punt Roads was treed parkland in 1855 and 1866. By 1880, it had been subdivided and sold.

In 1880, James Treeby, a builder of Richmond, owned three lots of land with “Melbourne Road” frontages of about 34, 33 and 33 feet running north from Peel Street. The NAV of these lots were 8.7 and 7 pounds respectively.
Over the next two years, Treeby built a terrace of five houses on this land. The houses were described identically as “brick, 6 rooms, NAV 30 pounds”. By February 1883, all houses had been leased to professional people among them Phillip Treeby, an architect. The other occupants were merchants Fink, Betts and Tedmiratzki(?), Henry Cordner, an accountant, John Timms, a gentleman and E.C.Waddington, a photographer. The NAV of each house was 70 pounds.

Treeby continued as owner in 1886 however by 1891, he had sold the terrace to T.G.Edger, a “gentleman”. Edger lived in one of the houses. Another occupant was William Marr, a grocer and later, a corn fruiteer/traveller. Marr took up residency in the mid 1880’s and his family’s association with the terrace continued into the 1920’s.

The houses had passed to Mrs Edger by 1896. Charlotte Edger had occupancy of two houses, William and Miss Louisa Marr occupied two houses and a musician, Joseph Summers lived in the house on the corner of Peel Street.

At the turn of the century Catherine Edger was listed as owner. She occupied two houses, Louisa Marr had two houses and Elizabeth Wood lived in the corner house. It was a terrace of women with the occupation “domestic duties” except for Louisa Marr who was a dressmaker.

In 1901, the houses were known as “Luzmore Terrace”. By the 1930’s, the houses were described as “apartments” and by the 1960’s, some of the houses were described as “flats”.

**Thematic Context**


**History**

**Recommendations**

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

**References**

References: St. Kilda Rate Books: 1880-83, 1886, 1890-91, 1895-96, 1899-1900, VPRS 2335, PROV.
MMBW litho plan no.35, undated.
Kearney, 821.09A, 1855. SLV, Map Section.
H.L.Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section.
**Park Court**

**Identifier**  "Park Court"

**Formerly**  unknown

**Address**  473 St Kilda St

**ST. KILDA**

**Constructed**  1938

**Category**  Residential:apartment

**Designer**  Seabrook and Fildes

**Amendment**  C 54

**Comment**  Updated citation

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

What is Significant?
The Park Court Flats at 473 St Kilda Street is a three-storey flat-roofed orange brick building in the stark Functionalist style. Occupying a prominent corner site, the flats were erected in 1938 to the design of the noted architectural firm Seabrook & Fildes.

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

Why is it Significant?
Aesthetically, the Park Court Flats are significant as a fine and intact example of a substantial and prominently-sited apartment block in the inter-war Functionalist style, particularly notable for its unusually broad façade with strong horizontal emphasis, stark orange brickwork and concrete slab balconies.

Architecturally, the Park Court Flats are significant as a fine example of the work of noted architects Seabrook & Fildes, who were amongst Melbourne’s leading exponents of the European-derived Functionalist style in the late 1930s. The firm, who are best known for their celebrated and influential design for the MacRobertsons’ Girls’ High School in South Melbourne (1934) designed many blocks of flats, although, ironically, this is the only known example of their work in the St Kilda/Elwood area, otherwise dominated by inter-war apartment blocks.

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

**Other Studies**
Description
Three storey walk-up flats
Builder: S. McDonald
Original owner: S. McDonald

History
A building permit for this block of nine flats was issued by the then City of St Kilda in February 1938, and the completed building was first recorded in the Sands & McDougall Directory in 1939, under the name Park Court Flats. No individual occupants were listed until 1943, when the directory included a separate entry for one J M Strickland. Electoral rolls confirm that Mrs Jessie Maude Strickland and her husband, Albert Douglas Strickland (identified as a caretaker) lived in Flat 1, 473 St Kilda Street, until the early 1950s.

The flats were designed for one S McDonald by the important architectural firm of Seabrook & Fildes, who were amongst Melbourne's leading exponents of European-derived Functionalist style of the late 1930s. The principals, Norman Seabrook and Alan Fildes, formed an official partnership in early 1936 after the completion of their most celebrated project: the prize-winning design for the new MacRobertson's Girls High School in South Melbourne (1934), one of Melbourne's pioneer modern buildings. The architects went on to design a number of highly-regarded blocks of flats, fire stations and industrial buildings in a similar style.

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 Park Court Flats are an example of the latter. 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 cream and red face brick. With its notably broad façade and distinctive concrete slab balconies, the Park Court Flats stands out as a particularly fine example, in stark contrast to those contemporaneous but less sophisticated local examples that were designed by as yet unidentified architects, viz: the Burnett Lodge at 9-13 Burnett Street (c.1940), the Mereen flats at 40 Burnett Street (c.1940), and the High Royd flats at 36 Robe Street (1930s).

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

References
Residences

Identifier

Formerly unknown

Address

521 St Kilda St
ST. KILDA

Constructed 1927?

Amendment C 29

Category Residential:attached

Designer See reference notes

Significance

Along with 150 Glenhuntly Road this building forms a pair at the end of St Kilda Street of intact brick bungalows typical of the eclectic but conventional architectural style of their period. The excellent leadlighted and bevelled glazing of their windows, and the intactness of their shared fences and garage, are notable individual features.

Primary Source


Other Studies

Description

Style: Mediterranean
One storey residence
Builder: H. Johnson
Original owner: H. Johnson

History

see Description

Thematic Context

unknown

Recommendations

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

NOTES
Same architect-builder as 172 Ormond RD. Ref also Morres St, Maryville St & Monkstadt Ave houses. H Johnson, the builder, may be the architect. St K C C permit No 6621 issued Nov 1926.
"Balmoral Terrace"

Formerly
unknown

Address
1-5 St Vincent Place
SOUTH MELBOURNE

Constructed
1871-75

Category
Residential:row

Designer
unknown

Significance
(Mapped as a Significant heritage property.)

'Balmoral Terrace' is of significance for having been built within the first decade of the development of St Vincent Place and for the coherency of its design with the other buildings of the period built in the Place. It is an integral building to St Vincent Place and retains particularly fine cast iron and render decoration.

Primary Source

Other Studies

Description
Original Use: Residences
Date of Construction: 1871-75 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858. Following this the first land sales around the St Vincent Gardens took place on 13 December 1864 (2) and numerous large terrace rows attracted Melbourne’s wealthier citizens. It is recorded that in 1873 James Smith (3), the head teacher at the Albert Park State School at that date (4), was the owner of the three terrace houses at Nos. 1, 3 and 5 St Vincent Place. Each ten-roomed brick terrace was rented out in 1873; D. O'Donnel, a commercial traveller, occupied No. 1, No. 3 was vacant and one A.M. Tullock was occupying No. 5 (5).

The terrace creates a strong edge to the southern streetscape of St Vincent Place, being on its south-east corner. The row has a dominating pediment to the parapet that spans the full width of the central house. In addition to its size, the pediment is very finely decorated with render mouldings, and below it, the frieze houses the nameplate, ‘Balmoral Terrace’. The cast iron on the two storeyed verandah is very fine and is substantially intact. It has a restraint of ornamentation that reflects the pre-boom date of construction of the row.
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 P. Sanderson, ‘Investigation Project – History and Conservation:  St Vincent Place and Surrounds’, Department of Architecture, University of Melbourne, 1980
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 National Trust of Aust. (Vic.), ‘St Vincent Place Urban Conservation Area’, File No. 2231
4 C. Daley, ‘History of South Melbourne’, p.244
5 National Trust, loc.cit
**City of Port Phillip Heritage Review**

**Identifier**  "Dorset Terrace"
**Formerly**  "Romsey Terrace"

<table>
<thead>
<tr>
<th>Address</th>
<th>17-21 St Vincent Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTH MELBOURNE</td>
<td></td>
</tr>
</tbody>
</table>

**Construct** probably 1871

**Category** Residential: row 
**Designer** unknown

**Amendment** C 29

**Comment**

**Significance**  (Mapped as a Significant heritage property.)
The former ‘Romsey Terrace’ is of significance for having been built within the first decade of the development of St Vincent Place and for the coherency of its design with the other buildings of the period built in the Place. It is an integral building to St Vincent Place and retains particularly fine cast iron and render decoration. The status of the original occupants, particularly H.B. Moore, enhances the significance of the row.

**Primary Source**

**Other Studies**

**Description**

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

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this numerous large terrace rows were erected that attracted Melbourne’s wealthier citizens. This row of three nine-roomed brick terrace houses was built in 1871 as an investment by Charles Skeats (3), a local ironmonger and timber merchant (4). Skeats rented out each of the houses and his tenants during the 1870s included Kidston, a solicitor, Henry B. Moore, Assistant Surveyor-General and L.J. Spyer, a broker and commercial agent (5).

Henry Byron Moore (1839-1925) had arrived in Victoria in 1852 and became a field clerk and draftsman in the Survey Department at Geelong, after which, in 1863, he worked as a surveyor in the Lands Department. In 1866 he was land commissioner in Gippsland and in 1870 assistant Surveyor-General, while in 1880, he founded the Melbourne Electric Light Co., and established the Melbourne Telephone Exchange Co (6).
Skeats’ property was known as ‘Romsey Terrace’ in the 1880s (7). The pattern of the ironwork is recognised as being that of John Lyster and Charles Cooke [Victorian Foundry: Registered Design No. 8, 4/5/1870 (8)].

The terrace row reflects its pre-boom period of construction with restrained render mouldings and a two storeyed verandah with composite timber and cast iron decoration. The curved terminations to the first floor balustrade, that enables it to run in front of the timber verandah columns, adds an elegance to the effect of the row. The cast iron picket fence is intact to the front and the sides of the front gardens.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

1 National Trust of Aust. (Vic.), ‘Research into Dorset Terrace …’ 23 February 1977
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 National Trust, loc.cit.
4 Refer Citation for 355-359 Clarendon Street
5 National Trust, loc.cit.
6 ADB, Vol. 5, p.275-276
7 Sands and McDougall, Melbourne Directories
8 P. Sanderson, ‘Investigation Project – History and Conservation: St Vincent Place and Surrounds’,
   Department of Architecture, University of Melbourne, 1980
St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this, numerous terrace rows and a few mansion houses were erected for Melbourne’s wealthier citizens. In 1876 this two-storey twelve-roomed house was built for James Fullarton, a civil servant (3).

The house remains substantially intact from the time it was photographed by David Wood in 1889 and it is unique in form and ornamentation within St Vincent Place. It is an ornately decorated rendered house dominated by a two storeyed loggia supported on coupled cast iron columns. It has a high parapet that returns to run down each of the wing walls. The parapet is heavily ornamented in a mannerist fashion with figures, swags and female masks. The fence reflects the design of the house and has highly decorative cast iron in a very fluid pattern that runs across the fence and the gate and is mounted on an unusually high basalt plinth. The degree of ornamentation to both the house and fence is unusual for the 1870s and is far more
reminiscent of boom architecture of the following decade.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982
2 J.A. Watts, 'A History of St Vincent Place', p.9
3 National Trust, loc. cit.
"Rosebank"  
Identifier:  
Formerly:  unknown  

Address:  30 St Vincent Place  
SOUTH MELBOURNE  

Constructed:  1866  

Category:  Residential:detached  

Amendment:  C 29  

Designer:  unknown  

Comment:  

Significance:  (Mapped as a Significant heritage property.)  

"Rosebank" is of significance as one of the first houses to have been built in St Vincent Place and for the outstandingly intact state of the timber decoration to its verandah.

Primary Source  

Other Studies  

Description  

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

St. Vincent Place was laid out by surveyor, Clement Hodgkinson in 1858 and the first land sales around the St. Vincent gardens took place on 13 December 1864 (2). Following this, numerous mansion houses were built that attracted Melbourne’s wealthier citizens and this property, one of the oldest houses in St. Vincent Place, was built in 1866 for J. Johnson, a warehouseman (3). Johnson was one of the first purchasers of land in this subdivision (4).

"Rosebank" has exposed brick walls that are raised from the wall surface to form quoining around the front entrance and pilasters around the front windows. The verandah is of particular note, being decorated in very fine timber work that is in intact state. The parapet above is high and is embellished with render brackets and an Italianate balustrade. The size and degree of decoration across the parapet suggest it may have been added in the 1870s or 80s.
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 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982
2 J.A. Watts, 'A History of St. Vincent Place', p.9
3 National Trust, loc.cit.
4 ibid.
"Windarra"

Identifier: unknown
Formerly: 32a St Vincent Place
Address: SOUTH MELBOURNE

Description
Original Use: Residence
Date of Construction: circa 1877 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this, numerous mansion houses were erected for South Melbourne’s wealthier citizens and this property was one of several allotments purchased in 1864 by the local real estate entrepreneur William Parton Buckhurst (3). By 1877 Buckhurst was occupying his twenty-one roomed two-storey brick house (4). From 1885 the property was leased out to various tenants until 1895 when Joseph Stead, a timber merchant, who also owned a number of other properties in St Vincent Place, became the owner (5).

‘Windarra’ is a substantial two storeyed rendered house with a two storeyed verandah. The wall render is unadorned in a manner typical of the building’s date, while the verandah is decorated in delicate cast iron. The design of the house is in keeping with terrace rows that predominate amongst the Victorian buildings around St Vincent Place. The render and cast iron fence is intact.

Significance
‘Windarra’ is of significance for having been the home of William Parton Buckhurst and for its contribution to the consistency of the Victorian building stock around St Vincent Place. The fence enhances the significance of the house.

Primary Source

Other Studies
Amendment: C 29
Comment: None
Heritage Precinct Overlay: None
Heritage Overlay(s): HO258

Address:
32a St Vincent Place
SOUTH MELBOURNE

Category: Residential: detached
Designer: unknown
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.), ‘St Vincent Place Urban Conservation Area’, File No. 2231
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 National Trust, loc.cit.
4 ibid.
5 Q.J.N. Whitehead, ‘Windarra – 32A St Vincent Place’, Resident Responses to the South Melbourne
  Urban Conservation Study
“Rochester Terrace” is of significance as one of the most elegantly planned and detailed terrace rows in Australia and for its adherence to the English model. The cast iron fence is integral to the significance of the whole. “Rochester Terrace” is the pre-eminent building in St Vincent Place.

**Primary Source**

**Other Studies**

**Description**
Original Use: Residences  
Date of Construction: 1868 and 1879 (1)  
Architect: Charles and Charles Bolton Boykett (2)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision William Parton Buckhurst, the South Melbourne estate agent and auctioneer, purchased several allotments (4), including the property at 32A St Vincent Place (q.v.) on which he erected his large house ‘Windarra’. The four allotments on the south of the gardens at the corner of Montague Street were also bought by Buckhurst and in 1869 the first six of the eight-roomed terrace houses, now numbered 33-43, of ‘Rochester Terrace’ were built (5). By 1879 the four additional buildings at what is now 45-51 were added to complete the row (6).

Erected at a cost of £10,000, ‘Rochester Terrace’ housed a number of distinguished citizens, particularly during the 1870s. In that decade Buckhurst’s tenants included the booksellers Samuel Mullen and George Robertson, the biscuit manufacturer T.B. Guest (who subsequently owned and occupied what is now 53 St Vincent Place (q.v.), the homeopathic chemist R. Martin and the accountant David Elder (7).
‘Rochester Terrace’ is one of the most commanding and coherently designed terrace rows in Melbourne. The individual houses have been combined to create a pavilioned composition very reminiscent of the English terrace model. The central and end pavilions have render decoration with loggias at the ground floor and fluted colonnades above. While the wings between have very fine cast iron decoration in a regimented pattern that has an overall effect of being very light in comparison with the pavilions’ decoration. The cast iron picket fence is intact to the front and sides of the front gardens. Charles Boykett designed the terrace, his son Charles Bolton completing the row after his father’s death. No other works of such status or competence of design are known of by either Boykett.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), ‘Research into Rochester Terrace, 33-51 St Vincent Place …’, 23 February 1977
2 Architects’ Index, University of Melbourne
3 J.A. Watts, ‘A History of St Vincent Place’, p.9
4 National Trust of Aust. (Vic.), loc.cit.
5 ibid.
6 ibid.
7 ibid.
"Hambleton House and Terraces"

**Address** 36-44 St Vincent Place
SOUTH MELBOURNE

**Category** Residential:row

**Designer** unknown

**Comment**

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

‘Hambleton Terrace’, is of significance for the coherency of design and intact nature of its five houses and for the impact they have on the coherence of St Vincent Place generally. They are an integral component of the Victorian building stock within St Vincent Place. The front fences add to the significance of the row, however the external stair to Hambleton House detracts.

**Primary Source**

**Other Studies**

**Description**

Original Use: Residences
Date of Construction: 1877 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision the two allotments on the north-east corner of St Vincent Place and Montague Street were purchased by the Stead brothers (3), timber merchants (4), and in 1877 ‘Hambleton House’ was erected for John Stead (5). By the following year the four adjoining terrace houses had been constructed and the occupiers of the dwellings in 1885 were Archibald McFarland, a civil servant (in No. 36), the Rev. Samuel Kent from the Church of England (in No. 38), John Ross (in No. 40) and James Mc Vitty (in No. 42) (6). Stead was the Mayor of the Town of Emerald Hill in 1881-82 and the first Mayor of the City of South Melbourne in 1883-84 (7), he was listed as being the occupier of No. 44 in 1901 (8).

The design of ‘Hambleton House’ was carried through to the terraces on the east. Each has a two storeyed verandah with cast iron decoration and a parapet above with circular render decoration, giving a coherency of
design to this part of St Vincent Place, reflecting the impact of ‘Rochester Terrace’ opposite. Only ‘Hambleton House’ has a pediment interrupting its parapet. The row is embellished by the intact cast iron fence to the front and sides of the deep front gardens. The external stair to ‘Hambleton House’ detracts from the row, while a few of the parapet urns have been removed.

History
see Description

Thematic Context
unknown

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

References
1 National Trust of Aust. (Vic.), ‘Walking Tour of South Melbourne’, 1982
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 Harvey, ‘South Melbourne Formerly Emerald Hill’, 16 June 1877
4 National Trust, loc.cit.
5 ibid.
6 Sands and McDougall Melbourne Directory, 1885
7 C. Daley, ‘History of South Melbourne’, p.374
8 Sands and McDougall, op.cit., 1901
52 St Vincent Place is of significance as an integral component of the Victorian building stock of St Vincent Place. The form of the verandah is of particular note and enhances the significance.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: circa 1879 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). John Danks, the South Melbourne manufacturer, had purchased this property by 1866 (3) and by 1879 he had erected this house. The pattern on the balustrade is a design registered on 16/8/1881 by Fletcher Bennett and Frew (4).

52 St Vincent Place is a two storeyed rendered house with relatively unadorned walls, typical of the 1870s and was built in a terrace-like form that reflects the many terrace rows around St Vincent Place. It does however have a distinctive verandah that has a shallow return at each end that adds greatly to the elegant effect of the house. The form of the verandah is very unusual in South Melbourne, comparing with houses such as ‘Dalkeith’ in Albert Road (q.v.) and is unusual to Melbourne generally.

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 P. Sanderson, ‘Investigation Project – History and conservation: St Vincent Place and Surrounds’,
   Department of Architecture, University of Melbourne, 1980
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 National Trust of Aust. (Vic.), ‘St Vincent Place Urban Conservation Area’, File No. 2231
4 Sanderson, loc.cit.
The Elms

Identifier: "The Elms"
Formerly: unknown

Address: 53 St Vincent Place
SOUTH MELBOURNE

Constructed: c. 1875

Amendment: C 29

Category: Residential: detached

Significance: (Mapped as a Significant heritage property.)

‘The Elms’ is of significance as having been the house of the prominent manufacturer, T.B. Guest and as one of the most finely designed houses in the St Vincent Place development. The significance is enhanced by the impact of its tower and the design of the side entrance that reflects that of ‘Rochester Terrace’ opposite. The house is an integral element within St Vincent Place.

Primary Source

Other Studies

Description

Original Use: Residence
Date of Construction: circa 1875 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision the allotment on the south-west corner of St Vincent Place and Montague Street was purchased by H.P. Wallace (3). In the mid-1870s the biscuit manufacturer Thomas Guest was occupying a house in ‘Rochester Terrace’ over Montague Street (4) (q.v.). Having purchased Wallace’s allotment, Guest erected his house on the property, it being fifteen rooms, constructed in brick (5) and having a tower room. By 1885 T.B. Guest and Co., were operating their steam biscuit bakery from premises then numbered 95-99 William Street, Melbourne (6) while in 1886, an auction notice for ‘The Elms’ appeared in the Melbourne newspapers (7).

The house has been added to at the rear since Guest’s occupation of it, however it remains substantially intact at the front and on the side onto Montague Street. The most dominant feature is its mansarded prospect tower, that retains its urns, ribbed roof and cast iron decoration intact. Set in the rendered side wall...
there is a finely decorated entrance, while the front façade is decorated with incised patterns into the render and a two storeyed verandah decorated with the original bold cast iron. The simple cast iron fence remains intact around the front garden.

**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.), ‘St Vincent Place Urban Conservation Area’, File 2231
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 Harvey, ‘South Melbourne formerly Emerald Hill’, 16 June 1877
4 National Trust of Aust. (Vic.), ‘Research into Rochester Terrace …’, 23 February 1977
5 National Trust. op.cit., ‘St Vincent Place …’
6 Sands and McDougall Melbourne Directory, 1885
7 Architects’ Index, University of Melbourne
82 St Vincent Place is of significance as one of the earliest and most substantial individual houses to have been built in St Vincent Place. The intact nature of the render and the verandah decoration is integral to the significance.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: 1868 (1)
Architect: possibly William H. Ellerker (2)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision numerous mansion houses were erected that attracted Melbourne’s wealthier citizens. By 1867 Thomas and Alfred Ford, a professor of music and a law stationer were occupying a brick dwelling on this property with nine rooms (4). The architect W.H. Ellerker advertised for tenders for a thirteen-roomed brick villa residence for Thomas and Alfred Ford in 1868 (5). Although no address was given for the property it is probable that the Fords’ earlier house of nine rooms in St Vincent Place was either demolished or added to, by Ellerker a year later. In 1885 the occupier of the property was George Dulce (6).

The house remains substantially intact to the front façade and is one of the larger houses in St Vincent Place. It is two storeyed and rendered; the ground floor render having been given banded rustication that steps back into the arched front entrance. The two storeyed verandah is particularly elegant, being decorated with a
composite of stop chamfered timbers and simple cast iron. The simplicity and restraint in the decoration of the whole, reflects its relatively early date of construction.

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

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

**References**

1 Architects’ Index, University of Melbourne
2 ibid.
3 J.A. Watts, ‘A History of St Vincent Place’, p.9
4 National Trust of Aust. (Vic.), ‘St Vincent Place Urban Conservation Area’, File No. 2231
5 Architects’ Index
6 Sands and McDougall Melbourne Directory 1885
Address 83 St Vincent Place
SOUTH MELBOURNE

Constructed c.1872, c.1905

Significance (Mapped as a Significant heritage property.)
83 St Vincent Place is of significance as a very unusual and effective remodelling of a house in the Edwardian period. The manner in which the Art Nouveau has been used as a stylistic source is unusual to Melbourne. The significance of the house lies in this remodelling of the front facade.

Primary Source

Other Studies

Description
Original Use: Residence
Date of Construction: circa 1872 (1) and c. 1905

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision numerous houses and terrace rows were erected for Melbourne’s wealthier citizens. In 1872 William McKean, an overseer, was the owner and occupier of a six-roomed brick house on this property (3).

The house is one of the smaller to have been built in the St Vincent Place development, and its current distinction is now in its altered form. The front of the house was refurbished in the Edwardian period, and was given a combination of classical revival and Art Nouveau elements in an asymmetrical and somewhat eclectic combination. The rendered dome to the entrance porch dominates and behind it, the rendered parapet with Art Nouveau tendrils and foliation, act like a screen to hide the Victorian roof behind. Beneath, the verandah has tapered columns that give a rather Mediterranean effect.
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.), ‘St Vincent Place Urban Conservation Area’, File No. 2231
2 J.A. Watts, ‘A History of St Vincent Place’, p.9
3 National Trust, loc.cit.
St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision numerous mansion houses were erected that attracted Melbourne’s wealthier citizens and in 1892 Andrew Black’s residence was in the course of erection (4). Erected at a cost of £2,200 (5), the contractors were Davies and Sons (6), supervised by architects F. de Garis and Son whose work in South Melbourne included such landmarks as ‘Finn Barr’ in Cecil Street, ‘Hughenden’ in Beaconsfield Parade and ‘Vermont Terrace’ in Cardigan Place (q.q.v.).

Built at the very end of the Victorian period (in architectural terms) the house moots the Edwardian period. The use of polychrome brickwork is subservient to the more Edwardian render banding that runs across it, while although there are Victorian forms such as the polygonal bay window, the placement of the entrance
porch at the diagonal is far more prominent and uncommon to Victorian architecture. The cast iron is particularly fine and so too the entrance vestibule that remains substantially intact from the time it was described in the ‘Building and Engineering and Mining Journal’ on 26 August, 1893. The contrast between this building and those designed by the firm in the preceding decade is marked and signifies a major stylistic departure.

History
see Description

Thematic Context
unknown

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

References
1 Architects’ Index, University of Melbourne
2 ibid.
3 J.A. Watts, ‘A History of St Vincent Place’, p.9
4 National Trust of Aust. (Vic.), ‘Research into 85 St Vincent Place …’ 12 October, 1983
5 ibid.
6 ibid.
**City of Port Phillip Heritage Review**

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<thead>
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**Address**

110 Station St  
PORT MELBOURNE

**Constructed**

1911

**Category**

Residential:detached

**Designer**

unknown

**Amendment**

C 29

**Comment**

(Mapped as a Significant heritage property.)

110 Station Street is of local significance. The house has associations with the socially significant United Friendly Societies’ Dispensary in Princes Street, being built apparently as the Dispensary chemist’s residence. The distinctive and intact detailing of the front elevation, particularly to the front gable and the verandah, is notable.

**Primary Source**

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

**Other Studies**

**Significance**

110 Station Street is of local significance. The house has associations with the socially significant United Friendly Societies’ Dispensary in Princes Street, being built apparently as the Dispensary chemist’s residence. The distinctive and intact detailing of the front elevation, particularly to the front gable and the verandah, is notable.

**Primary Source**

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

**Other Studies**

**Description**

**PRINCIPAL THEME:** Residential  
**SUB-THEME:** Federation weatherboard villa  
**Health and Welfare**  
**ORIGINAL OWNER:** Trustees of the United Friendly Societies Dispensary  
**LOCAL/PRECINCT CHARACTER:** AUTHENTICITY  
Individual Character (Individual, 90%+ original different from adjacent)  
**BUILDING TYPE:** Federation weatherboard villa  
**ORIGINAL RESIDENTIAL USE TYPE:** Private residence  
**ARCHITECTURAL STYLE:** Federation Queen Anne transitional  
**PRINCIPAL MATERIAL:** Timber

**PHYSICAL/STYLISTIC DESCRIPTION**

This small single-storey timber-framed house has an asymmetric front elevation with a gabled bay projecting...
to the south. The main roof is hipped and gabled and is covered with corrugated iron. The walls are weatherboard. The front gable is jetted out on shaped timber brackets, which extend also along the underside of the eaves to the main roof, and is half-timbered and roughcasted, with distinctive diagonal cross patterning to the lower part of the gable. The bargeboards have shaped lower ends and a square finial with a moulded cap. The gable to the main roof also is half-timbered and roughcasted. The skillion-roofed verandah to the side of the projecting bay has paired timber posts with moulded capitals and shaped and pierced brackets and valence uprights. The square valence panels between the posts are filled with pierced solid panels with round bosses. The casement window to the projecting front bay is divided by mullions and transom and is shaded by a bracketed corrugated iron hood. The chimney is red brick with rendered banding and string courses.

COMPARATIVE ANALYSIS
110 Station Street epitomises the form of the Victorian asymmetric cottage type, as seen in countless examples across Melbourne. Stylistically it exemplifies the transition from the Victorian to the Federation styles, apparent in the combination of typically Victorian details such as the bracketed eaves with elements deriving from the Queen Anne and Arts and Crafts styles such as the jetted half-timbered gable. Other transitional houses in Port Melbourne, all larger than 110 Station Street, include the two storey Creswick House, 139 Bridge Street (q.v.) and Emerald House, 165 Station Street (q.v.), as well as the single storey house at 192 Liardet Street (q.v.). 110 Station Street is particularly notable for its intactness and for the distinctive joinery detail, especially to the verandah and the gables. The diagonal cross strapwork to the gable was a common design for the period, seen, for example, also on the similarly sized house at 29 Clifton Street, Richmond (c. 1913) and the much larger former residence Warwilla, 572 St Kilda Road, South Melbourne (1896).

History
This modest residence was constructed in 1911 for the trustees of the United Friendly Societies' Dispensary at 293 Princes Street (q.v.). It appears to have been built as a residence for the chemist. The house was originally occupied by Robert R. McLean. It was described as a five roomed house and was valued at £26. (1)

The entire property was sold in the 1970s and now both the residence and the former dispensary are used as residences.

Thematic Context
In the nineteenth century, friendly societies provided a range of health and other benefits and services. A range of friendly societies was represented in Port Melbourne, most of which operated out of the old Dispensary Hall. The construction of the cottage was an addition to the existing facilities on the site, and suggests the ongoing importance of the Dispensary in the twentieth century.

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

References
1. Port Melbourne rate book, 1911-12, no. 1404.
Residence Identifier
Formerly unknown

Address 135 Station St
PORT MELBOURNE

Constructed 1916

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
135 Station Street is of local significance. This substantially intact house is notable as a relatively uncommon and an unusually complete example in Port Melbourne of the characteristic forms and details of the 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 351 Princes Street (q.v.).

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Federation brick houses, one-storey
ORIGINAL OWNER: John Watson
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, 90%+ original contributes to overall character of the precinct)
BUILDING TYPE: Federation brick house, one-storey
ORIGINAL RESIDENTIAL USE: Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Queen Anne
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
135 Station Street, like the adjoining house at 351 Princes Street (q.v.), is a red brick residence designed in...
the Australian Queen Anne style. There are gabled wings to both principal elevations and a return verandah between with a smaller corner gable set on a diagonal axis. The main roof is hipped and gabled and extends down over the verandah. All of the roofs are covered with terra cotta Marseilles pattern tiles and the ridges are fitted with decorative cresting. The jettied and half-timbered gables and the upper part of the walls below the gable are roughcasted. The gable bargeboards have shaped lower ends with small round bosses. The verandah has square-section timber posts with moulded capitals and arched timber valences with closely spaced timber uprights. The verandah floor is covered with small tessellated tiles. The timber-framed casement windows are divided by mullions and transoms and have small paned leadlight glazing. The brick chimneys have rendered mouldings and banding to the upper parts and terra cotta pots.

COMPARATIVE ANALYSIS
135 Station Street, like the adjacent house at 351 Princes Street, 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
The house was constructed in 1916 for John Watson, a chemist. It was rated in 1916 as a five roomed brick house ‘in progress.’ (1) The net annual value was £35.

Thematic Context
This house is a pair to 351 Princes Street of 1914 (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 Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References
Address 160-162 Station St
PORT MELBOURNE

Constructed 1868-9

Category Residential:row

Designer unknown (possibly Frederick Williams)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Alfred Terrace is of local significance. It has historical associations with its original owner, the Port Melbourne councillor William Weatherstone, and with its subsequent owner, and possible designer, the locally prominent architect Frederick Williams. It appears to be the earliest surviving double storey terrace row in Port Melbourne. The refined quality of the facade design, particularly the ground floor rustication and the surrounds to the upper floor windows, is exceptional for the date in Port Melbourne residences.

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, two-storeys
ORIGINAL OWNER: William Weatherstone
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, two-storeys
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
ARCHITECT/DESIGNER: unknown (possibly Frederick Williams)
PHYSICAL/STYLISTIC DESCRIPTION
Alfred Terrace comprises three two-storey rendered masonry houses with front verandahs but originally no balconies. The front facade has horizontal banded rustication to the ground floor, including the verandah wing walls, and splayed voussoirs to the window and door openings. The first floor is plain rendered. The party walls are defined at the upper level by vertical pilaster strips formed from rusticated and vermiculated render blocks rising from the top of verandah wing walls to console brackets supporting the cornice. Above the plain moulded cornice is a flat-topped parapet and a triangular centre piece with flanking pedestals and scrolled brackets. The ground floor sash windows are tripartite with narrow side lights. The upper floor windows have a relatively formal treatment with moulded and bracketed sills, moulded architraves and projecting flat hood moulds on scrolled consoles. The verandahs have convex corrugated iron roofs on simple timber beams spanning between the wing walls. The verandah roof to no. 160 has been replaced with a concrete balcony at first floor level. The front gardens are bounded by a cast iron palisade fence with rendered piers. It appears probably not original, although in keeping.

COMPARATIVE ANALYSIS
160-2 Station Street appears to be the earliest to survive of a small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.). In its verandahed form, it is typical of such terraces of the 1860s in other suburbs including South Melbourne, Carlton and Fitzroy. While the refined Classical Revival detailing of the facades is without equal in other 1860s residences in Port Melbourne, equivalent ground floor rustication and console-bracketed hood moulds can be seen, for example, on such contemporary houses in South Melbourne as 82 St Vincent's Place (possibly W.H. Ellerker, 1868), 351-3 Moray Street (1865) and 46-8 Howe Crescent (Charles Webb, 1865).

History
Alfred Terrace appears to have been constructed in 1868-9, probably by its first owner, contractor, William Weatherstone. The three brick houses which make up the terrace were first rated in 1869-70. The house at 160 Station Street was larger than the other two, having seven rooms rather than six, and was given a slightly higher NAV of £70, compared with £60 for 161 and 162 Station Street. (1) Weatherstone leased all three buildings to tenants, while he himself lived in a smaller brick house at 159 Station Street. (2)

In 1875, Weatherstone sold the three houses to the well-known and prolific local architect, Frederick Williams. The extent of Williams' connection with Weatherstone is not known, but it is not unlikely that Williams was the architect for the building. Williams lived in the slightly larger of the houses, 160 Station Street, until the late 1880s, when he moved to the more salubrious suburb of Brighton. The terrace remained in his ownership until at least the turn of the century. (3)

Thematic Context
These houses were amongst the earliest substantial buildings in Station Street, which was otherwise made up largely of small timber cottages. Their first owner, contractor William Weatherstone, owned a number of properties in Port Melbourne, including the pair of houses at 152-3 Evans Street (q.v.). A long-time resident of the area, Weatherstone served on the Port Melbourne Council between 1871 and 1874. (4)

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

References
## Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick house, two-storeys

ORIGINAL OWNER: Mary Mason

LOCAL/PRECIPT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Nineteenth century brick houses, two-storeys

ORIGINAL RESIDENTIAL USE: Private residence

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey single fronted house is of terrace form, and is sandwiched between Alfred Terrace (160-2...
Station Street) (q.v.) and the significantly larger Ulster House (164 Station Street) (q.v.). The rendered masonry front elevation is plain finished except for moulded string courses at door head height at both ground and first floor level. Above the moulded cornice is a balustraded parapet with a segmental-arched central pediment with flanking pedestals. The pediment, enriched with moulded scrollwork and a grotesque mask, bears the name of the house. The ground and first floor windows have rectangular openings. The first floor windows extend down to floor level and probably have been altered. The balcony has cast iron balustrading, friezes and brackets. The cast iron palisade fence and gate appear to be original.

COMPARATIVE ANALYSIS
Although a common type in suburbs such as Carlton, Fitzroy and South Melbourne, the two-storey terrace form and relatively elaborate design of 163 Station Street is unusual in Port Melbourne. As well as terrace rows such as the adjoining 160-2 Station Street (q.v.), 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.), the house can be compared with other single two storey houses in Port Melbourne such as 73, 75 and 151 Evans Street (q.v.). In comparison with these houses, 163 Station Street is notable mainly for the design of the parapet, and particularly the scrollwork and mask enrichment to the central pediment.

History
163 Station Street appears to have been constructed in 1869. The original owner of the building, which was described in the rate book of 1869-70 as a brick house of seven rooms, was 'home owner', Mary Mason. (1) Mason was listed as the owner of vacant land on the site the previous year. (2) When first rated, the NAV for the building was £70. (3) Mason lived in the house only briefly, between 1869 and 1873, before leasing the property to a succession of tenants, including Thomas Kitchen, proprietor of the soap and candle works which was one of Port Melbourne's most significant early industries. (4) In 1890, Mason sold the house to Samuel Coulter, who also owned the land running up to the corner of Raglan Street, and who subsequently built two houses adjacent to 163 Station Street (164 Station Street, 1894 and 165 Station Street, 1901, (q.v.) (5).

Thematic Context
Along with the adjacent Alfred Terrace (160-162 Station Street, q.v.) this is one of the earlier substantial houses to be constructed in Station Street.

It is also one of a number of houses in Station Street which were owned by local resident and property owner, Samuel Coulter, by the turn of the century. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of this house, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

Recommendations
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, 1869-70, no. 1228
2. Port Melbourne rate book, 1868-69, no. 509
3. ibid.
4. Port Melbourne rate book, 1873-4, no. 883
5. Port Melbourne rate book, 1890-91, no. 1009
"Ulster House"

Formerly unknown

Address 164 Station St
PORT MELBOURNE

Constructed 1894

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)

Ulster House, 164 Station Street is of local significance. Like its neighbour 163 Station Street, it is one of a relatively small number of two storey houses of terrace form in Port Melbourne, and an integral part of the substantially intact terrace row comprising 160-4 Station Street. The facade is notable for the striking composition of the parapet and closely spaced urns and for the use, rare in Port Melbourne, of sunflower motifs on the balcony wing walls and cast iron.

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, two-storeys
ORIGINAL OWNER: Samuel Coulter
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
90%+ original
BUILDING TYPE: Nineteenth century brick house, two-storeys
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
Ulster House is similar in design to, but significantly larger than, the adjoining Derwent Coffey House (163 Station Street) (q.v.). It is a two-storey rendered masonry structure with plain finished render. There are moulded string courses at door-head height to both floors and a bracketed cornice above the balcony roof. The parapet is balustraded with a centre piece comprising a triangular pediment above a rectangular panel flanked by pedestals. These pedestals appear to be original in design, but may be replicas of the originals. The centre of the pediment is enriched with scrollwork and a blank shield. The parapet and pediment are surmounted by five urns with a further two urns located above the balcony wing walls. The tripartite ground floor window has narrow side lights and rendered masonry mullions, with stilted segmental arched archivolts springing from the string course. The rectangular first floor windows have similar stilted archivolts with square heads. The balcony wing walls have moulded panels on their outer faces with sunflower motifs. There are similar sunflower motifs on the later pattern cast iron decoration to the balcony. The cast iron palisade fence and gate appear to be original.

COMPARATIVE ANALYSIS
The two-storey terrace form of Ulster House is relatively uncommon in Port Melbourne, but occurs frequently in other suburbs such as Carlton, Fitzroy and South Melbourne. Other local examples include terrace rows such as the adjoining 160-2 Station Street (q.v.), 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.), and other single two storey houses of terrace form in Port Melbourne such as 73, 75 and 151 Evans Street (q.v.) and 163 Station Street (q.v.). Like the architecturally similar but earlier and smaller 163 Station Street, 164 Station Street is notable in the local context for its elaborately designed balustraded parapet, with enriched central pediment and closely spaced urns. It is of interest also for the sunflower motifs on the balcony wing walls and the cast iron decoration, the most prominent example in Port Melbourne of such motifs deriving from the Aesthetic Movement.

History
164 Station Street was constructed in 1894. (1) Its first owner was Port Melbourne resident, Samuel Coulter. Coulter already owned the house at 163 Station Street (q.v., constructed 1868-9), and later built 165 Station Street (Emerald House, q.v., constructed 1901). When first rated in 1894-5, 164 Station Street was described as a nine-roomed brick house, and was valued at £50. (2) Coulter did not live in the house, but leased the building to a number of different tenants.

Thematic Context
This was one of a number of houses in Station Street owned by Samuel Coulter at the turn of the century. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of the earlier building at 163 Station Street, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

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

References
2. Ibid.
Emerald House

Identifier  "Emerald House"
Formerly  unknown

Address  165 Station St
PORT MELBOURNE

Constructed 1901

Category  Residential:detached
Designer  unknown

Amendment  C 29

Comment

Significance  (Mapped as a Significant heritage property.)
Emerald House is of local significance. An unusually large house for the area, its size and distinctive design make it a local landmark. The house is notable for its transitional Queen Anne design, combining nineteenth century characteristics with Queen Anne influence seen particularly in the steep pitched hipped and gabled roof, the rendered and half-timbered details and the window hoods.

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Federation brick houses, two-storey
ORIGINAL OWNER: Samuel Coulter
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 70 - 90% original different from adjacent)
BUILDING TYPE: Federation brick house, two-storey
ORIGINAL RESIDENTIAL  Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
Emerald House is a large two-storey brick house with main elevations to both Station and Raglan Streets. The transitional design combines elements of the form and detailing of nineteenth century houses, particularly
to the balcony, the L-shaped plan and the vertical proportions of the elevations, with elements of the Queen Anne style. The steeply pitched roof is hipped, with half-timbered gables over rectangular projecting bays to both main elevations. Both gables have recessed panels bearing the name of the house. The roof, probably originally slated, has been reclad recently with profiled steel traydeck. The red brick walls have painted render horizontal banding at ground and first floor window head height and first floor level and a render band with moulded string course and brackets below the eaves. The paired sash windows have decorative panels formed in painted render below the sills and rendered lintels; and the west-facing windows to Station Street have bracketed hoods with small centre gables. The balcony has timber posts and valancing with cast iron balustrading and brackets. The chimneys are red brick with render plinths and cornices and terra cotta pots.

COMPARATIVE ANALYSIS
Emerald House is one of several Port Melbourne houses which reflect the transition from Victorian residential styles to the emerging early twentieth century Queen Anne and Federation styles. The double-storey Creswick House, 139 Bridge Street (q.v.) is the most directly comparable example but other single-storey houses such as 112 Princes Street are also similar in their application of typically Queen Anne details such as jettied half-timbered gables and red brick walls with render banding to otherwise Victorian forms with cast iron balconies or verandahs. Emerald House is comparable in terms of style and size with houses in Middle Park and South Melbourne, such as 313 Park Street, South Melbourne (c. 1905).

History
Emerald House was constructed in 1901, for its first owner, Samuel Coulter, who already owned the two Victorian double storey balconied houses to the south. A substantial brick residence, Emerald House was rated at £45 in 1901-2. (1)

Thematic Context
This was one of a number of houses in Station Street owned by Samuel Coulter by the early twentieth century, the others being 163 and 164 Station Street (q.v.), both nineteenth century buildings. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of the earlier building at 163 Station Street, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

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

References
**Identifier**  Swallow and Ariell 1880s and 1911 buildings  
**Formerly**  unknown

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<td><strong>Designer</strong></td>
<td>Frederick Williams</td>
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**Significance**  (Mapped as a Significant heritage property.)

The c. 1880 and 1911 Buildings are of state significance. The 1880 Building is an integral part of the principal nineteenth century buildings facing Rouse and Stokes Streets which comprise the core buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. The c. 1880 Building is stylistically consistent with the earlier buildings. The 1911 Building is representative of early twentieth century commercial architecture, while remaining sympathetic to the earlier buildings. As a whole, the buildings form an exceptionally large unified streetscape group.

The 1922 Building at the corner of Beach Street has been considerably altered at ground floor level. This building and the 1950s infill next to the 1911 building are relatively unsympathetic in the context of the earlier buildings, and are considered to be of less individual significance.

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

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

**Description**

**PRINCIPAL THEME:** Industry  
**SUB-THEME:** Food processing works  
**ORIGINAL OWNER:** Swallow and Ariell Pty Ltd  
**LOCAL/PRECINCT CHARACTER:**  
 Precinct Character (similar to adjacent, contributes to overall character of the precinct)

**AUTHENTICITY**  
90%+ original

**Heritage Precinct Overlay**  None  
**Heritage Overlay(s)**  HO244
BUILDING TYPE: Food processing works
ARCHITECTURAL STYLE: Victorian Regency
Federation Freestyle
PRINCIPAL MATERIAL: Rendered masonry
ARCHITECT/ENGINEER: Frederick Williams (c. 1880 building)
Cecil Gordon McCrae (1911 building)

PHYSICAL/STYLISTIC DESCRIPTION
See also Rouse Street, Swallow and Ariell 1858, c. 1870 and 1888 Building

The buildings along the Stokes Street side of the Swallow and Ariell site were constructed at various dates, and comprise the original 1858 building on the corner of Rouse Street (q.v.), the c. 1880 Stokes Street wing (probably Frederick Williams), the 1911 building (Cecil Gordon McCrae) and the side of the 1922 building facing Beach Street. All of these buildings, except for the 1858 corner block, are of two storeys.

The c. 1880 building originally was virtually identical to the c.1870 Rouse Street wing, and similar in style to the 1858 building. The elevation is divided into bays by widely spaced thin pilasters with a narrower centre bay surmounted by a curved pediment. There is a string course at first floor level and a cornice at roof level. The windows have moulded architrave surrounds matching those on the 1858 building. The elevation has been altered at ground floor level by construction of vehicle access openings to the south and alteration of some window openings.

The 1911 Building is designed in a Federation Freestyle interpretation of the Classical style of the earlier buildings. The building is three bays wide and has the same cornice height as the c. 1880 Building. The entrance doorway and upper floor window in the projecting centre bay have round-headed stepped openings with large keystones. The cornice is curved to form a hood over the upper floor window. The ground floor windows to each side are square-headed and the first floor windows are arched. The parapet is raised above the centre bay and has ball finials.

COMPARATIVE ANALYSIS
The other large biscuit manufacturers in Victoria in the nineteenth century were T.B. Guest and Co and A.F. Brockhoff and Co. Guest and Co and Brockhoff and Co both relocated from their original West Melbourne sites to adjoining sites in the existing Laurens and Munster Street, North Melbourne industrial complex. Of these buildings, mostly dating from the late 1880s and 1890s and considerably later than the Port Melbourne buildings, the main Guest and Co building and the Thomas Brunton flour mill building stand out for their scale and architectural qualities. Both four storey buildings four bays wide, with bichrome face brick elevations, they are comparable in form with the 1858 Swallow and Ariell building, but are of simpler and more industrial architectural character. The adjoining buildings on the complex, including the former Brockhoff and Co building, are of diverse form and appearance and some have been significantly altered. As a whole, the site lacks the architectural cohesion of the Rouse and Stokes Streets elevations of the Swallow and Ariell buildings. Other large nineteenth century industrial complexes in Melbourne include the former Australasian Sugar Refining Company and Robert Harper starch factory complex, Beach Street, Port Melbourne (q.v.), the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). These complexes, built for quite different industrial processes, generally are of different architectural character, being composed generally of groups of buildings of diverse scale and form. The small 1911 building adapts a typical nineteenth century commercial building form. Elements such as the round headed central door and first floor windows, the arched central section of the cornice, and the ball finials on the parapet are characteristic Edwardian features deriving distantly from the Romanesque Revival and Arts and Crafts styles.

History
The land on which the Swallow and Ariell factory stands occupies various allotments in Section 12 [of the original Port Melbourne survey]. Those buildings of concern here occupy allotments 1 and 10 - 15. The original purchasers from the Crown are indicated on the 1860 map of Sandridge. The Swallow and Ariell Steam Biscuit Manufactory was established in 1854 by Thomas Swallow who rented premises opposite the present building. (1) He began his business as a maker of ships' biscuits.

In 1858 the first section of the factory was commenced, and this was the three storey section on the south west corner of Stokes and Rouse Street. This building was designed by architect Thomas McPherson Taylor (2). The building consists of three floors and a cellar with an iron roof. The original ground floor doors and windows have been subsequently rendered over providing a blank facade to the street. It was described in the rate books of 1859 - 60 as 'Thomas Swallow, owner, brick, tin roof, cellar, bakery, 3 floors: and dwelling
The adjoining two storey wings along Stokes and Rouse Street were constructed in several stages. In 1862, allotment 14 was acquired by Swallow and Ariell, but the first section of the existing wing was not erected until 1865. The 1864 - 65 rate book lists '... Thomas Swallow, Thomas Harris Ariell' owners/occupants, '6 room brick manufactory, 4 floors, steam power and land 72 yards x 36 yards with sheds 55 yards by 72 yards. Brick bakery, stables, workshops and building erecting 82 ft x 106 ft £360.' (4)

In 1870 land was acquired in allotment 15 and the wing was extended to the existing break in the first floor facade (originally a gateway). The section to the north of this break was constructed probably in the early 1880s, despite the fact that the land on which this section stands was in possession of Swallow and Ariell in 1877. (5) The facade facing Stokes Street consists of three buildings. The first section was extended from the original factory during the 1870s, the second was acquired from John Burley Morton in 1876 at which time it was used as a malthouse. The third section was built in 1888 to the design of Frederick Williams. (6) The facade of the second section was altered to match the existing section. The factory extended considerably after the 1880s. A building was erected in Stokes Street in 1911, and buildings were acquired and erected along Beach Street and Railway Place. (7) In addition brick offices were erected in 1884 - 85 opposite the original section of the factory (see 60 Stokes Street).

[Jacobs Lewis Vines.  Port Melbourne Conservation Study]

The site is currently being redeveloped for residential use. The 1922 and 1937 buildings facing Beach Street and the 1952 building in Princes Street are to be demolished and a tower is to be constructed at the beach Street end of the site. The 1858, c. 1870, 1880s, 1888 and 1911 buildings facing Rouse and Stokes Streets are being retained at least to the extent of the facades, but are being extensively altered internally.

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

6. I. and R. Coleman. op. cit. p. 11.
7. Records of these later buildings are held at the University of Melbourne Archives.
Former Masonic Hall (Sharp & Howells Public Analysts)

**Address** 18 Stokes St

**Category** Public

**Designer** unknown

**Comment**

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

18 Stokes Street is of local significance. The building was the Masonic Hall from the date of construction in c. 1858 until 1917. It is likely to be among the earliest surviving masonic halls in Victoria. It is significant as an early building demonstrating the significance of the foreshore area. Its proximity to the Sandridge Hotel (former Freemasons’ Hotel) (q.v.) is of additional significance. The substantially intact and architecturally distinctive front facade is representative of the commonly adopted style used for mechanics institutes and other public halls.

**Primary Source**

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

**Other Studies**

**Description**

**PRINCIPAL THEME:** Assembly and Entertainment

**SUB-THEME:** Public Halls

**ORIGINAL OWNER:** Charles Gregory

**LOCAL/PRECINCT CHARACTER:** AUTHENTICITY

Precinct Character (Similar to 90%+ original adjacent, contributes to overall character of the precinct)

**BUILDING TYPE:** Former Masonic Lodge

**ARCHITECTURAL STYLE:** Victorian Free Classical

**PRINCIPAL MATERIAL:** Rendered brick and stone

**BUILDER:** Charles Gregory (first stage)
PHYSICAL/STYLISTIC DESCRIPTION
This single-fronted building is constructed of bluestone to the ground floor and brick to the subsequently constructed upper floor. The side walls are plain exposed masonry. The front elevation has an elaborate Renaissance Revival rendered treatment, with Ionic pilasters to the ground floor supporting an intermediate cornice and upper level Corinthian pilasters. Above the dentilled principal cornice is a balustraded parapet. The ground floor windows and centre door opening are rectangular, while the upper windows are round-headed. The front elevation appears to remain substantially intact.

COMPARATIVE ANALYSIS
As well as Masonic Halls, large numbers of halls were constructed in the nineteenth century by a range of religious groups, friendly societies and mechanics' institutes to provide venues for meetings and social and educational facilities. Comparable with the former Port Melbourne Masonic Hall are the former Port Melbourne Temperance Hall, 146 Liardet Street (1872) (q.v.), the former Hibernian Hall, 316 Church Street, Richmond (1872), the former Freemasons' Hall, 254-6 Ferrars Street, South Melbourne (1876) and the former Temperance Hall, 199-207 Napier Street, South Melbourne (1888). All of these buildings are significantly later than 18 Stokes Street, and all adopt a Renaissance Revival style, all except the Richmond Hibernian Hall having represented trabeated structures of pilasters supporting entablatures. The Hibernian Hall is in the Renaissance palazzo style, with rusticated ground floor.

Although detailed investigation of early masonic halls has not been carried out as part of the Conservation Study Review, it is likely that the former Port Melbourne Masonic Hall is among the earliest surviving Masonic halls in Victoria.

History
In 1858, the first year of the Sandridge Freemason's Lodge, one of the members, Charles Gregory, offered to construct a meeting hall for the lodge and lease it to the group. A single-storey building was constructed at 18 Stokes Street. The hotel next door, now the Sandridge, appears to have been constructed in 1859, and was originally known as the Freemason's Tavern. (1) In the 1870s, it was owned by Samuel Gregory, perhaps indicating that the two buildings were in the same ownership during this early period. (2) In 1874, the Freemason's Lodge became owners of the property, to which it added a second storey. (3) A new lodge building was constructed at 110-112 Liardet Street (q.v.) in 1917, and the original lodge building was sold. It has since been used for a variety of commercial uses and is now owned by an industrial chemist. (4)

Thematic Context
Freemasonry was always strong in Port Melbourne, and this is demonstrated by the survival of both the original and the current Lodge 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
1. R K Cole Collection.
4. ibid., p. 62.
Identifier  "Longwell Terrace"
Formerly  Residences

Address  20-24 Stokes St
PORT MELBOURNE
Constructed  1890
Amendment  C 29
Designer  unknown
Category  Residential:row

Comment
Significance  (Mapped as a Significant heritage property.)
Longwell Terrace is of local significance. The refined detailing of the facade and the relatively large size of the houses, along with the former Masonic Hall adjacent (q.v.), indicates the original status of the area and the importance of the foreshore area in the nineteenth century.

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

Other Studies

Description
PRINCIPAL THEME: Residential now Offices
SUB-THEME: Nineteenth century brick terrace, two-storeys
ORIGINAL OWNER: Edward Matthews
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, two-storeys
ORIGINAL RESIDENTIAL  Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
Longwell Terrace comprises three two-storey houses of brick construction with a rendered front elevation. There are concave roofed corrugated iron verandahs on timber beams between rendered wing walls with recessed blank arches. The wing walls are extended up the front elevation as rectangular pilasters, without capitals, articulated by widely spaced block rustication. The wall below the cornice is decorated with swags. The parapet supports a central triangular pediment with scrolled ends and an acroterion finial, bearing in the recessed centre panel the name of the terrace. Above the pilasters, on each side of the pediment, are urns. The windows have moulded render architraves and bracketed sills. The brick chimneys have moulded render cornices. The front wall and fence are of later date.

COMPARATIVE ANALYSIS
Longwell Terrace is one of a relatively small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 160-2 Station Street (q.v.). Compared with these terraces and other large terrace form houses in Port Melbourne such as Ulster House, 164 Station Street (q.v.), the design of Longwell Terrace, while notably refined, is conservative for the 1890 date. It is comparable with such relatively simply designed and earlier terraces as 12-72 Gore Street, Fitzroy (from 1858), 141-7 Bank Street, South Melbourne (1862) and 28-32 Eades Place, West Melbourne (1862-3).

History
This terrace of three two-storey brick houses was constructed in 1890 by its first owner, blacksmith, Edward Matthews. Each house consisted of five rooms, and in 1890-91, each was valued at £40. (1)

Thematic Context
This terrace is more architecturally refined and of a higher standard than the workers' housing more commonly constructed in Port Melbourne during this period.

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

References
1. Port Melbourne rate book, 1890-91, nos. 88-90
Significance

What is significant?

‘Edith’ (also known as ‘Strebor’), the house built in 1891 for George and Elizabeth Briggs, at 26 Stokes Street, Port Melbourne is significant. George Briggs was a small business owner (tailor) in Bay Street and his family occupied the house for about twenty years. It is a late Victorian Italianate villa constructed of bi-chrome brick, which is asymmetrical in plan and has a hipped roof clad in slate. The verandah retains the original cast iron post and frieze, and an encaustic tile floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood with a serrated edge. There are eaves brackets below the soffit with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Non-original alterations and additions to the house and the front fence are not significant.

How is it significant?

‘Edith’ at 26 Stokes Street, Port Melbourne is of local architectural and aesthetic significance to the City of Port Phillip.
Why is it significant?

It is significant as a well-detailed and intact example of a late Victorian Italianate villa. The scale of the house, larger than many others in the suburb, and grander in character, is representative of houses associated with the middle-class in this community, in contrast to the more modest working-class housing in the area (Criterion D).

Aesthetically, it is a well-composed design that incorporates elements representative of its period and style including asymmetrical form and a high degree of detailing, and it is distinguished amongst similar houses in Port Melbourne by the tripartite window arrangement (Criterion E).

Thematic context

Victoria’s framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late Nineteenth Century boom

History

Port Melbourne

The following history of Port Melbourne is comprised of edited extracts from the Port Phillip Environmental History and the HO1 Port Melbourne heritage precinct citation, both contained in Volume 1 of the Port Phillip Heritage Review (Version 17, September 2015).

The greater part of Port Melbourne, the West Melbourne swamp and the low lying lands of South Melbourne is understood to have its origins as an arm of Port Phillip Bay linked by the Yarra near Princes Bridge and the Maribyrnong near Flemington. At Port Melbourne, a body of shallow water known as the lagoon extended inland from the shoreline as far as the site of Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards park. The lagoon, in fact, marked the eastern boundary of the future settlement of Sandridge, the land on which the latter was surveyed being described in 1841 as “sandy soil... moderately wooded [with] gum”. The beach at Port Melbourne had been first charted by a European, Charles Grimes, in 1803, and the name Sandridge was chosen by the surveyor William Darke when he mapped the shoreline after 1836.

A track between the beach and the town of Melbourne had been established as early as 1839. The government surveyor, Robert Hoddle, had prepared a plan for a “rail road” on the alignment of Bay Street and a street subdivision for Sandridge in that year. Wilbraham Liardet arrived in November, establishing his Brighton Pier Hotel and jetty at Sandridge a year later. By 1841 Alfred Lingham had opened his Marine Hotel, also with a jetty, at the same location and the two hotels marked the commencement of tracks to Melbourne that eventually joined to form a single route. There was also a hut and customs tent and a magazine at Sandridge at that time. Hoddle prepared a further survey plan in 1842, providing for half-acre allotments and a roadway on the alignment of Bay Street. There were 40 lots in four blocks between the present Graham and Rouse Streets but the land was withdrawn from sale. In 1849 the government built a pier on the site of Liardet’s jetty and Lindsay Clarke’s survey plan was used as a basis for the first land sales in September 1850. By December 1852 the Argus recorded that about 100 tents had been erected “near Liardet’s” and Edmund Thomas’ sketch of 1853 showed single and two storeyed shops with verandahs in a continuous row on one side of Bay Street. The Sandridge railway line, built by the Melbourne and Hobsons Bay Railway Co. formed in August 1852, was opened as Australia’s first steam powered railway on 12 September 1854. The railway to the west and the lagoon to the east formed the boundaries of the Sandridge township plan, which comprised 44 blocks extending from just north of Ingles Street to the Beach.
An 1855 plan shows the essential elements of the township. Commencing at the sea front there was a Customs house at the corner of Beach Street and Nott Street and a reserve for the post office on the south corner of Bay and Rouse Streets. Between Rouse and Graham Streets there were allotments for the Roman Catholic and Wesleyan churches and a reserve for the watchouse. Further north again between Graham and Liardet Streets were the Seamen’s, Presbyterian and Church of England reserves. Between Liardet and Raglan Streets, as the available land between the lagoon and the railway reserve narrows, there was a pool – on the site of present Lalor Street – and associated swampland. Private allotments were scattered liberally throughout the Area and it would appear that the whole of Sandridge had been alienated by this time. Station Place was lined with small, presumably residential allotments. Sandridge’s role as a geographically discrete port town had been established.

By the late 1850s the process of replacing the earlier and more temporary buildings with permanent accommodation was gaining momentum, and Peckham Terrace erected c.1859 in Bay Street is a surviving example of this early redevelopment phase. The growing importance of the settlement was demonstrated by the court house, police station and post office, which were all erected during the early 1860s. Amongst the brick hotels being built were the Chequers Inn which remains today at the corner of Bay and Bridge Streets and the Fountain Inn at the corner of Raglan and Crockford Streets. There were in fact many hotels at the Port, which was not surprising, given its foundations in the shipping trade. The shops, mainly in Bay Street, convey something of the same picture as the hotels, a few being designed by quite distinguished Melbourne architects and then from the 1870s more commonly by local architects. Frederick Williams was exceptionally busy whilst John Flanagan’s group of three shops in Bay Street of 1874-75 survive as a testimony to his work and a reminder that the original development encompassed five shops.

U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne’s history. The population had increased sevenfold from 3,351 in 1861 to over 20,000 by 1890 and by 1900 the original Sandridge township area had been almost completely built up between the railway and the lagoon.

‘Edith’, 26 Stokes Street

The land bounded by Beach Street, Stokes Street, Rouse Street and Nott Street formed Block 1 in the Sandridge Township Plan and was among the first to be offered for sale. The Crown Grantees for most of Block 1 were S. (Samuel) & R.K. Gregory. In 1858 Charles Gregory (presumably a relative) built the first Sandridge Freemason’s Lodge on part of Block I facing Stokes Street, and in 1859 Samuel Gregory built the Freemasons’s (later Sandridge) Hotel on the adjoining site at the Beach Street corner (PPHR Citations 610 and 710). The Gregorys later subdivided and sold off most of the remaining land. For example, in 1863 lot 1 of Block 1, situated at the corner of Stokes and Rouse streets, was subdivided into 10 lots, which were auctioned on 9 March by Beauchamp & Byrne. It was on part of this land that the Swallow & Ariell Biscuit Company erected their offices in 1890 (SLV 1).

The present 26 Stokes Street is comprised of parts of allotments 3 and 4 in Block 1. In 1877 it was contained in a parcel of land transferred to Henry Donaldson and thence to Edward Matthews by 1887 (LV1, LV2). Matthews built ‘Longwell Terrace’ on part of his land (now 20-24 Stokes Street) and subdivided the balance into two lots, one being this property, which was sold in November 1887 to Thomas Holland (LV3). Holland held the land for three years before selling to Elizabeth Briggs in September 1890 (LV3). She took out a mortgage in February 1891, presumably to finance the construction of this house, which the Briggs family occupied from that year. It was described as a six-room brick house, with relatively high valuation of 45 pounds (LV4, SM, RB).

Melbourne & Metropolitan Board of Works plans dating from the late nineteenth century show this was one of eleven houses on the east side of Stokes Street, south of Rouse Street. On the west side the Swallow & Ariell Biscuit Works factory occupied the northern half, while there were about eight houses between the factory and the Beach Street corner. Houses were also scattered throughout the adjoining blocks. By the early to mid-twentieth century most of these would be replaced by factories and warehouses (SM).

Elizabeth Briggs was the wife of George Walter Briggs, a tailor, who had a shop in O’Brien’s Terrace in Bay Street, Port Melbourne (LV4). The Briggs family resided in the house until about 1913. It was then tenanted
until 1920 when it was sold to Francis J. Young, a Warrant Officer in the Royal Australian Navy. He lived in the house briefly before selling it to Rose Mitchell in 1922. The Mitchell family then occupied the house for over 50 years (LV4, SM).

References

Melbourne and Metropolitan Board of Works (MMBW 1) plan, scale 400 feet to 1 inch. no.18 , Port Melbourne [cartographic material], dated 1894 (State Library of Victoria website)

Melbourne & Metropolitan Board of Works (MMBW 2) Detail Plan Nos. 325, 326, 327, dated 1895 (State Library of Victoria website)


Port Melbourne rate book (RB) 22 March 1892, No. in rate 90

‘Port Phillip Heritage Review’ Volume 1, Version 17, September 2015

Sands & McDougall Directories (SM)


U’ren, N. and N. Turnbull, N., A History of Port Melbourne, 1983

Description
‘Edith’, the house at 26 Stokes Street, Port Melbourne is a late Victorian Italianate Villa. The house is built to both side boundaries and has small front setback. Asymmetrical in plan, it is constructed of bi-chrome brick (now over-painted) and has a hip roof, clad in slate (recently renewed). The verandah retains the original cast iron post and frieze, and tiled floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights (an early copper nameplate with the house name is beside the door) and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood (these sometimes contained rolled up canvas blinds) with a serrated edge. There are eaves brackets with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Overall, the house retains a relatively high degree of intactness and integrity. The most significant change has been the over-painting of the brick walls. The high brick fence is also unsympathetic.

In the context of Stokes Street, this house forms part of a surviving group of nineteenth century buildings on the east side including the adjoining ‘Longwell Terrace’ (HO264), the former Masonic Hall (no.18, HO263) and the reconstructed former Sandridge Hotel at the corner of Beach Street (HO286). It also relates to the nineteenth century buildings associated with the former Swallow & Ariell Biscuit Factory at the southeast corner of Rouse Street (HO265) and on the opposite side of Stokes Street (HO244).

Comparative analysis
Port Melbourne was a working class area and this is reflected in the housing stock, which predominantly comprises small, weatherboard cottages with minimal architectural decoration (PPHR citations 243, 650,
677). Compared to the suburbs within the neighbouring former City of South Melbourne, Port Melbourne contains relatively few substantial brick villas and no houses that could be described as ‘mansions’. ‘Guernsey House’, constructed in 1883 for Peter Grut, at 232 Esplanade East is perhaps Port Melbourne’s grandest being a two storey, double fronted house of rendered masonry construction with a two level cast iron verandah and palisade fence, and an elaborately decorated parapet. Another relatively grand house is 344 Graham Street, constructed c.1871 for the locally prominent stevedore and one-time Mayor of Port Melbourne, James Close (both houses are included within the HO1 Port Melbourne precinct).

Most of the other substantial houses in Port Melbourne are concentrated in and around Bay Street (e.g., two storey terrace rows at 378-382 and 427-435) and along the two streets that face toward the reserves flanking the former Port Melbourne Railway: Station and Evans streets. These include the notable collection of two storey houses in Station Street immediately to the south of Raglan Street comprising ‘Alfred Terrace’ (nos. 160-62), ‘Derwent Coffey House’ (163), ‘Ulster House’ (164) and ‘Emerald House’ (165). All are within HO1.

Houses with the Italianate approach of asymmetrical massing in Port Melbourne are comparatively rare. Examples include the slightly grander house at 161 Nott Street, which is a rendered dwelling with a canted projecting bay, sited in a relatively deep garden setback. A more modest example is at 173 Liardet Street, which is timber block-fronted with a projecting bay (Barrett).

Other houses of individual significance within Port Melbourne tend to adopt a symmetrical composition. Examples include 21 Ross Street (HO240) and 240 Graham Street (HO140). These are both double-fronted bi-chrome brick houses of symmetrical form with hipped roofs and so are representative of this type. Apart from remaining relatively intact, what sets these (and other individually significant) houses apart from other examples found throughout HO1 are uncommon details. 21 Ross Street, for example, is distinguished by the particularly elaborate cast iron decoration, while 240 Graham Street is notable for the ‘ostentatious’ decoration that includes bayed windows on either side of the entry and tiled panels in the eaves frieze. ‘Edith’ is distinguished by the tri-partite arrangement of the windows to the main elevation, where the window is in three parts separated by brickwork, an arrangement that is not found in other comparable houses (although some have the more conventional tripartite window frame fitted within a single opening). The only other known similar tripartite windows in Port Melbourne are at ‘Guernsey House’ and ‘Ulster house’. ‘Edith’ also retains a relatively high degree of integrity including all of the original verandah fabric. While the brick walls have been over-painted, this is a readily reversible change.

‘Edith’ is also one of the few remaining late nineteenth century houses in Port Melbourne within the blocks closest to the bay (i.e., south of Rouse Street). In the twentieth century, most of the houses in this area were demolished and today the only surviving nineteenth century houses included in the HO are ‘Laywell Terrace’ (HO264, 20-24 Stokes Street) and the terrace row at 183-187 Rouse Street (Individually significant within HO1 precinct), while just to the north of Rouse Street are ‘Thelma’ and ‘Carmel’ (HO308, 106-108 Stokes Street). Outside of the HO there are isolated examples of altered late nineteenth or early twentieth century houses at 195 Rouse Street, and 17 & 47 Nott Street.

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 HO as an individual place with external paint controls. External paint controls are recommended to provide a statutory mechanism to encourage the removal of the paint from the face brick...
by an approved method. The extent of the HO should include the whole of the place as defined by the title boundaries.

**Primary heritage study**

Helms, David, *Heritage assessment: 26 Stokes Street, Port Melbourne, 2016*

**Other heritage studies**

Barrett, Peter Andrew, ‘Expert witness statement. With regard to proposed permanent heritage controls (heritage overlay) to a house at 26 Stokes Street, Port Melbourne, as part of Planning Scheme Amendment C132 of the Port Phillip Planning Scheme’, prepared for City of Port Phillip, 22 March 2017

**Other images**
**Identifier**  Former "Swallow and Ariell" Offices (Luscombe & Partners)

**Formerly**  unknown

**Address**  60 Stokes St
PORT MELBOURNE

**Constructed**  1884-5

**Amendment**  C 29

**Category**  Industrial

**Comment**

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

60 Stokes Street is of local historical and architectural significance. Its historical significance is in connection with the adjacent Swallow and Ariell factory, of which the building served as administrative offices and counting house. Architecturally, the refined detailing of the facades is representative of commercial architecture of the 1880s. The loss of the distinctive mansard-roofed tower represents some diminution of architectural significance.

**Primary Source**

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

**Other Studies**

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

**Description**

PRINCIPAL THEME: Industry

SUB-THEME: Food processing works

Offices

ORIGINAL OWNER: Swallow and Ariell Pty Ltd

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct)
70 - 90% original

BUILDING TYPE: Offices

ARCHITECTURAL STYLE: Victorian Free Classical

Victorian Second Empire

PRINCIPAL MATERIAL: Rendered masonry

BUILDER: Unknown
PHYSICAL/STYLISTIC DESCRIPTION
60 Stokes Street is a two-storey rendered brick building on rubble-faced bluestone basement walls. It is designed in a broadly Renaissance Revival style, originally with French Second Empire style influence in the former tower. The main elevations to Rouse and Stokes Streets have moulded intermediate and principal cornices and a plain flat-topped parapet. The entrance bay at the corner projects slightly on both faces, and originally was surmounted by a mansard-roofed square tower with pedimented occuli to all sides. The windows and entrance doorway to the corner bay are round-headed, the first floor windows having flat-topped aedicules. The remaining windows to the main elevations all have segmental-arched openings with stilted hood moulds and a continuous string course to the upper floor. The basement walls contain barred rectangular windows. The Rouse Street elevation originally contained a door, with similar detailing to the windows, and since altered to a window.

COMPARATIVE ANALYSIS
The conservative Renaissance Revival style of the facades of 60 Stokes Street is typical of office and other commercial buildings of the 1870s and '80s. The now demolished tower and mansard roof were broadly of French Second Empire style and related the building to numerous examples of the style in Victoria. The Second Empire style generally was characterised by a far greater decorative complexity than exists at 60 Rouse Street, with elevations typically broken into distinct pavilions and enriched with pilasters, detached columns, pediments and lushly applied ornament. Among industrial examples of the style, the most notable example is the later polychrome brick Spotswood Pumping Station (1897).

History
This building was erected in 1884 - 85 as offices and a counting house for the Swallow and Ariell Factory. [ It was designed by Frederick Williams. (1)] The land on which the offices stand was acquired in 1883 and registered at the Titles Office on 9 January 1884 under the names of Thomas Swallow, F.T. Derham, and William Henry Swallow. The building occupies part of Allotment 1, Section 1, which formed part of the original land offered for sale in the first land sales in Port Melbourne.

The first rate book entry of January 1885 recorded the building as follows - '71 Stokes Street, Thomas Swallow, Frederick Derham, Wm. Henry Swallow, Biscuit Manufacturers and treacle refiners. Brick offices and store rooms in progress, Stokes Street £100.' In January 1886 it was recorded as 'Offices £200.'

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context
unknown

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

References
City of Port Phillip Heritage Review

Identifier  Carmelite Priory

Formerly  unknown

Address  95 Stokes St
PORT MELBOURNE

Constructed  c. 1908

Category  Residential: detached

Designer  unknown

Amendment  C 29

Comment

Significance

95 Stokes Street is of local significance. It has been associated with the Carmelite order, for whom it was constructed, presumably since c. 1908. The Carmelite association with the Sandridge parish since the date of the establishment of the order in Australia in 1881 is of historical significance. The house is by far the largest in the immediate area and is of architectural interest for its transitional style combining the traditional balconied form of Roman Catholic residences with later Bungalow and Federation style influences.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Religion
SUB-THEME: Convents and Monasteries
Residential
ORIGINAL OWNER: Roman Catholic Church
CURRENT OWNER: Roman Catholic Church
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)
90%+ original
BUILDING TYPE: Residence
Brick house, two-storeys

ORIGINAL RESIDENTIAL USE TYPE: Presbytery

CONSTRUCTION: Probably c. 1908
ARCHITECTURAL STYLE: Federation Transitional
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This large red brick residence has two storeys with balconies and large canted bays to the south and east elevations facing Stokes Street and the adjacent St Joseph's church. The hipped roof is covered with corrugated iron and has an iron cross finial at the peak of the main hips. The house is designed in a transitional late-Victorian style. A conservative Italianate villa form is combined with Federation and Bungalow style influence apparent in the heavy brick piers and shingled parapets and valances to the balcony and the decorative detail to the chimneys. There is a brick wall with rendered copings and piers matching the style of the house on the Stokes Street boundary.

COMPARATIVE ANALYSIS
Among the numerous Roman Catholic presbytery, convent and other residential buildings in Melbourne, architecturally notable examples include St Ignatius Presbytery, 326 Church Street, Richmond (J.A. Kelly, 1872), the elaborately detailed red brick Gothic buildings of the FCJ convent, school, gatehouse and chapel, The Vaucluse, Richmond (G.W. Vanheems, 1897, 1901, 1904), the Sacred Heart Presbytery, Grey Street, St Kilda, St Mary's Star of the Sea Presbytery, 33 Howard Street, West Melbourne (W.W. Wardell, 1872-3, verandah added by Reed and Barnes, 1881), and the former Carmelite convent, 52 Beaconsfield Parade, South Melbourne (1886). These examples, all significantly earlier than the Port Melbourne priory, have in common extensive two-storey balconies and verandahs, a theme which appears to have been usual in early twentieth century Catholic residences such as the Carmelite Priory at Port Melbourne. The former Carmelite convent in South Melbourne has Italianate canted bays and an arcaded balcony with flat pointed arches.

History
The Carmelite Order was established in Australia in 1881. (1) The Sandridge parish took in the beachfront from the river at Port Melbourne to Fitzroy Street, St Kilda. They celebrated their first Mass on 7 May 1882 in Saint Joseph's Port Melbourne, which opened the previous year. A number of buildings were constructed by the Order in both Port and South Melbourne in the 1880s and 1890s; between 1882 and 1891, over £20,000 was spent and the Order was £11,000 in debt. (2) In 1908, the decision was made to divide the Sandridge parish into two new parishes, Middle Park and Port Melbourne. (3) The Carmelites moved into separate priories in the new parishes, and in the absence of any other documentation, it is assumed that the priory in Stokes Street was constructed at this date. The architects for the building are not known.

Thematic Context
The Carmelite Priory in Port Melbourne is one of a number of buildings relating to the Carmelite presence in Port and South Melbourne.

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

References
2. ibid. p. 16.
3. ibid. p. 17
"Thelma", "Carmel"

Formerly unknown

Address 106, 108 Stokes St
PORT MELBOURNE

Constructed 1902

Category Residential:row

Designer unknown

Amendment C 29

Significance (Mapped as a Significant heritage property.)
Thelma and Carmel, 106-8 Stokes Street, are of local significance. Their elaborately detailed unpainted polychrome brick facades are the most intact of this type in Port Melbourne and are representative of late Boom style houses. The late construction date in relation to the style of these houses demonstrates the frequently occurring conservatism of building design in Port Melbourne in the nineteenth and early twentieth centuries.

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

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

Description
PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, single-fronted, one-storey
ORIGINAL OWNER: Patrick Darcy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent)
90%+ original
BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one-storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This pair, though late in construction date, are of great importance as intact single storey polychrome brick terraced houses. [Each house has] two double hung sash windows with the front door [located] towards the middle of the building. The virtuoso use of brick around the windows and doors would be equalled by few houses of this size in Melbourne. Between the verandah and the parapet is a colourful row of glazed tiles interspersed with pairs of brackets and garlands. The central portion of the parapet is constructed in red brick contrasting with the dark brown used in the rest of the house. Elaborate cement render consoles support a central pediment on each house, and under this is the name, also in unpainted cement render. The chimneys are constructed in red and yellow bricks with a refined cement render capping. Thelma possesses a wooden picket fence.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

COMPARATIVE ANALYSIS
The typically Victorian form and Boom-style parapet design of these houses is more characteristic of the 1880s than the early twentieth century, and can be contrasted with houses such as the Federation style terrace at 127-30 Evans Street (1911) (q.v.). Among numerous comparable examples with similarly elaborate pediments formed in render are 2-6 Moorhouse Street, Richmond (c. 1888, possibly Norman Hitchcock) and 234-6 Errol Street, North Melbourne (1879). In Port Melbourne, the shop and residences at 207-11 Ross Street (1892-3) (q.v.) have comparable pediment designs in originally exposed polychrome brickwork, now largely painted. Compared with typical examples such as these, 106-8 Stokes Street are notable for their exceptional integrity and for decorative details such as the inset glazed tiles below the cornice.

History
Until March 1902, this site was occupied by a pair of five roomed wooden houses. (1) By March 1903, the owner, Patrick Darcy, had erected a pair of five roomed brick houses. (2)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context
unknown

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

References
1. Port Melbourne rate book. March 1902, no. 1064
2. Port Melbourne rate book. March 1903, no. 1068 and 1069
Residence
Formerly St Osyth Hotel

Address 135 Stokes St
PORT MELBOURNE

constructed 1875

Amendment C 29

Category Commercial: residential

Designer unknown

Significance (Mapped as a Significant heritage property.)
This former hotel is of local significance. The exterior is substantially intact, and is a notably refined Renaissance Revival design contrasting with the more flamboyant style of the former shop on the opposite corner. Along with the building opposite (249 Graham Street, q.v.), the building is a prominent element in the streetscape forming a gateway to Stokes Street.

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

Other Studies

Description
PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: former Hotel
ORIGINAL OWNER: Thomas Bennett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to 90%+ original adjacent, contributes to overall character of the precinct)
BUILDING TYPE: Former Hotel
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two storey building is constructed from rendered masonry and is designed in a conservative
Renaissance palazzo style similar to that of the former National Bank at 92-6 Bay Street (q.v.). The building has a splayed corner, originally with an arched corner door, now built up, as well as the existing entrance in Stokes Street. The ground floor walls are heavily rusticated to resemble ashlar blocks with splayed voussoirs to the door and window arches. The upper walls above the intermediate cornice are smooth rendered. The first floor windows have moulded and bracketed sills and segmental arched hood moulds on consoles. The segmental window arches have chevron mouldings at the heads, and the jambs are stop chamfered. The principal cornice is relatively elaborate, with closely spaced alternate brackets and roundels. The parapet is flat-topped and without enrichment. The chimneys have bracketed cornices similar to the main cornice.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey building form was typical. The treatment used on this building of rusticated ground floor, plain upper floor and balustraded parapet was similarly used in the Hotel Rex, Bay Street (q.v.), and the Railway Club Hotel (1875-6), Raglan Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875). In the context of other Port Melbourne hotels, the former St Osyth Hotel is notable particularly for the elaboration of the bracketed cornice and for the elegantly curved hood moulds above the first floor windows.

History
This building was constructed in 1875 as the St Osyth Hotel. (1) The building's first owner was Thomas Bennett, and the licensee was Martin Jessell. The building was first rated in 1875-6, when it was described as ten rooms of brick and valued at £130. (2)

Thematic Context
By the 1860s, most areas of Port Melbourne were well stocked with hotels, many of which catered to the passing shipping trade. Though the municipality's earliest hotels had been of timber, for the most part these were replaced by brick and/or stone in the 1860s and 1870s.

A number of new hotels were also established during this period, including the St Osyth Hotel.

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

References
1. Sands and McDougall Melbourne Directories 1885-86.
2. Port Melbourne rate book, 1875 - 6, no 214
### Description

**PRINCIPAL THEME:** Residential  
**SUB-THEME:** Federation weatherboard house, one storey  
**ORIGINAL OWNER:** Arthur Baker  
**LOCAL/PRECINCT CHARACTER:** AUTHENTICITY  
Precinct Character (similar to) 90%+ original adjacent, contributes to overall character of the precinct  
**BUILDING TYPE:** Federation weatherboard house, one storey  
**ORIGINAL RESIDENTIAL USE TYPE:** Private residence  
**ARCHITECTURAL STYLE:** Federation Filigree  
**PRINCIPAL MATERIAL:** Timber  
**PHYSICAL/STYLISTIC DESCRIPTION**  
This timber-framed single-storey residence has weatherboarded side walls and timber block fronting. The hipped main roof has bracketed eaves to the front with rectangular decorative panels between the brackets.

### Significance

168 Stokes Street is of local significance. Like many of its neighbours, it is a substantially intact single block-fronted cottage, which is notable for its unusually elaborate and finely detailed verandah.

### Primary Source

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

### Other Studies

### Address

168 Stokes St  
PORT MELBOURNE

### Constructed

1906

### Category

Residential: detached

### Designer

unknown

### Identifier

"Woodlands"

### Formerly

unknown

### Heritage Precinct Overlay

None

### Heritage Overlay(s)

HO267

### Comment

None

### Amendment

C 29

### Local/Precinct Character

Precinct Character (similar to) 90%+ original adjacent, contributes to overall character of the precinct
The elaborate timber front verandah is supported on turned posts and has a gabled centre bay projecting from the hipped roof of the house, with lower hipped and bullnosed flanking sections. The centre gable is half-timbered with shaped barge boards, and is jettied out above a rectangular panelled section; both the rectangular panel and the bargeboards are decorated with circular bosses. Below the rectangular panel is a boarded timber arch. The eaves to the flanking section of the verandah are dentilled. The valances incorporate turned bobbins and have shaped triangular timber brackets. The panelled front door is part glazed, and there are a single side light and a top light. The front window is a three-light casement with square top lights. The front fence and gate appear to be of recent construction, but are in sympathetic style.

This house is very similar to but slightly more elaborate than the near contemporary house at 152 Clark Street (q.v.).

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

History
This timber cottage was constructed in 1906 for its first owner, Arthur Baker.(1) It was first rated that year, when it was described as a seven roomed wooden house. (2) The net annual value was £30.

Thematic Context
This house was constructed as an infill in an area which was largely built up in the late nineteenth century and reflects the piecemeal further development which took place in many areas of Port Melbourne in the early twentieth century.

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

References
2. ibid.
Identifier  Residence
Formerly  unknown

Address  169 Stokes St
PORT MELBOURNE

Constructed  c.1862

Amendment  C 29

Category  Residential: detached

Designer  unknown

Significance  (Mapped as a Significant heritage property.)
169 Stokes Street is of local significance. One of the earliest surviving houses in the area, the exterior, although altered, retains the original form and apparently the original verandah with distinctive and delicate timber detailing characteristic of the mid-nineteenth century.

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

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard freestanding cottages, one-storey
ORIGINAL OWNER: Isaac Ransome
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 40 - 70% original different from adjacent)
BUILDING TYPE: Nineteenth century weatherboard freestanding cottage, one-storey
ORIGINAL RESIDENTIAL  Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian timber cottage
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This small single-storey timber-framed house has a narrow gabled front elevation and a simple concave roofed verandah. The walls are weatherboarded and the roof is covered with corrugated iron. The gable projects slightly on timber brackets and appears to be an early twentieth century alteration. The brick
chimneys also appear to have been rebuilt in the early twentieth century. The apparently original verandah has thin square section timber posts and bent timber brackets supporting the lower of the two frieze rails. On each side of the posts between the frieze rails are shaped timber arrow-head decorations. The concave corrugated iron verandah roof has been replaced recently. The part glazed front door appears not to be original. There is a single sash window.

COMPARATIVE ANALYSIS
A representative example of a typical early house type in Port Melbourne, as also in such areas as Collingwood, 169 Stokes Street can be compared in form with later gable-fronted small houses exemplified by the timber house at 46 Bridge Street and the brick house at 51 Bridge Street (1874) (q.v.). The simple decorative woodwork to the verandah is characteristic of the 1860s period, similar verandah woodwork existing on other 1860s houses such as the two-storey house at 347 Moray Street, South Melbourne (1861).

History
This timber cottage appears to have been constructed in c. 1862. (1) Its original owner was Isaac Ransome. The building was described as three rooms of wood and 'plastered'. (2)

The building was occupied by Ransome, a clerk, for a number of years. Ransome leased the building around 1876, (3) and in 1877 sold the house to shipwright, Samuel Macallister. (4)

The house subsequently had a succession of occupants, but remained in the ownership of the Macallister family for many years.

Thematic Context
This cottage is typical of the 1860s, and is one of the earliest remaining in Port Melbourne.

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

References
1. The rate book for this year is not dated, but would appear to be 1862-3.
Former Shop Identifier
Formerly unknown

Address 175 Stokes St
PORT MELBOURNE

Constructed c. 1863-4

Category Commercial: residential
Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
The former shop at 175 Stokes Street is of state historical and architectural significance. The exterior appears to date from the c. 1881 remodelling and probably incorporates significant parts of the original c. 1863-4 building. The exterior, and reportedly the shop interior, is a remarkably intact and rare example of a suburban two-storey timber shop retaining nineteenth century window shutters as well as most other early fabric.

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

Other Studies

Description
PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Shops
ORIGINAL OWNER: Margaret Murray
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent) 90%+ original
BUILDING TYPE: Shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey shop is timber-framed and weatherboarded to the side elevations and rear. The originally symmetrical double-fronted front elevation, built on the footpath line, has timber block fronting to resemble
ashlar. The recessed central shop door is flanked by timber framed shop windows which retain nineteenth century sectional panelled shutters. Timber pilasters on each side of the shop windows support a plain entablature with moulded timber cornice at first floor level. There are two sash windows with single vertical glazing boards and moulded architraves to the upper level. The eaves to the hipped corrugated iron roof have paired timber brackets to the front.

The building has been extended recently to one side at ground floor level in sympathetic style matching the original design. Otherwise the exterior remains substantially intact in what appears to be a remodelling of c. 1881 carried out by Benjamin Bellion. Although not inspected, the shop interior is reported to remain substantially intact.

COMPARATIVE ANALYSIS
Although originally a common mid-nineteenth century building type, few double-storey timber-framed shops survive compared with the predominance of brick shops. A comparable example is the two storey timber block fronted shop at 378 Coventry Street, South Melbourne (c. 1856, subsequently enlarged), similar in form, the use of block fronting to imitate ashlar, and the bracketed front eaves to 175 Stokes Street. This building, however, lacks the pedimented and shuttered shop windows and central recessed entrance of 175 Stokes Street and is thought likely to be less intact internally.

History
This former general store appears to date from as early as 1863-4, when grocer Margaret Murray constructed a wood shop of three rooms valued at £30. (1) The rate book description of the building varies slightly over the following few years, and had increased to four rooms by the time that its next owner, civil servant Thomas McCann acquired the building in 1866.(2) By 1870, the building had increased to five rooms, and was still owned by McCann. (3) By the time it was rated in 1879-80, the building had been sold and was being rented by grocer Benjamin Bellion. Bellion himself purchased the building the following year, 1880, when it was still described as a five roomed wood shop, and was valued at £26. In 1881, the building increased substantially in size, to seven rooms, though its value remained the same. (4)

Thematic Context
This shop is an intact example of a larger timber shop of the mid-nineteenth century. Shops of this type were to be found scattered throughout the residential parts of Port Melbourne and are evidence of the varied nature of the building stock within these areas.

Bellion and his wife had run a general store on the gold diggings near Castlemaine, before retiring to Port Melbourne. The general store remained in the Bellion family for many years. Though unused as a shop for decades, when the building was auctioned in 1991, it still had shelving in place in the shop area, and prices painted on the shuttered windows.(5)

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
6. 'They Can Carry Me Out'. p. 63.
City of Port Phillip Heritage Review

Identifier Residence
Formerly unknown

Address 201 Stokes St
PORT MELBOURNE
Constructed 1986
Amendment C 29
Comment

Significance
The house at no. 201 Stokes Street, Port Melbourne, was designed for Lloyd Finch by the noted Melbourne architect and head of the School of Architecture at Melbourne University, Peter McIntyre. It is aesthetically significant.

It is aesthetically significant (Criterion E) for the manner in which it creatively interprets traditional architectural forms that establish the cultural values of the area. This importance is enhanced by the way in which the design eschews copyism as well as the temptation to produce a contrasting design but rather sheds new light on established historical styles.

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

Other Studies

Description
A recent two storeyed stuccoed dwelling with ground level garage protected by a canopy adopting elements of the posted verandah form and with side entry. The upper part of the facade has flat mouldings forming a geometric pattern in conjunction with a plain curved pediment, additional visual interest being given by means of the symmetrical rain water heads which have the form of swallows.

Condition: Sound. Integrity: High.

History
This house was designed by noted Melbourne architect Peter McIntyre, head of the School of Architecture at Melbourne University and whose reputation had been established with his role in the design of the Olympic Swimming Pool (1952-56) and the McIntyre house overlooking the Yarra River at Kew (1955). It was built for
his colleague Lloyd Finch, head of Biochemistry, in 1986 on the vacant side yard of a former hotel.

**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**

P. Grainger.
"The Age", 29th. September, 1987, p.8,


**Identifier**    "Himalaya"

**Formerly** Residence

**Address**    10 Tennyson St
ELWOOD

**Constructed** 1880s-1920s

**Category** Residential:apartment

**Amendment** C 29

**Designer** Smith and Johnson (1880s)

**Comment**

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

Himalaya is of significance primarily as an example of a large nineteenth century house converted to flats in the twentieth century. In this it reflects the evolution of St Kilda from an exclusive beach side suburb to a popular seaside resort and later as a haven for a diversity of social groups and minorities, who took advantage of the kind of low cost, convenient accommodation converted mansions such as Himalaya offered. Therefore the significance of the building relates less to its individual architectural significance than to its status as an important social /historical artefact. The building is largely intact from the period of its conversion, including the front fence.

**Primary Source**

**Other Studies**

**Description**

Two storey flats, former residence
Style Italianate, Arts and Crafts

The core of this building is a large nineteenth century house designed in an austere Italianate style. The building is attributed to the architects Smith and Johnson on the basis of the appearance in the building of one of their trademarks, a pair of parallel incised lines, in this case located adjacent to the entrance door. The overall composition with tripartite windows, sophisticated chimney treatments resembling extruded segmental pediments and the overall austerity of the design are also characteristic of their work. Though prolific in the design of large houses, banks and public buildings, a large number of these buildings have since been demolished. However Himalaya is not an outstanding example of their domestic work, with better examples being Bailleau (now St Catherines School) Heyington Place Toorak, ‘Carmyle’, Carmyle Place, Toorak.
History
see Description

Thematic Context
unknown

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

References
unknown
Residence (Ravelston)

Identifier  Residence (Ravelston)
Formerly    Ravelston

Address     17a Tennyson St
            ELWOOD

Constructed 1870

Category    Residential:detached

Amendment C 29

Comment

Significance  (Mapped as a Significant heritage property.)
This house is of particular significance for its timber verandah, a feature which is an uncommon survivor from the decades preceding the 1890's. Verandahs of houses built during the 1850's, '60's and '70s often had timber posts etc., but changing fashion or the decay of the timber has caused most to be replaced or removed. This verandah, presumably dating from 1870, retains its timber turned balusters and balustrade panels, as well as cast iron panels. The louvred fernery is another (? common feature.

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
This house was built by prominent tobacconist Fredrick William Heinecke in 1870. Heinecke lived in the house only till 1874, when he moved across the road to Smith's Hartpury. William Kennedy, squatter, was the next owner. It is not clear if he, Heinecke or the later owner, William Calder (1884) made the addition at the west corner with its own porch (see Vardy). Around 1900 the house was known as Ravelston.

This building was converted to flats many years ago, with a block of flats built (in) front. The staircase was removed. Evidently some of the original marble mantelpieces were stolen by tenants in recent years, but at least one remains.

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

BIBLIOGRAPHY
City of St. Kilda Rate Books, various years - Appendix.
J.E.S. Vardy, surveyor, 'Plan of the Borough of Kilda' complied under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map number 9 South Ward, - Appendix.
**Identifier** Flats

**Formerly** unknown

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<th>30 Tennyson St</th>
<th>Category</th>
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<td>Designer</td>
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<td>c. 1930</td>
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**Amendment** C 29

**Comment**

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

An unusual flat type consisting of a three flats, one a large unit of two storeys, the other two occupying ground and first floors respectively with the upper unit reached by an enclosed stair. The expression of this stair by a tall window with Spanish baroque surrounds adds to the complex articulation of the mass of the building. The original low front fence, hedges and sculpted fir trees are appropriate to the period of the building and contribute to its significance. The building is part of an important grouping of flat developments in this area dating from the time of the subdivision of the grounds of the Syme Mansion, and is largely intact though the decorative scheme to the exterior is inappropriate.

**Primary Source**


**Other Studies**

**Description**

Two storey maisonette and walk-up flats  
Style: Vernacular

**History**

see Description

**Thematic Context**

unknown

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

References
unknown
**Address**  
36 Tennyson St  
ELWOOD

**Category**  
Residential: apartment

**Designer**  
Archibald Ikin

**Description**  
Two storey walk-up flats  
Style: Mediterranean

**History**  
see Description

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

References
unknown
Residence
Formerly unknown

Address 38 Tennyson St
ELWOOD

Constructed 1929

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
A rare example of an attic villa in the Spanish Mission style, this house is also in intact condition and features an elaborate matching wrought iron and render fence and a garage of complementary design. The leadlight, internal and external joinery and fittings, and the prominent location of the house contribute to its significance, though the painting of the original limewashed finish has been detrimental. The house is complemented by the block of flats next door designed in a similar style and sharing the same fence design. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

CULTURAL SIGNIFICANCE
This Spanish Mission style residence is of architectural significance for its design and level of intactness, as well as particular individual details. The form of Spanish tile roof is particularly unusual, with hipped gables to each elevation resulting in valleys at each of the four main corners. Internally the shower, central rose and vertical pipes at each corner drilled with many fine jets, elaborate control valve and thermometer, is very rare if not unique. Also distinctive are monogrammed light switches. The letters J and B, understood to be the initials of husband and wife, are also used elsewhere, including on the window boxes externally and in a grille in the hall. Other features include the coved hall ceiling, leadlight windows and doors and the front fence.

EXTEINT OF SIGNIFICANCE
Entire building, garage and front fence.

SURROUNDING ELEMENTS OF SIGNIFICANCE
This building, number 36 Tennyson Street, on the other side of Hennessy Avenue and the buildings around the intersection of Wimbledon and Hennessy Avenues were all built at a similar time following the subdivision of the grounds of Rothermere, number 14 Hennesy Ave (q.v.) which originally faced Tennyson Street. (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**

Attic Villa  
Style: Spanish Mission  
Builder: Glover and Roberts  
Original owner: B. Harrisson

Built for Bernard Harrison in 1929, this house originally stood on a larger allotment extending to Wimbledon Street and containing a tennis court. Originally the central stair led from the hall (labelled as a lounge in the permit drawings) to a billiard room and sleepout balconies at first floor level. These areas, one for parents and the other for children, are a highly characteristic feature of 1920s architecture and reflect the fresh air fad of the period. The parents’ sleepout faced onto Tennyson Street and appears to have been filled in as an early alteration to the house.

Externally, this is a delightful attic villa, unusually designed in the Spanish Mission style, as evidenced by the pantiled roof, bellcote chimneys, and twisted baroque half columns to the portico. The house also features a decorated parapet capped with pantiles, a motif that is repeated on the bay windows on the ground floor, with profiled timber hoods over. Elaborate wrought iron work is featured on the front fence and the arches of the portico and here and elsewhere the monogram 'JB' can be seen, believed to be the initials of husband and wife. The massing is responsive to its corner location, achieving diagonal symmetry about the corner emphasised by the valley of the roof and the dominant truncated gable treatments.

The house is very intact internally and features original bathroom fittings, electrical fittings including monogrammed light switches, a fine coved ceiling to the hall and notable examples of leadlighting. Little is presently known of the architect of the building, Gordon Sutherland, though his designs published in Australian Home Beautiful in November 1922 demonstrate that he was an adept stylist and skilled in domestic design. As at Tennyson Street, the design published in AHB was for an attic villa and though the design principles seem similar a more rustic Old English style is adopted to dress the form of the building. One other house by Sutherland is known to exist in St Kilda, a small house in Foster Avenue of no great distinction.

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

**ORIGINAL OWNER:**  
Bernard Harrison (1), (2)

**LATER ADDITIONS / ALTERATIONS**
Redecoration. The metal screen around the shower has been re-glazed in clear glass and other changes made in the building, mostly modernisation. The garage doors have been replaced. The garage gable though seems never to have been built.

**DESCRIPTION**
A single storied attic residence, this building is constructed in rendered solid brickwork. The roof with its four main gables, is clad in Spanish tiles. Windows are timber. Leadlight is used for most of the windows as well as the internal pair doors, which are distinctive in design. The ground floor contains nine rooms, all but three (kitchen, laundry and former maid's room) opening off the entry hall. The hall is a feature of the house, with coved ceiling, panelled walls and central arch and grille with the staircase behind. The essentially Classical, formal detailing of the hall and ceilings elsewhere is in contrast to the Spanish Mission style detailing externally, including pilasters around some windows and Spanish tile cappings over others.

**CONDITION**
This house is in excellent condition.

**ORIGINAL USE**
Private residence.

**PRESENT USE**
Continuing use.

**OTHER**
There are detail differences between the working drawings and the house as built.

**INTACTNESS (March, 1984)**
Externally both house and fence are intact, though repainted. The garage doors have been replaced. Internally the house has been redecorated, but the fabric is largely intact.

(David Bick, St. Kilda Conservation Study, 1985)
History
Bernard Harrison (1),(2) built this house in the first half of 1929(1). Gordon J. Sutherland A.R.V.I.A. was the Architect(1) and the builders were Glover and Roberts(1).  
(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 Nos. 7392 issued 16/1/29; 10957 issued 9/1/42 for air raid shelter.
Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 7392, granted 16/1/1929, includes working drawing - Appendix.
2. City of St. Kilda Rate Books.
David Bick, St. Kilda Conservation Study, 1985
Residence

Formerly
unknown

Address
58 Tennyson St
ELWOOD

Constructed
c. 1910

Amendment C 29

Comment

Significance 
(Mapped as a Significant heritage property.)

A distinctive example of Federation architecture, the steep pyramidal roof and compact form of the building together with the circle motifs to the elaborate fretwork of the verandah and the oval light to the front door all seem to derive from American design sources, and are similar to motifs seen in the American Stick Style of the late nineteenth century. The building is a dominant part of a group of Federation period buildings in this part of the east side of Tennyson Street including numbers 60 to 74. The front fence of the house is a rare intact example of decorative metal fence made of profiled sheet metal and is contemporary with the house and contributory to its significance.

Primary Source

Other Studies

Description
Attic villa
Style: Queen Anne, Arts and Crafts

History
see Description

Thematic Context
unknown

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

References
unknown
Flats

Address 63-69 Tennyson Street
ELWOOD

Constructed 1959-1960

Amendment C 54

Comment New citation

Significance (Mapped as a Significant heritage property.)
The four blocks of flats at 63-39 Tennyson Street are of cream brick construction with skillion roofs, each comprising a three-storey rear portion with a double-storey front portion incorporating ground floor carpark. The front portions have broad window bays, parapet walls and side balconies, and the rear portions similar windows, open stairwells and narrower balconies. The flats were erected 1959-60 on part of the site of Caenwood, one of the last extensive mansion estates to survive in mid-twentieth century Elwood.

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

Why is it Significant?
Aesthetically and architecturally, the flats are significant as a fine, intact and unusual example of late 1950s apartment design. They exhibit a number of characteristics that stand out, both individually and collectively, from the countless contemporaneous flats that dominate the suburb: a notably elongated street frontage, relatively low-rise scale, symmetrical siting, and highly atypical massing and composition. The flats are enhanced by their setting, with landscaped spaces between the paired blocks, pathways edged with planted boxes, and the survival of some of the original letter boxes. With their broad frontage and unusual design, the flats remain as a prominent and distinctive element in the streetscape.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005

Other Studies
The 28-unit development at 63-39 Tennyson Street comprises a row of four discrete but identical blocks of cream brick flats, in two symmetrical pairs. Each block comprises a three-storey rear portion (containing six flats), and a double-storey front portion with a single flat raised on concrete columns above an open carparking area. These front wings have skillion roofs, sloping from left to right, and wide bays of timber-framed windows with spandrel panels and, alongside, a solid brick panel that rises to form a parapet. To one side is a narrow balcony and to the other, a broad terrace, both enclosed by mild steel railings.

The flat-roofed rear wings barely register form the street, their principal elevations being to the side, where they overlook the common pathway between each pair of blocks. Each wing is expressed as two separate volumes (containing three flats) with an open stairwell between; the stairwell has a projecting concrete landing, while the flanking flats each have a full-height timber framed window opening onto very narrow concrete slab balcony with metal raling.

The pathways between each pair of blocks extend back to the street, lined with planter boxes in matching cream brick. Those blocks at Nos 67 and 69 retain their original pole-mounted timber letterboxes, in a continuous row with sloping lids.

**History**

The site on the south-west corner of John and Tennyson Street was formerly occupied by Caenwood, one of Elwood’s last surviving mansion estates. Occupied by John Booth from the mid-1890s, the mansion was converted into a guest house after his widow’s death in 1943, but otherwise retained a notably substantial curtilage. The vast Tennyson Street frontage was finally subdivided in the late 1950s, creating four large allotments. The first (now No 63) was gazetted in November 1959, followed by three others (Nos 65-69) in July 1960. These developed quickly, with new flats appearing in the Sands & McDougall Directory for 1961. The block at No 63, the first to be completed, was listed in the directory with three occupants, while the remaining three blocks were listed simply as ‘flats’. The following year, however, the directory listed the names of four residents at No 63, and six residents each at Nos 65, 67 and 69. Of some interest is the fact that exactly half of the 22 tenants listed at that time were married (or widowed) women.

The Caenwood mansion, meanwhile, remained on a reduced (but still generous) allotment at the rear of the new flats, now with its principal frontage to John Street. It was finally demolished in 1966 and the grounds carved up to form Grieg Court – Elwood’s only 1960s subdivision. The original stables were initially retained on Lot 4 (No 6), but were subsequently demolished during the 1970s for a large block of flats.

**Thematic Context**

Amongst the countless 1960s flats in Elwood and St Kilda, there are those that are well-considered designs, obviously the work of talented architects, and there are others that are more utilitarian, less well resolved, or the work of lesser designers or speculative developers. The example at 63-69 Tennyson Street stands out amongst the many mediocre examples for its unusually elongated street frontage and highly atypical form. While it has no directly comparable examples within the municipality, but can be broadly compared with a number of other architect-designed low-rise flats with similarly elongated street frontages and an unusual articulation of balconies and fenestration. Some notable examples in East St Kilda included Rocklea Gardens at 46-50 Hotham Street (identified in the City of Port Phillip heritage study as a building of individual significance) and 22 Orange Grove (identified as a contributory building within the proposed Orange Grove precinct).

**Recommendations**

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

**References**


Lodged Plans Nos 50909 (November 1959), 51840 to 51842 (July 1960)
### Identifier
House

### Formerly
"Glanfell"

### Address
87 Tennyson St
ELWOOD

### Constructed
pre 1866

### Category
Residential:detached

### Designer
unknown

### Amendment
C 29

### Comment
None

### Heritage Overlay
None

### Heritage Overlay(s)
HO270

### Significance
(Mapped as a Significant heritage property.)
The house formerly known as "Glanfell" at 87 Tennyson Street, Elwood may have been in existence prior to 1866. It is important as a very early surviving house in the locality, predating its closer settlement following the opening of the nearby Victorian Railways tramway service in 1906.

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

### Other Studies

### Description
A late Victorian timber house with presumed later projecting wing. The main corrugated iron clad gable has fretted barges and the façade has ashlar boarding. There is a concave verandah with recent (?) timber posts and cast iron lacework. The projecting wing has a half timbered gable end with rough cast, window bay and hood in the Federation manner. The remaining external linings are square edged weatherboards. Condition: Sound. Integrity: High.

### History
At Crown land sales portion 120D, bounded by Tennyson, Scott and Mitford Streets and comprising six acres, was purchased by J. Barwick. A house was situated on the allotment by 1866. The Vardy Plan of 1873 shows a house with a floor plan corresponding with the present building. By 1880, it was occupied by J Mudie. At the time, the area was sparsely settled but had been reserved for "villa sites and residences".

Between 1880 and 1882, the land fronting Tennyson Street was subdivided and an allotment was sold to Margaret Donaldson who, by 1883, owned and occupied a house on the site. The house and land were described as "wood, seven rooms, NAV 70 pounds".
By 1886, owner/occupancy had passed to Catherine Donaldson. By 1890, Mrs Donaldson had built a five roomed wood house at the rear of her house which she let. The leased house was accessed by a right-of-way along the northern boundary. In 1890, Henry Francis, a gentleman, leased both houses. Together they had a NAV of 130 pounds.

In 1891, the Executors of Gillies acquired the property. The house at no.87 was described as “seven rooms and stable, wood”. The Executors of Gillies retained the property using it for rental purposes. In 1995, Mildred Rimmer lived there.

Thos Arnfield of St. Kilda had the freehold of the houses by the turn of the century. In 1900, Arnfield leased no.87 to David Walker, a journalist. At the time, the house was named “Glanfell” and had a NAV of 26 pounds.

Owner/occupancy changed at least four times over the next twenty years. Owners included John Love, a timber merchant (1906), Max Klaws, a commercial traveller (1910), Sydney Durston, a grazier (1915), and Eva Goldsworthy (1920). From 1905-1915, the house was described as having nine rooms however in 1920, the rooms numbered seven. During the twenty years, the NAV gradually rose from 40 to 55 pounds.

**Thematic Context**


**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: 1882-6, 1889-1906, 1910-11, 1915-6, 1920-1, VPRS 2335 and 8816/P1, PROV.
Sands and McDougall Directories: 1879, 1900, 1916.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.48, undated.
What is Significant?
The houses at 104-108 comprise a row of three double-storeyed Boom-style brick terraced dwellings, with their names emblazoned on their ornate parapets: Merlin (No 104), Godiva (No 106) and Vivien (No 108). Erected during 1890 by (or for) a Mr McLeod, the three houses subsequently had a succession of tenants. The central house (No 106) was converted into a pair of flats c.1925, with a new staircase providing separate access to the upper level.

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

Why is it Significant?
Historically, the houses at 104-106 Tennyson Street provide evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Scott Street, Mitford Street and Clarke/Mason streets. The conversion of the central house into two flats during the inter-war period is of historic interest in its own right, demonstrating a different approach to the multi-unit dwellings that proliferated in Elwood at that time.

Architecturally, the houses are significant as a representative and relatively intact example of the double-storeyed terraced house typology. While very common in Melbourne’s inner suburbs in the late nineteenth century, this typology was considerably rarer in Elwood, with only three other comparable pairs or rows of terrace housing known to survive. Aesthetically, the houses are significant as a relatively unusual element in the streetscape.

Primary Source
Heritage Alliance, Elwood Heritage Review, 2005
Other Studies

Description

104-106 Tennyson Street comprises an attached row of three single-fronted double-storeyed painted brick terrace houses. Each has a narrow verandah with bullnose-roofed balcony above, enclosed between party walls with vermiculated panels and moulded consoles. Roofs are concealed by ornate rendered parapets comprising a moulded stringcourse, a row of paired brackets with paterae and moulded panels between, a heavier moulded cornice, and a balustrade with a central solid panel bearing the name of the house: Merlin (No 104) is painted, and Godiva (No 106) and Vivien (No 108) in raised render. Above these panels are segmental-arched pediments, flanked by moulded consoles and surmounted by an acroterian.

Each facade has a pair of tall rectangular windows at each level, with projecting stone sills and timber-framed double-hung sashes; those windows to the ground floor have receding panels below. All openings have flat-arched lintels and no external architraves. Nos 104 and 108 retain turned timber verandah posts to both levels, with cast iron lace friezes and balcony railings. The house at No 104 has been divided into two flats, and a brick dog-leg staircase built to provide separate access to the upper level. Consequently, the verandah and balcony has been altered, including the removal of the upper level post, the replacement of the lower post with a new reproduction fluted Corinthian column, and the reconfiguration of cast iron lace and railings.

History

The City of St Kilda rate book for 1890 (dated 6 January 1890) records that a Mr McLeod owned vacant land with a frontage of 51 feet (15.5 metres) to Tennyson Street, valued at £15. Within a year, three houses had been built on this site, listed in the 1891 rate book (dated 19 January 1891) as three adjacent six-roomed brick dwellings, each valued at £38. One (now No 108) was owned by a Mr Daysfield (?) and occupied by H J Matchin, and the other two were owned by Miller & Company, agents, and occupied by A Barclay and Henry Jesse. The Sands & McDougall Directory confirms Matchin as resident in 1891, with the other two houses listed as vacant. The directory for 1892 lists Matchin on the end, John Barclay in the middle, and the northernmost house still vacant. It was not until 1898 that the house names first appeared in the directory, listing J Young at Merlin, S Spark at Godiva and Andrew Mackinnon at the remaining house (albeit not yet identified as Vivien).

By the 1910s, the three houses had been designated as Nos 92-96 Tennyson Street. Occupants during that time included a Mr Sach at No 96 (who remained there into the 1920s) and William Pollard at No 92 (who was still there in the 1930s). The middle house, conversely, had a succession of relatively short-term tenants before it was finally converted into two flats in the mid-1920s. Described as ‘vacant’ in 1925, it suddenly had two residents listed the following year: Louis Hart and Mrs V Grass. By 1930, the three houses had been renumbered as 102 to 106.

Thematic Context

It has been acknowledged that double-storeyed terrace houses, so common in many of Melbourne’s inner suburbs, are relatively rare in Elwood. The earliest recorded example was, in fact, one of the first substantial houses to be built in Elwood: the pair of double-storey terraces that the Reverend Joseph Docker erected at 30-30a Vautier Street (HO274) in 1854-55 But, as Andrew Ward has noted, this attempt to introduce into Elwood the terraced dwelling typology (so common in nearby St Kilda) proved to be unsuccessful, and these two dwellings were converted into a single grand residence in the 1870s, echoing the substantial mansions that had proliferated in the area by that time. Double-storey terraces did not re-appear in Elwood until the Boom period of the late 1880s and, even then, in very small quantities. Apart from the row of three at 104-108 Tennyson Street, a fine and intact row of four survives at 2-8 Milton Street (in HO7) and another pair, less distinguished and less intact, at 15-17 Byron Street.

Recommendations

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

References

City of St Kilda Rate Books. South Ward.

Sands & McDougall Directory.
Residence

Formerly unknown

Address 109 Tennyson St
ELWOOD

Constructed c. 1920

Amendment C 29

Category Residential: detached

Designer unknown

Significance (Mapped as a Significant heritage property.)

109 Tennyson Street is of significance as a rare example of a house in the Californian style which adheres closely to its American design sources. The sweeping, low pitched roofs, deep overhanging eaves, dominant gabled roof forms and bold detailing are significant features. The house has been little altered since completion and is substantially intact, though the existing fence is of a later date and detracts from the house.

Primary Source

Other Studies

Description
Style: Californian
One storey residence

A very intact and original bungalow of architectural distinction. This bungalow stands out among others of the genre for its closer adherence to the American sources of the style, emphasised by the low pitch and deep overhanging eaves of the dominant gabled roof forms. The strong and robust nature of the detailing and the distinctive leadlighting and the bay windows are significant features, as is the fact that the rear of the house has been little altered since completion and the original rough cast render finish remains in its original unpainted state. The concrete block fence is the only significant non-original and intrusive element, though the existing hedge contributes to the character 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
unknown
Identifiers: "Bundalohn"
Formerly: unknown

Address: 6 Tennyson St
ST. KILDA

Constructed: 1884-5

Amendment: C 29

Category: Residential: apartment

Designer: unknown

Comment:

Significance: (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Bundalohn is architecturally somewhat advanced for its time, showing the form large houses and mansions would take around 1890 and historically important as the home of Henry Gyles Turner, banker, historian, litterateur(4) and a leading figure in Melbourne whilst living there. The principal rooms and front door all open off a large central room, which also contains the stair. Bundalohn is an early example of the planning which typifies mansions and houses built circa 1890, such as Stonnington in Malvern. Use of red face brickwork, the design of the window glazing bar patterns, architraves and skirtings are all advanced. So is the placing of the gabled wall with its (low?) stair windows on the facade. The central room retains most of its original stencilled decoration. Turner was one of the most influential of 19th century Victorians.

SURROUNDING ELEMENTS OF SIGNIFICANCE
Blessington Street Gardens (q.v.) are on the other side of Tennyson Street, (a block of flats built in the front garden separating the two) and the former mansion is part of the Blessington Street Gardens conservation area.

Primary Source

Other Studies

Description
DATE OF CONSTRUCTION
1884/85(1).

ORIGINAL OWNER
Henry Gyles Turner (1) (3)
ARCHITECT
Reed, Henderson and Smart(2)?

LATER OCCUPANTS
Owners(1) - 1920-25/26 W.J. Fowles and E. Douglas builders;
1925/26 - Mrs. J.G. Aikman;
1927/28 - Mrs. I.F. Campbell;
1932/33 - Alfred Darbyshire, Norfolk Buildings Pty. Ltd.
1954 - S. B. Wortley

LATER ADDITIONS/ ALTERATIONS
Additions have been made to the side and rear and a block of flats built along the north facade as part of the large block along the street frontages. A variety of other changes have been made internally during the flat conversion and part of the original hall decoration has been painted out. The conservatory has been demolished.

DESCRIPTION
Bundalohn is a two-storey, brick mansion with tower. Construction is in red face brickwork with a slate roof. The window heads, string courses and so on, now painted, are presumably in contrasting brickwork. The timber windows feature glazed bar patterns. Key elements of the facade are the tower and the projecting hall way with its deep windows beneath the gable. The stair with its elaborate balustrades (?) in this room and beneath the gallery is an elaborate fireplace with a tapered chimney breast. The fluted architraves feature corner blocks with roundels cut in them.

CONDITION
This building is generally in good condition.

ORIGINAL USE
Private residence.

OTHER
There is no evidence of the building having been built in stages or altered in the later 1880’s, so given the planning of the house it must be assumed that it was built in 1884/85, any 1888 additions being to the rear.

INTACTNESS
Bundalohn was converted into flats during the 1920’s and is currently travel (?). This involved partitioning of the main rooms and removal of fittings. The conservatory and verandah above have been removed.

OTHER EVALUATIONS
National Trust of Australia (Victoria)- Recorded, file no. 3544

History
Henry Gyles Turner had Bundalohn built in 1884/85(7). The Architects are not known, but Reed, Henderson and Smart called tenders for additions in 1888(2), so presumably they designed the building. A banker by profession and General Manager of the Commercial Bank from 1870 to 1901, Turner was also involved in drama, literature, journalism as well as outdoor activities.(4) After his retirement he wrote several histories on Australian subjects. (4) He lived at Bundalohn until his death in 1920.(1) Builders James Fowles and E. Douglas acquired the property then and converted it into flats. (1) Bundalohn Court was subdivided in the 1920’s, the eastern garden around the same time, whilst the front flats were built circa 1960/61.

Thematic Context
unknown

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

References

BIBLIOGRAPHY
1. City of St. Kilda archives, subdivisional plans.
   City of St. Kilda Rate Books, various years: 1883/84 no. 1417, 172 feet of land; 1884/85 nos. 1438 and 1439, 70 ft. of land, 16 room brick house unfinished; 1885/86 no. 1485 N.A.V. 250.


3. Michael Cannon (ed.), 'Victoria's Representative Men at Home', Punch's Illustrated Interviews by

The Catani Clock tower was erected in honour of Carlo Catani, an engineer responsible for a number of major engineering works in Victoria, including the reclamation of the St. Kilda foreshore. Catani died in 1918, and the clock tower, designed by Norman Schefferle, was intended to evoke the form of an Italian Campanile, reflecting ‘the varied and rich’ character of St Kilda as well as honouring the birthplace of Carlo Catani. The selection of a clock tower as a memorial was reportedly in response to Catani’s long expressed desire to see such a structure erected in the foreshore area. The design was selected as a result of an open architectural competition.

Significance
The Catani Clock tower is of significance as a memorial to Carlo Catani, the designer of St Kilda’s foreshore parks. It is an important and focal element in the foreshore landscape and in the streetscape of the Esplanade, and is a finely crafted object in its own right. Its domed top and Mediterranean style relates the structure visually to the Baths, Palais, Luna Park and the Belvedere flats, and together these structures are critical in defining the image of St Kilda. The surrounding landscape, including the clipped hedge plantings, lava rock garden edgings, concrete flagged footpath and garden paths down the Esplanade embankments are all late Federation and 1920s and 30s landscape elements that are in keeping with the character of the structure. The concrete block balustrade adjacent to the tower and the cream brick balustrade at its base are both inappropriate and intrusive. See also The Esplanade, Retaining Wall and Landscaping.

Primary Source

Other Studies
History
see Description

Thematic Context
unknown

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

References

NOTES
Identifier: O'Donnell Gardens
Formerly: unknown

Address: The Esplanade
ST. KILDA

Category: Garden

Constructed: 1930s

Other Studies
Primary Source

Description
Gardens
Style: Refer Statement of Significance.

History
see Significance

Thematic Context

Significance
(Mapped as a Significant heritage property.)
The O'Donnell Gardens are of significance as a fine intact example of Interwar landscape design. The raised perimeter embankments, lava rock edgings and seats, clipped hedge plants, concrete flag footpaths and expansive lawns are all elements intact from the inception of the park, and only the inappropriate waste bins and recent mock Federation light fittings detract from its integrity. The gardens contain two fine memorials. The O'Donnell memorial is an exuberant design in the Art Deco Style built of concrete and pigmented render, and is in fine intact condition, while the Bennett memorial commemorates an important St Kilda airman and is an elegant sandstone structure on a granite plinth in a stripped classical style. It is complemented by a pair of basalt stairs framing tiered lava rock planters. The Vineyard restaurant plays an important urban role in closing the southern boundary of the gardens and though the Acland Street facade detracts from the garden, the weatherboard side wall is in character with the area and conceals the ugly recent bluestone pitcher toilet block beyond. The whole of the gardens epitomises a style of landscape design highly characteristic of St Kilda in the Interwar period, but not found in such a well preserved state elsewhere.
**Recommendations**

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

**References**

unknown
### City of Port Phillip Heritage Review

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#### Address
The Esplanade  
ST. KILDA

#### Constructed
1930

#### Category
Public

#### Designer
unknown

#### Amendment
C 29

#### Commentary

#### Significance
These toilets are an integral part of the intact 1920s-30s landscape between The Esplanade and Jacka Boulevard. The access stair, mushroom head light fittings, pierced concrete window grilles, rendered finish and signage and stylish obelisks marking the presence of the facility on The Esplanade all contribute to its character and significance. The design is reinforced by the surrounding hedge and shrub planting and the adjoining paths and grassed embankments. The concrete block balustrade to the Esplanade footpath is an intrusive addition, though the concrete flagged footpath itself is in keeping with the dominant period of this area.

#### Primary Source

#### Other Studies

#### Description
Retaining wall, public toilets and landscaping  
Style: Art Deco

#### History
see Significance

#### Thematic Context
unknown

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

References

unknown
Retaining Wall and Landscaping

**Identifier**  Retaining Wall and Landscaping  
**Formerly**  unknown

**Address**  The Esplanade, (between Fitzroy and Shakespeare Gve)  
ST. KILDA

**Constructed**  1890  
**Category**  Street Furniture  
**Designer**  W.B. Downe

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

**Significance**

The terracing of the roads along the foreshore between Fitzroy Street and Shakespeare Grove is one of St Kilda's most striking topographical features. The retaining wall, added in 1890 when The Esplanade was widened to accommodate trams, is important primarily for its role in achieving this effect. The present unattractive rendered and painted finish and concrete block balustrade replace the earlier red and cream face brick work and elaborate wrought iron balustrading, with only the bluestone coping surviving from the original design. This later treatment detracts from the visual effectiveness of this important urban element.

**Primary Source**


**Other Studies**

**Description**

Retaining wall

This wall was constructed at about the time that a cable tram service was established on the Upper Esplanade, and it allowed the widening of the Esplanade to accommodate the tracks. The wall was constructed of face red brickwork, with a decorative iron balustrade. The wall incorporated 10 shops facing onto Jacka Boulevard, and the income from these was intended to offset the interest repayments on the capital borrowed to build the wall. It appears that the wall was rendered after 1940, and the existing toilets are also a later addition.

**History**

see Description
Thematic Context
unknown

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

References
unknown
Flats
Identifier unknown
Formerly 1-2 The Esplanade
Address ST. KILDA

Description
One of the largest and last examples of vernacular flat design in St Kilda representing a point of termination in a chain of twentieth century apartment design in Melbourne and in particular in St Kilda. In an unabashed manner the complex has been designed to allow a sea view from each residential unit. Few alterations have been made to the building since completion and the complex, particularly the garden, is well maintained.

Significance

Primary Source

Other Studies

Recommendations
A Ward, Port Phillip Heritage Review, 1998

References
### Identifier
"The Belvedere"

### Formerly
unknown

### Address
22 The Esplanade, Cnr Robe St
ST. KILDA

### Constructed
1929

### Category
Residential: apartment

### Designer
W. H. Merritt.

### Amendment
C 29

### Comment
None

### Heritage Precinct Overlay
None

### Heritage Overlay(s)
HO118

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

#### CULTURAL SIGNIFICANCE
Belvedere flats is a landmark on St Kilda's principal promenade and one of the most distinctive, perhaps the best example of a Spanish Mission style block of flats in Victoria. Features such as the open belvedere and the pair of entrance awnings are unusual. In layout the flats are fairly typical, as is the combination of one and two bedroom flats.

#### EXTENT OF SIGNIFICANCE
Entire building. Due to its proximity to the street, the strips of garden along the street frontages are significant.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE
Located at the end of a row of somewhat nondescript blocks of flats of the same scale and era. Situated in the Esplanade - Foreshore conservation area.
(David Bick, St. Kilda Conservation Study, 1985)

### Primary Source

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

### Description
Style: Spanish Mission
Three storey walk up flats
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)
ORIGINAL OWNER
McAlpin Bros
BUILDERS/ARTISANS
JR and E Seccull
DESCRIPTION
Belvedere is a three storey building containing thirteen flats, nine having two bedrooms and four having one bedroom. Only those facing the Esplanade have a living and dining room, the latter beneath the belvedere. The remainder have a living room only. Each flat contains a bathroom and kitchen with back door giving onto rear stairways. There are two entries to the building, both off Robe Street and each with a cantilevered awning. The foyers to each flat are just inside the building, with a stair hall beyond. Construction is in brickwork, rendered and decorated to the street facades. The building has a roof deck.
CONDITION
This building is in reasonable condition. Parts of the render decoration, particularly around the windows, needs redoing.
INTACTNESS (August, 1984)
This building is surprisingly intact externally and in the foyers. None of the flats has been inspected.
ORIGINAL USE
Flats.
(David Bick, St. Kilda Conservation Study, 1985)
History
JR and E Seccull built the Belvedere flats for the McAlpin Bros in 1929, the building permit being granted on 18/December/1928. WH Merritt was the Architect.
(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
City of St Kilda building permit records, no 7373 granted 18/12/1928, contains working drawings.
**Identifier**  
"Sur-La-Mer"

**Formerly**  
Former Residence

**Address**  
25 The Esplanade  
ST. KILDA

**Constructed**  
1850s, 1920s

**Category**  
Residential: apartment

**Designer**  
unknown

**Amendment**  
C 29

**Comment**

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

This apartment complex comprises an extensive series of additions in the Old English style to an important Victorian residence. As such ‘Sur la Mer’ is a significant example of an important St Kilda building type. Possibly because of the earlier building, the additions lack consistency, however, there are a number of notable features including the two storey oriel windows to the side elevation of the front projecting wing, and the interesting chimney design (a reproduction, it appears, of the chimneys on the early residence).

**Primary Source**

**Other Studies**

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

**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
Hotel Esplanade

Formerly
Unknown

Address
11 The Upper Esplanade
ST. KILDA

Description
A substantial and prominently situated stuccoed Italianate hotel having inter-war additions at the front and consisting of a three storeyed main block with three storeyed and two storeyed rear wings extending east to Pollington Street. The roofs are of slate. There is a service yard bounded in part by the perimeter wall of the part demolished stables (?) on the Pollington Street boundary. The south wing is of three storeys becoming two storeys as it extends eastward, terminating at the service yard. The north wing has a later red brick accommodation wing continuing the earlier two storeyed accommodation wing and it has a vehicle entry to the service yard with a faded surmounting painted sign reading "Carlyon's Taxis".

Significance
The Hotel Esplanade is situated at no. 11 The Upper Esplanade, St. Kilda and was built in 1877 to the design of architects Smith and Johnson for James Orkney. It was subsequently extended c.1921. It has historical, aesthetic and social significance. Its historical significance (Criterion A) arises from its survival as an early example of a resort hotel in Victoria's premier metropolitan seaside resort, rivalling the nearby George and Prince of Wales hotels in Fitzroy Street. It offers insights into past lifestyles wherein patrons either stayed for short periods or as permanents, attracted to the seaside location and vitality of St. Kilda as a place. The most noteworthy of permanent residents was Alfred Felton, the industrialist and philanthropist who resided there from 1892 until his death in 1904. The surviving inter-war refurbishment offers insights into the musical era of jazz and swing and its at times extravagant Hollywood influenced architectural settings whilst the main building survives as a prominent testimony to the importance of St. Kilda as a resort last century (Criterion E). The complex has social importance (Criterion G) as evidenced by the cultural values attributed to it by present day community groups which have consistently opposed redevelopment in recent years.

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

Other Studies

Amendment C 29

Category Commercial

Designer Smith and Johnson

Heritage Precinct Overlay None
Heritage Overlay(s) HO117

Address 11 The Upper Esplanade
ST. KILDA

Constructed 1877

Other Studies

Victoria St

Heritage Precinct Overlay None
Heritage Overlay(s) HO117
The façade of the original building is symmetrical with faceted three storeyed end window bays as its most distinguishing feature. The uppermost level has segmentally arched openings and a continuous window sill. The middle level has round arched openings with Corinthian order capitals at impost level. The original street level has been defaced following the provision of the inter-war additions which are also in stucco work but asymmetrical about a central entry with recent steps and canopy. There is a window bay to the right hand side overlooking The Upper Esplanade but it is the bracketed window hoods and central pediment with the hotel name in raised cast cement that constitute the key stylistic elements in the Neo-Classical mode of the day. The side elevational treatments are enriched by chamfered window reveals and the former residential entry facing Pollington Street and there is a tall red brick chimney attached to the south side of the rear south wing. Inside, the vestibule retains its coved ceilings with ornamental plaster strapwork and Hollywood style bi-furcating staircase to the residential floors which have now been unoccupied for several years and are of utilitarian character, the fireplace surrounds having invariably been removed.

**Condition:** Sound.  **Integrity:** High.

**History**

Between 1857 and 1861 a small hotel known as the New Baths hotel owned by James Stewart Johnson was in operation on the site of the present Esplanade Hotel. In 1861 it was renamed the Criterion and in 1866 John Duerdin, then owner, purchased land alongside and demolished the hotel in 1867-68. In 1877 the present Esplanade Hotel was built for James Orkney to the design of architects Smith and Johnson. It was of brick construction with 60 rooms and a bar. During the period 1892 to 1904 the philanthropist and industrialist Alfred Felton lived at the hotel. He converted his rooms into a gallery, his collection and a large trust fund being bequeathed to the National Gallery of Victoria on his death in 1904. When James Orkney died in 1896, the hotel was passed onto his wife Margaret until her death in 1913. The dining room was extended and three new bedrooms provided on the first floor after 1900. In 1914 Edward and Patrick Hoban became the owners of the hotel and c.1921 architects Gibbs and Finlay undertook extensive additions to the front of the complex along with the provision of a ballroom. Carlyon's Eastern Tent Ballroom with the hotel's resident jazz orchestra: Carlyon's Famous Players dates from this period. T.S. Carlyon died in 1925 followed by Martin Patrick Hoban in 1929. The Cairo Flats, later Baymore Court, were erected in 1929 on the site of the ballroom. In 1937 architects Smith Ogg and Serpell carried out works including a new bar in the north-west corner. During the 1940s and 1950s the hotel was occupied as a resort and as the permanent residence of business and retired people of means. In 1952 the hotel owner, Edward Hoban, died. The hotel has changed hands several times since his death and in 1987 a proposal by Evindon Pty. Ltd. to substantially extend the complex primarily for apartments led to the involvement of the Save the St. Kilda and Turn The Tide anti-development groups who opposed the anticipated changes.

**Thematic Context**

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

**Recommendations**

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

**References**

Timothy Hubbard Pty. Ltd. "Esplanade Hotel: A Report to the Heritage Council of Victoria in support of a nomination by the City of Port Phillip."
The residential, retail and industrial complex at nos. 146 Montague Street and 79 Thistlethwaite Street, South Melbourne, appears to have been built as a bakery during the inter-war period. It has historical significance (Criterion A). This significance rests on its capacity to demonstrate an aspect of a past way of life in this part of South Melbourne wherein a bakery was established in a predominantly residential area to meet local needs. Today it is a prominent though indirect reference to the area's past residential character and also to past methods of food manufacture wherein local food manufacturing enterprises were customarily established to meet local requirements.

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

Other Studies

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

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

Address
79 Thistlethwaite Street, and 146 Montague St
SOUTH MELBOURNE

Constructed
B/w 1938 & 44

Category
Industrial

Significance
(Map as a Significant heritage property.)

Comment
None

Heritage Precinct Overlay
None

Heritage Overlay(s)
HO272

Designer
unknown

Amendment
C 29
History
The prominent citizen and real estate agent, William Parton Buckhurst, bought numerous Crown allotments in this area including those on the south west corner of Thistlethwaite and Montague Streets in Block 51. By the turn of the century, four buildings existed between Montague Street and Carrington Place. They comprised two houses, a bakery and a store in 1906 and continued to be occupied in 1934. By 1938 these places had been demolished and the area was described as nos.81-85, "vacant land" owned by Harold Charge of Camberwell.

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

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

Thematic Context
3. Developing local, regional and national economies.  3.12 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
MMBW litho plan no.19, dated 1894.
Part Parish plan, South Melbourne.  PMHS.
**Identifier**  Terrace Row  
**Formerly**  unknown

<table>
<thead>
<tr>
<th>Address</th>
<th>Category</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>48-60 Thompson St</td>
<td>Residential:row</td>
<td>unknown</td>
</tr>
<tr>
<td>SOUTH MELBOURNE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Constructed**  c.1880s  
**Amendment**  C 29  
**Comment**  

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

48-60 Thompson Street are of significance as one half of an outstanding example of a late Victorian streetscape comprising humble, closely set terrace houses. The retention of Nos. 79-91 opposite is integral to the significance of this row.

**Primary Source**  

**Other Studies**

**Description**

Original Use: Residences

The exact date of this terrace row has not been established. It is a typical single-storeyed polychrome-brick terrace row of the late Victorian period with cast iron decoration to the verandahs and to the picket fences. The row is set hard onto the street and is directly opposite Nos. 79-91 (q.v.). The fourteen houses that make up the two rows and the narrow street itself, combine to make this part of Thompson Street an outstanding example of a Victorian streetscape of humble houses. The houses are not all intact, however the original detailing is extant on most. It is unfortunate that not all have their brickwork exposed.

**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
Terrace Row

Identifier: Terrace Row
Formerly: unknown

Address: 79-91 Thompson St
SOUTH MELBOURNE

Original Use: Residences

The exact date of this terrace row has not been established. It is a typical single-storeyed polychrome-brick terrace row of the late Victorian period with cast iron decoration to the verandahs and to the picket fences. The row is set hard onto the street and is directly opposite Nos. 48-60 (q.v.). The fourteen houses that make up the two rows and the narrow street itself, combine to make this part of Thompson Street an outstanding example of a Victorian streetscape of humble houses. The houses are not all intact, however the original detailing is extant on most. It is unfortunate that most do not have their brickwork exposed.

Significance: (Mapped as a Significant heritage property.)

79-91 Thompson Street are of significance as one half of an outstanding example of a late Victorian streetscape comprising humble, closely set terrace houses. The retention of Nos. 48-60 opposite is integral to the significance of this row.

Primary Source

Other Studies

Description

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
"Tiuna"

**Formerly** unknown

**Address**
8 Tiuna Grv
ELWOOD

**Constructed** 1884

**Category** Residential: detached

**Amendment** C 29

**Comment**

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

Tiuna illustrates the nature of land use in this part of Elwood throughout the 19th century; that is substantial houses, mostly set in large grounds and orientated towards the sea. There were never very many and the intensive development in the first half of this century has seen almost all demolished, particularly the early ones (pre 1880's). Architecturally the building is typical of the 1880's. Tiuna is also of historic/social interest in that its second owner was Flora Katie Watson, widow of J.B. Watson, the second owner of the mansion Labassa in Caulfield. Upon J.F. Watson's death, Labassa was sold and Mrs. Watson moved to Tiuna. This is a measure of the desirability of Elwood then. With her came many of the contents of Labassa and they remained there until recent times. They were donated to the National Trust, now the owners of Labassa, in the last year and are now back at Labassa.

**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**
Henry V. Duigan, Barrister, built Tiuna in 1884 and lived there into the 1890's, his widow Marian into the 20th century.

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

References

BIBLIOGRAPHY

City of St. Kilda Rate Books - Appendix.
M.M.B.W. Detail Plan no. 1789 -Appendix.
Residence

Formerly unknown

Address 14 Tiuna Grv
ELWOOD

Constructed 1923

Amendment C 29

Category Residential: detached

Designer Richardson and Wood

Significance (Mapped as a Significant heritage property.)

Although the house is of a fairly conventional design for its time, the crispness and resolution of its details is outstanding. The period garage and fence are integral to the overall character. A coat of olive green paint has obliterated the house’s original colour scheme without unduly diminishing the charm of its architecture. 14 Tiuna Grove is one of a small collection of outstanding buildings in St Kilda by the architects Richardson & Wood.

Primary Source

Other Studies

Description
Style: Arts and Crafts
One storey residence
Builder: Whitehall
Original owner: E.J. Binney

History
see Significance

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998

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

References

unknown
"Hile Terrace"  
Formerly  
unknown

**Address**  
26-28 Upper Esplanade
ST. KILDA

**Category**  
Residential:row

**Constructed**  
c.1886

**Amendment**  
C 29

**Comment**

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

'Hile Terrace' traditionally planned and constructed and adorned, is an unexceptional terrace group with no distinctive architectural qualities or established historical associations. The building is representative of a popular vernacular housing tradition and is notable only as an example of a typology of which Melbourne abounds, but which has all but disappeared from the region of the St Kilda Esplanade.

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

**Other Studies**

**Description**

'Hile Terrace' a group of three two storey stucco rendered brick balcony terrace houses at 26-28 Upper Esplanade, St Kilda, and possib(ly) named after an original occupant, were erected in c.1886 for William Branch.

The terrace group is a restrained example of the Victorian 'boom style' with decorated central pediment, balustrade, ruled facade and characteristic cast iron verandah.

Intactness:
The 'Hile Terrace' facade is intact although inappropriately coloured and the interiors have been converted to apartments.

**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
References
National Trust of Australia (Victoria) File No. 3364
City of St Kilda Rate Books 1885-1900.

(National Estate citation reprinted with permission of the Australian Heritage Commission)
Identifier          House
Formerly          unknown

Address         28 Vale St
ST. KILDA
Constructed      1865

Amendment       C 29
Comment

Significance      (Mapped as a Significant heritage property.)
The cottage at no. 28 Vale Street, St. Kilda is presumed to have been built in 1865 by the carpenters, John and William Spottiswood. It is a rare surviving early building in the street, enhanced by its intact state (Criterion B) and recalling the first phase in the settlement of the Balaclava Flats, characterised by workers' housing, especially in the back streets and away from the principle thoroughfares (Criterion A).

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

Other Studies

Description
An early small gable roofed brick cottage with overpainted bricks to the symmetrical façade and cement faced side walls, distinguished by cement quoining to the exterior corners and front door. There is a timber posted verandah with an unusual timber frieze and additions at the rear. Condition: Sound. Integrity: High.

History
John Spottiswood was a carpenter and owned about 440 feet of land on the north side of Vale Street in 1865. William Spottiswood, also a carpenter, owned a house there. Over time, the Spottiswoods built numerous houses in the street. It is possible they built the house at no. 28 in 1865 (it is not shown on the Cox Map of 1866). Either way, David Price acquired a house for his residence in that year built on land previously owned by John Spottiswood. The house was brick and had four rooms.

James Thompson, a baker, bought the house in 1869. The following year, the property passed to Joseph Thompson who leased it to Leopold Hesse, a merchant. The tenant in 1871 was William Thurgood, a gentleman. Thurgood subsequently purchased the house for his residence.
Recommendations

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

References

Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/1.

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

Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/1.
**Elwood House**

Identifier  | "Elwood House"
Formerly   | unknown

**Address**  | 30, 30a Vautier St
             | ELWOOD
**Constructed** | 1854-1855
**Amendment**   | C 29
**Category**   | Residential:row
**Designer**    | Russell, Watts and Pritchard

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

**CULTURAL SIGNIFICANCE**
Elwood House is one of the few terraces in Melbourne surviving from the mid 1850's, is the oldest building in Elwood and one of the oldest in the St. Kilda area. The two houses have historical associations with the Reverend Joseph Docker, clergyman and settler, for whom they were built. Their construction reflects the nature of development in nearby St. Kilda at that time and the expectation that such building would also occur in Elwood. In fact it did not and Elwood House was converted into a single house in the 1870's(3), flats in 1917/18(3) and in 1978(3) back to two terrace houses. As a result the building has been extensively altered, though a reasonable quantity of the original details, such as doors, architraves and so on remain. If the buildings had not been so altered, recently as well as in the past, they would be of considerably greater significance.

**EXTENT OF SIGNIFICANCE**
Both terrace houses and remains of the outbuildings. A 19th century fence pier survives at the property boundary of number 30.

**SURROUNDING ELEMENTS OF SIGNIFICANCE**
None

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

**Other Studies**

**Description**

**DATE OF CONSTRUCTION**
1854/55 (5)
ORIGINAL OWNER
Reverend Joseph Docker (2),(5)

ARCHITECT
Russell, Watts and Pritchard (5)

BUILDER/ARTISANS
Anderson, Lamb and Bonham (5)

LATER OCCUPANTS
Owners (2),(3),(5), 1865 - 70 Frederick George Docker; 1870 - c. 90/91 J.G. Dougharty; 1890/91 - 1901/02
Ann Dougharty; 1901/02 - 1915/16 Matilda Huon; 1915/16 - 1923/24 Florence Huon; 1923/24 Griffiths.
Tenants (3) - 1856 McCallum, Brown; 1894/95 Lewis Huon.

LATER ALTERATIONS/ADDITIONS
The rear wings have been extensively altered and the old coach houses and stables gutted. The front
sections have been altered and a high brick wall built on the street frontage. A swimming pool and carport
have been added to number 30. A bay window was added to the ground floor of number 30A last century.

DESCRIPTION
Elwood House is a two storey brick terrace with a rendered front façade and parapet. Features of the façade
design are the dividing wall pilasters and bracketed parapet. Such a restrained design is characteristic of the
1850's. The chimneys are equally restrained, with incised panel mouldings. The front block contains two
rooms to each floor, the drawing room on the first floor having french doors opening onto the front veranda.
Some of the cast iron balustrade is recent and the panels are spaced apart. The original doorway to number
30A was filled in in the past and the encaustic tiled verandah probably dates from the construction of the bay
window and installation of the fireplace and grate in that room during the later 19th century.

CONDITION
This building is in good condition.

INTACTNESS
Number 30 is the more extensively altered, particularly at the rear. Number 30A is closer to its original state.
The main rooms in the front block of both houses are reasonably intact. However, stair balustrades are later,
though the stairs apparently are original. Some of the verandah balustrade panels are new and the origins of
the rest are unknown. They have been spaced apart.

History
The Reverend Joseph Docker, clergyman, property owner and pastoralist, best known for his founding of the
Bontharambo run near Wangaratta, acquired land in Elwood in 1853 (2). He commissioned Architects
Russell, Watts and Pritchard of Melbourne (5), to design the two terrace houses, which became known as
Elwood House in 1854 (5). Anderson, Lamb and Bonham (5) were the contractors and the total cost of the
work was around £2,000.

Construction evidently took most of 1855 (5). Frederick George Docker became the owner after Joseph
Docker's death (2). John George Dougharty, a stock and station agent and politician (7) was the next owner
in 1871 (2). Dougharty is understood to have converted the terrace into a single residence (4), making
additions along the south wall of the terrace facing the Bay (1),(3), since demolished. The Dougharty family
or their relatives by marriage, the Huons, owned the building till the 1920's (3). Florence Huon had the
building converted to flats (3). In 1978 the building was returned to terrace houses (3).

Thematic Context
unknown

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

References

BIBLIOGRAPHY
1. Crown Lands and Survey Department, map of 'Village of Elsternwick', August, 1857, shows first
subdivision, in State Library of Victoria.
M.M.B.W. detail plan no. 1905 - Appendix.
Registrar General's Office Search Notes, Application 4104/2250.
3. City of St. Kilda Rate Books, various years.
5. Docker Family papers, La Trobe Library, contains original drawings, specification date 1854 and letters written during the construction dated 1855. Insurance policy for Elwood Houses 1856 - Appendix.
**City of Port Phillip Heritage Review**

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

| Address     | 31 Vautier St ELWOOD |
| Constructed | 1880's |
| Amendment   | C 29 |
| Comment     | Heritage Precinct Overlay HO8 |

**Designer** unknown

**Category** Residential:detached

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

**CULTURAL SIGNIFICANCE**
Residence at 31 Vautier Street generally typifies a substantial timber house of the mid to later 1880's, whilst the large, barrel-vaulted rear room is most unusual. The exact purpose of this room is not clear, but the encaustic tiled floor and rear gallery suggest a ballroom, conservatory or similar. Evidently a wall dividing the room into two sections was removed in recent times. Detailing used elsewhere in the house is typical of the 1880's.

**EXTENT OF SIGNIFICANCE**
Entire house.

**SURROUNDING ELEMENTS OF SIGNIFICANCE**
None. Elwood House, nos. 30 and 30A (q.v.), is nearby.

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

**Other Studies**

**Description**

DATE OF CONSTRUCTION
1880's, main body mid '80's, additions later '80s (1)?

ORIGINAL OWNER
William H. Higginbotham (1)

LATER ADDITIONS/ ALTERATIONS
Modernisation of fittings and so on. Wall dividing the barrel-vaulted rear room demolished. Grounds closely subdivided. Recent concrete block front fence.

DESCRIPTION
Constructed in timber with a slate roof, this house has weatherboard side walls and a rusticated facade.
Timber pilasters face the corners of the paired bay windows to either side of the front door, as well as the house proper. Capitals to both pilasters and cast iron verandah columns are simple. The house has a gabled entrance porch and encaustic tile paved verandah, edged in bluestone.

Internally the wide central passage leads to the rear of the front block and the barrel-vaulted big room. Rear wings line it on either side, housing service rooms. There is a verandah across the rear of the house.

CONDITION
This house is in excellent condition.

ORIGINAL USE
Private residence.

PRESENT USE
Private residence.

OTHER
The owners were reluctant to provide full access and to allow photography of the interior and consequently there is no illustration of the main feature of the house.

History
William H. Higginbotham, an importer, had this house built in the 1880's. The Rate Books are not clear, but it appears the main body of the house was built in the mid 1880's, with additions in the later 1880's. These additions probably included the barrel-vaulted room. The M.M.B.W. Detail Plan (2) shows the extent of the completed building around the turn of the century.

Thematic Context
unknown

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

References

BIBLIOGRAPHY
1. City of St. Kilda Rate Books, various years: 1885 1607 2 acres land; 1886 1681 Salina Higginbotham D.D., Grm. wood £75; 1889 2274 8 rms. wood £80.
Attic villa
Formerly unknown

Address 43 Vautier St
ST. KILDA

Constructed c. 1920

Category Residential: detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An attic villa on the corner of Ormond Esplanade whose strong dynamic forms make it an important contributor to the important collection of foreshore architecture along the Esplanade. Its colour scheme is not authentic but is none-the-less impressive and sympathetic to the original form and style.

Primary Source

Other Studies

Description
Attic villa
Style Arts and Crafts

History
see Significance

Thematic Context
unknown

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

References
unknown
Shops and Residences

Formerly unknown

Address 53-55 Victoria Ave
SOUTH MELBOURNE

Constructed c.1880

Category Commercial: residential

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)
53-55 Victoria Avenue are of significance as a substantially intact pair of shops of the mid/late Victorian period that are one of the key buildings, in terms of their siting, along Victoria Avenue. Their significance is enhanced by the fact that they are the most intact Victorian shops extant in Victoria Avenue.

Primary Source

Other Studies

Description

Original Use: Shops and Residences

This pair of rendered shops stands on a prominent corner of Victoria Avenue, splaying off to O'Grady Street on the north-east corner. The ground floor retains the timber framed shop windows to both shops and a very fine six panel door set into the corner wall. The ground floor has banded piers with capital mouldings and between the floors is a Greek key frieze. On the first floor the arched windows, both coupled and single, are framed by pilasters. The Italianate parapet decoration is intact above. The door to No. 55 has been replaced and the row appears to have originally had a verandah.

History
see Description

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

References
unknown
Address 93 Victoria Ave
SOUTH MELBOURNE

Constructed c.1880s

Amendment C 29

Category Commercial

Designer unknown

Significance (Mapped as a Significant heritage property.)

No. 93 Victoria Avenue is of significance for retaining its very fine Victorian shop window intact. The altered parapet, the replaced verandah and the altered shop windows to No. 95 all detract most severely from the significance of the intact window. The very clear documentary evidence of the original appearance of Nos. 93-95 would make this one of the few instances where reconstruction work would be both feasible and desirable.

Primary Source

Other Studies

Description

Original Use: Shop and Residence

This pair of shops dates from about the 1880s. While the windows to the first floor are substantially intact, the parapet has been altered and the shop windows to No. 95 have been severely altered. The shop window to No. 93 is however intact and is one of the finer examples of Victorian shop windows in South Melbourne. It is framed with twisted colonettes that have corinthian capitals and the frame arches up in an elegant fashion above the capitals. The building was clearly illustrated in the "Jubilee History of South Melbourne" (1) and at that date (1905), had a cast iron verandah, Italianate parapet and large shop windows to both Nos. 93 and 95.

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 'Jubilee History of South Melbourne', p.112
## Flats

**Identifier**  
unknown

**Formerly**  
1 Victoria Ave

**Address**  
ST. KILDA

**Constructed**  
1938

**Amendment**  
C 29

### Category

**Residential:apartment**

**Designer**  
Gordon E E. Gibson

### Significance

(Mapped as a Significant heritage property.)

This tiny, odd shaped two storey block of flats was squeezed behind a tennis court at the rear of a Glen Eira Road address. The resultant form has a unique charm. Its most notable feature is the Old English- inspired chimney which climbs its way up the miniature end facade.

### Primary Source


### Other Studies

#### Description

Two storey walk-up flat  
**Style:** Old English  
**Builder:** J.H. Jackson  
**Original owner:** Mrs Grace Small Reid

#### 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 9866 issued Feb 1938.
“Baymor”

Formerly unknown

Address 6 Victoria St
ST. KILDA

Constructed 1929-1932

Category Residential: apartment

Designer Sydney Smith and Ogg and Serpell

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of significance as a rare example of a flat block designed to define a street edge externally and a cortile internally, in the manner of Mediterranean vernacular village architecture. This design approach is extremely unusual in the Australian context, where the garden suburb approach of an object building set in landscaped grounds is prevalent. The building strongly evokes European seaside villages in the adoption of this form, reinforced by its location on the rise on Victoria Street, framing the view to the sea and palm trees beyond. The Spanish Mission style of the building, with its pantile roof, its fine pigmented render applied in fan shapes imitating adobe plastering, and its cantilevered wrought iron balconies, reinforces this character. The internal courtyard, though in poor condition, is an important element in the conception of the building. The building is intact but in poor condition.

Primary Source

Other Studies

Description
Two storey walk-up flats
Style: Spanish Mission

History
see Description

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

References
NOTES
Refer to Submission to the Administrative Appeals Tribunal by T. Hubbard, conservation architect, 'Esplanade Hotel', 1989.
### Residences

**Identifier** Residences

**Formerly** unknown

**Address** 10-12 Victoria St
ST. KILDA

**Constructed** 1858-60

**Category** Residential: row

**Designer** unknown

**Amendment** C 29

**Comment**

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

These two terraces remain as early examples of small residences erected in St Kilda. The refined window glazing and small scale of the buildings add to the significance, and they are sited in an area which was developed close to the sea, early in St Kilda's history, although now remain as early remnants amongst later developments.

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

**Other Studies**

**Description**

The pair of single storey brick terraces at 10-12 Victoria Street, St Kilda are two of three erected 1858-60 for G. Petty. The individual residences have symmetrical facades, devoid of decoration with a plain parapet over. The widows are arch headed and glazed in the Regency manner with thin margins. Front verandahs have cast iron columns, valencing and brackets added at a later date.

**Intactness**

The pair of terraces are fairly intact, although iron sheeting has replaced the original slate roof and the parapet at 12 Victoria Street has been partly removed.

**History**

see Description

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

References
Rate Books, City of St Kilda, 1858, 1861-1873.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873
The drawings in the collection of the St Kilda City Council indicate that the original double fronted two storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The front verandahs and staircases, and side bay windows are part of the 1918 works. Both the original building, because of its age (it appears on Vardy's 1873 survey of St Kilda, but assessed on stylistic grounds, could predate this by up to twenty years) and the later alterations and additions, characteristic of so many undertaken in St Kilda in the Interwar period, are important as they in turn reflect the early growth and later development of the City. The building is largely intact though only portions of the 1918 front fence survive.

Primary Source

Other Studies

Description
Two storey flats, former residence
Style: Arts and Crafts
Original owner: Mrs Kibble (1918)
Recommendations
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
"Valma"

Identifier: unknown
Formerly: 17 Victoria St
Address: ST. KILDA

Description: Three storey walk-up flats
Style: Functionalist

Significance: A fine example of Functionalist style apartment design elegantly composed on this restricted site. The thin, curved projecting planes of the balcony balustrades terminate in the solid vertical element of the staircase, and these and the corner glass windows all combine to establish a well conceived composition characteristic of the style. The vertical ribs above the staircase window are a small reference to Art Deco influences. The building is the only built part of a larger development planned to stretch along Victoria St(1). It is largely intact though in poor condition.


Other Studies

Category: Residential: apartment
Designer: W. H. Merritt.

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

Thematic Context: Victoria St, Wimmera Pl, Alfred Sq, Eildon Rd, Acland St

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

References

NOTES

(1) Conversation with Phillip Goad, architectural historian.
City of Port Phillip Heritage Review

Identifier  Residence
Formerly  unknown

Address  21 Victoria St
          ST. KILDA
Constructed  late 1980s
Amendment  C 29
Category  Residential: detached
Designer  Allan Powell

Comment
Significance  (Mapped as a Significant heritage property.)
This house designed by local architect Allan Powell is arguably the most distinctive and creative piece of domestic architecture to have been built in St Kilda in the 1980s. Though clearly the style of the building denies the possibility of any local precedent, it is a coherent attempt to address and express the conflicts between the formal and historical context of its inner suburban site and the constraints and needs of today's inner urban residential architecture. This philosophical concern for context, however obtusely expressed places this building firmly in the post modern school of design.

Primary Source

Other Studies

Description
Two storey residence
Style: Post Modern

21 Victoria St is a comprehensive reinterpretation of the inner suburban residential building type, combining a thorough respect for its forebears with a programme completely in tune with contemporary lifestyle values. Built on a 19th Century size allotment, its exterior masonry shell echoes the forms of its 19th Century neighbours. It occupies the full width and frontage of the block, presenting windowless walls to the sides, and a formal, symmetrical arrangement of its front door and window “remnants” to the street. The shell has been “cut away” to dramatically reveal an entirely modern apartment. Its glazed and tiled wall planes and concrete and steel exposed structures are uncompromisingly Modernist. Its programme is directed solely to the demands of contemporary living. Its principal room, for instance, is a sun-filled, informal kitchen, dining and living space facing the street on the first floor: a complete reversal of the Victorian planning hierarchy. Certain characteristic elements of the Victorian house, such as the front garden and balconies, have been
transplanted into the new structure. Where before they were located outside the building shell at the front, here they have been brought inside the walls and integrated, to great advantage and effect, into the modern indoor/outdoor living spaces. Even the perennial problem of providing for car parking in an inherently unaccommodating building form has been ingeniously solved with the cut-away entry off the side lane. The whole design sits comfortably and naturally in its compact, predominantly Victorian streetscape. Its contextual compatibility does not rely on shallow mimicry of the old nor compromise of the new. Though now discernably a piece of 1980's Post-Modernism, its design approach remains an exemplary model to be studied (not copied) for future inner suburban infil development.

History
see Description

Thematic Context
unknown

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

References
unknown
The villa at 12 Waterloo Crescent, St. Kilda, known for a period as “Mona”, was built in 1866 by the builder, Thomas Newton and occupied by the noted architect, Thomas Crouch. T.J. Crouch (1833-89) was in partnership with Ralph Wilson from 1858 to 1881, undertaking numerous ecclesiastical commissions and important public and commercial buildings. His association with “Mona” may have extended to a role as its architect. The house, therefore, may be an example of his residential work and important in interpreting the work of this most successful Victorian practice (Criterion H). “Mona” is also important as a surviving substantial villa of the mid Victorian period associated with St. Kilda’s role as a residential location for Melbourne’s gentry at that time (Criterion A).

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

**Other Studies**

**Description**
A substantial stuccoed two storeyed overpainted brick Italianate villa, possibly in bi-chrome work, with encircling verandah to the front section and unpainted face brick walls without verandahs at the rear. The sills are stone (rendered brick?) with brackets. The roof is hipped and corrugated iron clad and the two storeyed cast iron verandah has a timber frieze rail. There is a protruding bay at the north-east corner and an arched entrance doorway. Condition: Sound. Integrity: High.

**History**
At Crown land sales, J.Gill purchased portion 69A which comprised about 4.5 acres and was bounded by Barkly Street, Alma and Brighton Roads. By 1855, Waterloo Street, as it was then named, had been formed.

Thomas Newton, a builder, lived in High Street (St. Kilda Road) in 1866. He owned several houses in High
and Waterloo Streets and land that he was in the process of developing. In 1866, Newton built this brick house on the north side of Waterloo Street. It had twelve rooms and an NAV of 135 pounds. Newton leased the house to Thomas Crouch, an architect.

Newton and Crouch continued as owner and occupant in 1870, however by 1877, William Crellin, a banker, had acquired the property. It was described as “brick, ten rooms, NAV 150 pounds”.

The property changed hands again in 1880, when Edward Watson purchased it. Watson was a company manager and later a director. He continued to live at no.12 in 1920 when the house was described as “brick, 11 rooms, NAV 120 pounds, population 7”. Watson named the house “Mona”.

**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: 1865-66, 1870, 1876, 1880, 1890-91, 1899-1900, 1920-21. VPRS 2335 and 8816/P1, PROV.

Parish Plan of Prahran, Borough of St.Kilda. SLV 820 bje.

MMBW litho plan no.45, undated.

J.E.S.Vardy, “Plan of the Borough of St. Kilda”, c.1873, North/5.
Attic villa

**Identifier**  Attic villa

**Formerly**  unknown

**Address**  48 Waterloo Cres
ST. KILDA

**Constructed**  c1910

**Category**  Residential: detached

**Amendment**  C 29

**Comment**

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

An attic villa notable for the extremely elaborate timber detailing of its asymmetrical gable end and attic dormer. The brick additions and balcony infill to the front facade are later and unsympathetic additions.

**Primary Source**

**Other Studies**

**Description**
Attic villa
Style: Arts and Crafts

**History**
see Description

**Thematic Context**
unknown

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

**References**
Residence Identifier
Formerly unknown

Formerly 19 Wavenhoe Ave
Address ST. KILDA EAST

Description
One storey residence
Style: Arts and Crafts
Significance
This modest 1920s brick bungalow showcases one of the best examples of the decorative brickwork characteristic of its period. The corbelled window sills and decorative gable vent are of particular note, but all the brickwork on the facade, sides, and front fence displays imaginative flair and skilful execution. Unfortunately the roughcast rendered surfaces and some other decorative features have been painted over (in a fairly sympathetic colour), but the exposed brickwork remains in its original state.

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

Address 19 Wavenhoe Ave
ST. KILDA EAST

Category Residential:detached

Constructed late 1920s

Designer unknown

Amendment C 29

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Comment

Primary Source

Other Studies

Description
One storey residence
Style: Arts and Crafts

History
see Description

Thematic Context
unknown

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

unknown
Tecoma Court, constructed in 1935, at 16-20A Wellington Street, St Kilda is significant. It is a two-storey interwar period brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street, given emphasis by a cement rendered stepped parapet with applied ‘TECOMA COURT’ lettering to the centre. The front portion of the building has a tiled hipped roof surmounted by brick chimneys, with twin hipped and tiled roofs to the rear wings. At first floor level is a centrally located recessed balcony with a projecting brick balustrade, flanked by large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (sofit) runs the length of the north façade, above ground floor level. The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan.

Tecoma Court at 16-20A Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary
developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s.

Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s. The property is also a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

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**Thematic context**

**Victoria's framework of historical themes**

5. Building Victoria’s industries and workforce: 5.3 Marketing and retailing

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

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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**History**

**Contextual history**

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne’s suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

> It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats… Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land’s present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930’s. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930’s one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market,
rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat ‘Ardoch Mansions’ complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O’Hanlon 1999:182, 196-198).

**Tecoma Court, 16-20A Wellington Street**

At the end of the nineteenth century, the site of the future Tecoma Court appears to have been occupied by a shop and residence to the rear. In 1899, the renumbering of Wellington Street occurred and the site was numbered 16 and 18. Throughout the early twentieth century, the shop was variously occupied by dressmakers/drapers, grocers, confectioners and boot makers, with numerous occupants of the residence to the rear.

In c.1935, the present building was constructed for F.A. Graham. The three shops were given the address of 16-20 Wellington Street, with the flats above at 20A Wellington Street. The property at 16-20A Wellington Street was first listed in the *Sands & McDougall Directories* in 1937. At this time, the three ground floor shops were occupied by Mrs P. Tullock cakes (no. 16), Snuggle Inn Coffee Lounge (no. 18) and Ellisons Pty Ltd estate agents (no. 20).

**References**

MMBW Detail Plan No. 1358, City of St Kilda, 1898


*Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015*

Property Service Plan, South East Water


**Description**

Tecoma Court is a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street (north façade). The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan. An arched entry to the east end of the Wellington Street façade provides access to the flats above. The entry passageway is illuminated by three large arched windows, with coloured glazing, to the east elevation at ground floor level. At first floor level is a centrally located recessed balcony with a projecting brick balustrade. Flanking this are large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The front portion of the building has a tiled hipped roof surmounted by brick chimneys. It is partly concealed by a cement rendered stepped parapet, with returns to the side elevations, and applied ‘TECOMA COURT’ lettering to the centre parapet. The rear of the building has twin hipped and tiled roofs, over the rear wings.

The external plan of the building appears to be generally intact to that shown on a 1935 property service plan and a 1945 aerial image. With the exception of the ground floor shopfronts, the exterior of the building also appears to be largely intact.
Comparative analysis

There are several examples of interwar buildings with shops and residences above in St Kilda, which are graded as 'significant' heritage properties in Port Phillip, and provide some comparison with Tecoma Court. These include Boncap, at 49 Fitzroy Street, St Kilda (included in HO5), a 1935 three storey building with shops to the ground floor, flats above, and bachelor flats to the rear. It is in the Functionalist style. There is also the two storey shops constructed in 1930 in the Art Deco style at 81-85 Acland Street, St Kilda (included in HO5); and Acland Court, two storey shops with flats above constructed in 1935 in the Spanish Mission style at 91-93 Acland Street, St Kilda (also included in HO5).

All the examples cited were built in the 1930s, generally contemporary with Tecoma Court. All the examples also differ in style, but share a common brick construction material, awning to ground floor level, and balconies to the flats above (save for 81-85 Acland Street), as well as a similar degree of external intactness. In architectural terms, Tecoma Court is a well resolved example of a generally simply detailed interwar building, which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces.

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.

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

The property is also a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s.

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

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Recommendations

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

Primary source

Lovell Chen, *Heritage appraisal. 16-20A &44 Wellington Street, St Kilda, March 2015*

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3, 1992*

Other images

-
Flats
Identifier unknown
Formerly 22 Wellington St
Address ST. KILDA
Description An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the
Significance The former "Taj Mahal" Flats at no.22 Wellington Street, St Kilda are understood to have been built c.1924. They are aesthetically significant.
Amendment C 29
Comment (Mapped as a Significant heritage property.)
The former "Taj Mahal" Flats at no.22 Wellington Street, St Kilda are understood to have been built c.1924. They are aesthetically significant.
They are aesthetically significant (Criterion E) as highly picturesque apartments in the Arts and Crafts mode, comparing with others in the municipality including “The Gables” at no.57 Carlisle Street and being distinguished by the manner in which the corner circular window bay and porch treatment offset the otherwise symmetrical arrangement of the façade, this device, in conjunction with gable ends and brickwork being characteristic of the Bungalow type and well demonstrated in this example.
The Arts and Crafts styling of the façade (as expressed by the oriel at the corner) distinguish it from other flat examples in the municipality. This stylistic (aesthetic) and historical expression is confined to the exterior of the building as viewed from Wellington Street.
Other Studies
Description An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the...
façade is deliberately upset by a hip roofed extension to the porch and also by a circular two storeyed bay window with flat roof and radiating joists. The approach steps are in bluestone with a fan shaped brick pavement, the bricks being identified by Roman numerals.

The Arts and Crafts styling of the façade (as expressed by the oriel at the corner) distinguish it from other flat examples in the City. Typically inter-war flat design is dominated by Mediterranean or Spanish stylistic origins, with some Old English or neo-Tudor, while flats built around WW1 (such as this one) express the Arts and Crafts style. Both groups are expressed equally by the identified places in past heritage studies. This example is a particularly evocative example of the Arts and Crafts style because of its corner round tower motif, in the form of an oriel window.

St Kilda is known nationally for its inter-war flat development and this is an important contributor to the stylistic richness of the type within the City.

Condition: Sound

Integrity: High, overpainted brick fence contributory.

**History**

There was a place on this site occupied by Egbert Ings (1920), John C. Tosh (1923) and Mrs A. Williamson (1924). The site was redeveloped c.1924 with these flats known as “Taj Mahal”. They were listed in the Sands and McDougall directory of 1925 for the first time. The two occupants listed were Mrs Williamson, before mentioned, and Madam Marick. The building continued to be listed under the name “Taj Mahal” in 1973.

**Thematic Context**

4. Building settlements, towns and cities. 4.1.2. Making suburbs (St Kilda).

**Recommendations**

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 plan no.45, nd, Prahran and St Kilda.
Significance

What is significant?
The building at 38-40 Wellington Street, St Kilda, constructed in 1908 as a duplex pair of single-storey gabled dwellings in the Arts and Crafts style, is significant. The pair is of unpainted red brick with contrasting cream brick detailing, and over-painted roughcast render to the gable ends. The pair has matching long hipped roofs clad in slate, with terracotta ridge caps and finials, and two brick chimneys per dwelling. Entries are located to the east and west sides of the dwellings respectively, accessed via side verandahs which have large arched brick openings including to the brick front walls. The other main feature of the facades is tripartite windows with timber-framed canopies (hoods) over. The duplex pair has a high level of external intactness, as visible from Wellington Street.

How is it significant?
The duplex pair at 38-40 Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?
The property at 38-40 Wellington Street, St Kilda is of historical interest. It has occupied this site since 1908, in an area of Wellington Street which has historically accommodated mixed forms of development. As a duplex pair, the dwellings as a type follow on from the common and historically popular Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings.
Edward Fitch, of E Fitch & Sons, builders, constructed the pair, and at the time was also based in Wellington Street, at no 44 to the east.

Architecturally, although the duplex is relatively modest in size, and simply detailed, it nevertheless represents a finely executed and well resolved pair of Arts and Crafts dwellings (Criterion E). The gables to Wellington Street are well proportioned, with the facades below symmetrically arranged with hooded tripartite windows and striking arched entries to the side verandahs. The form of the verandahs is also of note, with the large arched openings giving the verandahs an open arcaded character, unusual for modest dwellings of this size. Generally, the overall proportions are well balanced, and the symmetry of the design is visually pleasing. The Arts and Crafts styling is in a general sense unusual for a pair of semi-detached dwellings, although more common in St Kilda. The duplex pair also displays a high level of external intactness.

**Thematic context**

**Victoria’s framework of historical themes**

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

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.4 Depression and recovery: the Inter-War years

**History**

**Contextual history**

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

**Duplex, 38 & 40 Wellington Street**

Prior to the construction of the duplex at 38-40 Wellington Street, St Kilda the subject site was unoccupied. The duplex was constructed in 1908 for builder Edward Fitch (PSP), in an area of Wellington Street which has historically accommodated mixed forms of development. The mixed uses were in part due to the tram route along the street, and the attraction this held for commercial development.

In 1908, E. Fitch & Sons, builders, was located at 44 Wellington Street to the east. The duplex was originally occupied by A Macintosh (no 38) and Mrs Fanny Groves (no 40), however by 1910 no 40 was occupied by Edward Fitch. The duplexes were variously occupied as single dwellings throughout the twentieth century, including for a period of at least twenty years in the 1940s-1960s by W.B. Croxon (no 38) and Michael
McGann (no 40) (SM). As a duplex pair, the dwellings as a type follow on from the common Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings.

**References**


MMBW Detail Plan No. 1358, City of St Kilda, 1898

Property Service Plan (PSP), South East Water

*Sands and McDougall Directories* (SM), 1906-1970

**Description**

The properties at 38 and 40 Wellington Street, St Kilda contain a duplex (semi-detached) pair of single-storey gabled dwellings in the Arts and Crafts style, constructed in 1908. The pair is of unpainted red brick with contrasting cream brick detailing. The gable ends above a cream brick string course have plain bargeboards and over-painted roughcast render. The matching long hipped roofs are slate clad, with terracotta ridge caps and finials. Each of the dwellings has brick chimneys, on the outward facing roof planes.

The entry to each dwelling is located to the east and west sides of the Wellington Street facades, respectively, given emphasis through large arched openings to side verandahs. The form of the openings is outlined in cream brick. Larger arched openings are located to the verandah sides (east and west elevations respectively), giving the verandahs an open arcaded character. The larger openings have a timber fretwork frieze. The verandahs also have tessellated tiling to the floors. The entry doors are largely concealed from the street, being at the end of the verandahs, but to the side walls.

The other main feature of the facades is tripartite windows with timber-framed canopies (hoods) over. The windows have arched heads, framed by cream brick. The hoods have a timber fretwork detail.

The duplex pair has a high level of external intactness, as visible from Wellington Street. The external plan of the building also appears to be generally intact to that shown on a 1908 property service plan.

Both dwellings have small front garden setbacks; limited side setbacks; and complementary high timber paling fences to the Wellington Street boundary which are not original.

**Comparative analysis**

Duplex dwellings are not uncommon in St Kilda or the broader municipality. There are also several examples of single-storey duplexes in St Kilda, which are graded as ‘Significant’ heritage properties in Port Phillip, and provide some comparison with 38-40 Wellington Street. These include 80-82 Chaucer Street, St Kilda (individually listed as HO90), an Arts and Crafts style duplex constructed in 1913; 17-19 Havelock Street, St Kilda (included in HO5, St Kilda Hill Precinct), an Arts and Crafts style brick duplex constructed in the 1920s, which share the same hipped roof and gable end; and 6-8 Robertson Street, St Kilda (included in HO6, St Kilda East Precinct, just around the corner from these houses), a Queen Anne style duplex constructed in c.1910. The Robertson Street duplex has contrasting individual dwellings presentations to the street.

All of the examples cited were constructed in the c.1910s or 20s, generally contemporary with 38-40 Wellington Street. Comparably, 38-40 Wellington Street is more simply detailed than the examples cited, but still distinguished by elements such as the striking arched entries to the arcaded side verandahs.
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.

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

The property at 38-40 Wellington Street, St Kilda is of historical interest. It has occupied this site since 1908, in an area of Wellington Street which has historically accommodated mixed forms of development. As a duplex pair, the dwellings as a type follow on from the common and historically popular Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings. Edward Fitch, of E Fitch & Sons, builders, constructed the pair, and at the time was also based in Wellington Street, at no 44 to the east.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Architecturally, although the duplex is relatively modest in size, and simply detailed, it nevertheless represents a finely executed and well resolved pair of Arts and Crafts dwellings. The gables to Wellington Street are well proportioned, with the facades below symmetrically arranged with hooded tripartite windows and striking arched entries to the side verandahs. The form of the verandahs is also of note, with the large arched openings giving the verandahs an open arcaded character, unusual for modest dwellings of this size. Generally, the overall proportions are well balanced, and the symmetry of the design is visually pleasing. The Arts and Crafts styling is in a general sense unusual for a pair of semi-detached dwellings, although more common in St Kilda. The duplex pair also displays a high level of external intactness.

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

Not applicable.

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

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.

Not applicable.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.
Primary source
Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

Other studies
-

Other images
-
Significance

What is significant?
Earls Court, constructed in 1932, at 44 Wellington Street, St Kilda is significant. It comprises an identical symmetrical pair of two-storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway. The blocks each have a projecting double-height breakfront balcony to the front (north façade); and windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. The blocks are substantially externally intact.

How is it significant?
Earls Court is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?
Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar ‘walk up’ flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was the focus of some flat block construction, and Earls Court (originally ‘Harcia Flats’) is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda.

Architecturally, Earls Court is a substantially externally intact flat block development, distinguished by its identical ‘twin’ block planning and strongly symmetrical presentation. The latter is given weight by the
projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

**Thematic context**

**Victoria’s framework of historical themes**

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

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

**History**

**Contextual history**

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne’s suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

*It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land’s present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)*

The building of flats accelerated during the 1920s:

*In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930’s. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930’s one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)*

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat ‘Ardoch Mansions’ complex in Dandenong.
The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O’Hanlon 1999:182, 196-198).

Earl’s Court (former Harcia flats), 44 Wellington Street

At the end of the nineteenth century, the site of the future Earls Court comprised a single dwelling with stables, occupied by Ebenezer Fitch, E Fitch & Sons, builders. At that time, the property was numbered 41 Wellington Street. In 1899, the renumbering of Wellington Street occurred and the site was renumbered 44.

The two flat blocks were constructed in c.1932 for Messrs. Ratz and Le Gassick. The flats, then known as ‘Harcia Flats’, were first listed in the Sands & McDougall Directories in 1934. The 1932 MMBW property service drainage plan (no. 21144) indicates internal staircases at ground and first floor levels, located at about the halfway point of each block. The flats were still called ‘Harcia Flats’ as recently as 1974. The non-original archway header above the driveway entrance was added relatively recently, when it replaced a narrow timber arch as shown in an earlier (1990s) image of the property.

References

MMBW Detail Plan No. 1358, City of St Kilda, 1898

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Property Service Plan, South East Water

Description

Earls Court comprises an identical symmetrical pair of two storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway headed by a bracketed rendered name panel with raised lettering (the property name and panel are not original). The blocks each have a projecting double-height breakfront balcony to the front (north façade), with rendered columns and a cartouche detail to the spandrel panel between ground and first floors. Bands of smooth render also separate the ground and first floors. The elevations facing the central driveway maintain the roughcast render material, while the side elevations facing away from the blocks are face brick. Windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. Several simply detailed rendered chimneys are visible to the roof.

The blocks are substantially externally intact, although an addition has been constructed in the former garage area to the rear of the property. Other alterations include lengthening the central brick piers to the front brick fence and, as noted, the archway header above the driveway entrance. The steel palisade gates are also not original.

Comparative analysis

There are several examples of similar two-storey flat blocks in St Kilda, which are graded as ‘Significant’ heritage places in Port Phillip, and provide some comparison with Earls Court. The examples cited here all
share the identical symmetrical separated ‘twin’ flat block plan, at least to the front components of the blocks. These include Beaufort, two storey walk up flats constructed in the 1920s in the Mediterranean style at 13-15 Ormond Esplanade, Elwood; the two storey maisonettes constructed in 1916 in the Arts and Crafts style at 327-328 Beaconsfield Parade, St Kilda; and Lurnea, two storey walk up flats constructed in c.1920 at 50 (ex48a) Dalgety Street, St Kilda; also in a simplified Arts and Crafts style. Earls Court, although a later example of Arts and Craft styling, sits comfortably within this context. The detailing by comparison is simple, but well resolved.

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.

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar ‘walk up’ flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was renowned for its flat blocks, and Earls Court (originally ‘Harcia Flats’) is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Earls Court is of local architectural significance. It is a substantially externally intact flat block development, distinguished by its identical ‘twin’ block planning and strongly symmetrical presentation. The latter is given weight by the projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

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

Not applicable.

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

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.

Not applicable.
Recommendations

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

Primary source
Lovell Chen, *Heritage Appraisal - 16-20A &44 Wellington Street, St Kilda, March 2015*

Other studies
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3, 1992*

Other images
-
City of Port Phillip Heritage Review

Place name: Albuera Terrace
Other names: Terrace Houses

Citation No: 2378

Address: 56-58 Wellington Street, St Kilda

Category: Residential: Terrace Houses

Style: Victorian: Italianate

Constructed: c.1888

Designer: Unknown

Amendment: C122

Comment: New citation

Heritage Precinct: Not applicable
Heritage Overlay: HO492
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?
Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is significant. It is a pair of substantial two-storey terrace houses, with secondary rear wings and over-painted rendered walls. The dwellings have double-height verandahs; rectilinear window openings, and entrance doors framed by sidelights and toplights. The roof forms are hipped and slate clad; a high balustraded parapet with a central pediment conceals the roof from Wellington Street. There are also pairs of large, double-width rendered chimneys to the east and west side elevations of the dwellings. The two-storey verandahs have decorative iron work in the form of arched friezes and first floor balustrades. The terrace pair is largely externally intact, as viewed from Wellington Street.

How is it significant?
Albuera Terrace at 56-58 Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?
Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is of historical significance (Criterion A). The property was built when Melbourne’s famous 1880s Boom was nearing its end, however the dwellings’ large size and high and prominent parapets are reflective of the Boom period optimism and affluence as expressed architecturally. The size of the dwellings is also consistent with their ‘main road’ address, and association with the historically important Wellington Street. The latter is evident as an early...
main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which was removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The subject pair provide evidence of the prestigious residential status of the street in the nineteenth century. Of interest, between 1895 and 1902 no 58 Wellington Street was also briefly a nurses’ home.

Architecturally, Albuera Terrace is a largely externally intact pair of two-storey Victorian terrace houses (Criterion E). The dwellings are large and prominent, their presentation to Wellington Street distinguished by double-height verandahs with decorative ironwork, and other Victorian features including symmetrically arranged rectilinear windows, entrance doors framed by sidelights and toplights, and pairs of large double-width rendered chimneys to the side elevations. The prominence is enhanced by the high balustraded parapet with a central pediment and other Victorian detailing. The property is also a representative example of Victorian terraces, incorporating other typical features such as slate clad hipped roof forms and secondary rear wings. (Criterion D)

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**Thematic context**

**Victoria’s framework of historical themes**

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

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.3 The late nineteenth century boom

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**History**

**Contextual history**

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

**Albuera Terrace, 56-58 Wellington Street**

The pair of two-storey terraces at 56-58 Wellington Street were constructed in c.1888 and named Albuera Terrace (SM). In 1899, the south side of Wellington Street was renumbered and the terraces, originally numbered 53-55 Wellington Street, were renumbered to 56-58 Wellington Street. The terraces were originally single dwellings occupied by William A. Stokes and Mrs Donald McLeod, although between 1895 and 1902, no 58 Wellington Street was occupied as a nurses’ home. Mrs Margaret Sargeant was the first matron of the nurses’ home, although a year later Miss E Crabtree was matron (later superintendent) (SM).
The pair date from c.1888, constructed when Melbourne's famous 1880s Boom was nearing its end. While the dwellings do not necessarily display some of the more ornate features and detailing which was synonymous with Boom-style terraces, their large size and high and prominent parapet are reflective of the optimism and affluence of the period.

References
MMBW Detail Plan No. 1358, City of St Kilda, 1898
Property Service Plan, South East Water
*Sands and McDougall Directories (SM)*, 1887-1910

(1) Albuera, or La Albuera, is in Spain, and was the site of a famous battle in 1811 during the Peninsula War, involving British, Portuguese and Spanish forces against the French. See: [http://www.britishbattles.com/peninsula/albuera.htm](http://www.britishbattles.com/peninsula/albuera.htm) (accessed 11 August 2015)

Description
Albuera Terrace at 56-58 Wellington Street, St Kilda, is a pair of substantial two-storey c.1888 terrace houses, with over-painted rendered external walls. The dwellings have double-height verandahs; a symmetrical arrangement of rectilinear window openings at ground and first floor levels with timber-frames and double-hung sashes, or alternately French-style double doors (not original); and entrance doors framed by sidelights and toplights. The roof forms are slate clad, with matching hips to the front part of the terrace pair, and a single long hipped roof to the secondary rear wings. A high balustraded parapet with a central pediment, and dentillated cornice, modillions and urns conceals the roof from Wellington Street. Each terrace also has two large, double-width rendered chimneys with corniced tops, to the east and west side elevations respectively.

The two-storey verandahs have decorative iron work in the form of arched friezes and first floor balustrades, with the exception of the ground floor frieze at no 58 which is a plain arch. The iron work is not consistent between the terraces; earlier streetscape views indicate that the iron work to no 56 is not original, having been replaced between 2007 and 2009. A dentillated string course between ground and first floor levels is also evident in no 56, but not to no 58.

The terrace pair is otherwise largely externally intact, as viewed from Wellington Street. The external plan of the building also appears to be generally intact to that shown on the 1898 MMBW plan, albeit with some changes to the rear.

Both dwellings have front garden setbacks; limited side setbacks; and high solid masonry fences to the Wellington Street boundary which are not original and conceal views of the ground floor facades.

Comparative analysis
Terrace houses, including two-storey terrace pairs, are not uncommon in St Kilda or the broader municipality. There are also a number of examples of two-storey Victorian terraces in Port Phillip, which are graded as 'Significant' heritage properties and provide some comparison with 56-58 Wellington Street, St Kilda.

These include ‘Elwood House’ at 30-30A Vautier Street, Elwood, a pair of early terraces constructed in 1854-55 (individually listed as HO274). Although substantially earlier than the subject terrace pair, Elwood House has been subject to stages of alterations including being altered in the 1870s (when adapted to a single dwelling), again in 1917-18 (adapted to flats) and then again in 1978 (reverted back to two terraces). Other examples of Victorian terraces include several in South Melbourne, such as ‘Mt Durand Terrace’ at 152-156 Cecil Street (included in HO440, Emerald Hill Residential Precinct), a row of three large and
ornate terraces constructed in 1884; ‘Vermont Terrace’ at 37-41 Cardigan Place (included in HO442, Albert Park Residential Precinct), a row of three terraces constructed in 1885 which share a large central triangular pediment; and an earlier terrace row at 15-17 Howe Crescent (included in HO441, St Vincent Place East Precinct), three terraces constructed in 1869. While these cited terraces are all rows of three rather than a pair, the grouping of terraces is pairs, threes and longer rows is a characteristic of the housing type, and highly prevalent in the Victorian streetscapes of inner Melbourne. The terrace dwellings at 56-58 Wellington Street share this general approach, and although less detailed than some of the ornate examples cited above, still compare favourably. They are also generally on par with other ‘Significant’ terrace houses in Port Phillip.

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.

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is of historical significance. The property was built when Melbourne’s famous 1880s Boom was nearing its end, however the dwellings’ large size and high and prominent parapets are reflective of the Boom period optimism and affluence as expressed architecturally. The size of the dwellings is also consistent with their ‘main road’ address, and association with the historically important Wellington Street. The latter is evident as an early main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which was removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The subject pair provide evidence of the prestigious residential status of the street in the nineteenth century. Of interest, between 1895 and 1902 no 58 Wellington Street was also briefly a nurses’ home.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

The property is also a representative example of Victorian terraces, incorporating other typical features such as slate clad hipped roof forms and secondary rear wings.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Albuera Terrace is a largely externally intact pair of two-storey Victorian terrace houses. The dwellings are large and prominent, their presentation to Wellington Street distinguished by double-height verandahs with decorative ironwork, and other Victorian features including symmetrically arranged rectilinear windows, entrance doors framed by sidelights and toplights, and pairs of large double-width rendered chimneys to the side elevations. The prominence is enhanced by the high balustraded parapet with a central pediment and other Victorian detailing.

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

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.

Not applicable.

**Recommendations**

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

**Primary source**

Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

**Other studies**

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**Other images**

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The villa at no. 67 Wellington Street, Windsor, may have been built in 1886 for Mary Ann Brown although it may contain sections of an earlier building. It is aesthetically important. This importance (Criterion E) arises from the exceptionally decorative treatment of the stuccoed surfaces and especially the intaglio work which is of interest in itself and which adds diversity to the surviving villas of similar age on Wellington Street, recalling the period when this was an important thoroughfare commencing at the St. Kilda Junction.

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

Other Studies

Description
A richly decorated Boom style villa with hipped slate roof and ball cast verandah terminated by an end wall at the east end and returning around the west elevation on the seaward side. The stuccoed surfaces have vermiculated panels to the bracketed frieze, fluted pilasters and unusual intaglio work with vermiculated banding and rosettes. Condition: Sound. Integrity: High, context compromised by high building to immediate west.

History
The plan of this area surveyed by Commander Cox in 1866 showed places facing Wellington and Nelson Streets between Punt and Upton Roads whereas today the pattern is for most properties to face the former and extend through to the latter as with no.67.

The Rate Books entries for this property are unclear as it was rated in 1871 to St.David Street (now Upton Road) and was listed as being "wood" at a time when it would appear to have been "brick". Nevertheless in the early 1870’s, there was a six roomed wood house on this site owned by Robert Brown and occupied by
the wool merchant William Brown. In 1874, ownership was with William Brown and the property was described as "no.43, wood house and land, 11 rooms, NAV 106 pounds". A year later, the description was identical except the building materials had been modified to "brick and wood". The main part of the house may stem from this period.

By 1885, ownership had passed to Mary Ann Brown who leased the property to the trainer Henry Tibballs. In 1886, Brown assumed occupancy. Around the same time the house description was changed to "brick with 11 rooms"; "stables" were listed and some of the land on both sides of the house was sold. It may be that the timber section had been rebuilt in brick or that the house as it stands today was built at this time. In the year following Brown disposed of her Wellington Street holdings, selling no.43 to David McLean. At the turn of the century, the house was owned and occupied by Sophia McLean. It was described as "no.67, brick, eight rooms, sewered, NAV 66 pounds".

**Thematic Context**


**Recommendations**

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

**References**

Prahran Rate Books: 1870-77, 1884-88, 1890-91, 1899-1900. VPRS 2344/P1, PROV.
MMBW litho plan no.45, undated.
Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section.
Significance

What is significant?
The building at 81-81a Wellington Street, St Kilda, constructed in 1930, is significant. It is a substantial two-storey brick building, comprising two separate retail tenancies at ground floor level, entered from Wellington Street, and residential accommodation above. The building is generally simply detailed, with a symmetrical presentation across the wide principal frontage, and a large and dominant single-hipped tile-clad roof to the main building component. A rear secondary wing, with a hipped roof form, is visible to Upton Road. The first floor to Wellington Street comprises deep roofed balconies with patterned masonry and rendered balustrades. The balconies are flanked by brick piers, with alternating protruding brick courses, a pattern used elsewhere in the building, including to the brick porch surrounds to the residential entrance on Upton Street. Windows include timber-framed doubled hung sashes, in boxed frames, and multi-paned glazing. The building has a comparatively high level of external intactness.

How is it significant?
The building at 81-81a Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?
The building at 81-81a Wellington Street, St Kilda is of historical significance (Criterion A). The building has occupied this site since 1930, in an area of Wellington Street which has historically accommodated mixed forms of development, including commercial development. It is also an example of a purpose-built
combined shops and residential building, constructed in the 1930s to a main road in St Kilda, and is one of a number of similar contemporary developments in the suburb in this period. Historically, the property has been used as a shop since at least the turn of the nineteenth century, and interestingly for many decades was occupied by a fruiterer/greengrocer, including Frank Avitabile who built, and then operated out of, the subject building. Various tenancies occupied the building until recent times, with the current use as a cafe and delicatessen continuing the retail use.

Architecturally, 81-81a Wellington Street, St Kilda is significant as a largely externally intact and substantial 1930 brick corner building which historically combined shops at ground floor level, with residences above (Criterion E). It is a simply detailed yet well resolved interwar building, with a symmetrically composed presentation to Wellington Street. It compares favourably with several other similar developments in St Kilda in the 1930s, which share characteristics such as brick construction and balconies to the first floor residential spaces. The building is distinguished by its wide principal frontage with a large and dominant single-hipped tiled roof above. Details of note include the deep roofed balconies with patterned rendered masonry balustrades; brick piers with alternating protruding brick courses; the stepped entrance porch to the first floor residences on the west elevation, framed by patterned brickwork; and timber-framed multi-paned windows in boxed frames. The building is also prominently located and highly visible to its corner site, with views of the long west elevation enhancing its prominence.

81-81a Wellington Street is also of local architectural significance, as a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies (Criterion D).

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**Thematic context**

**Victoria’s framework of historical themes**

5. Building Victoria’s industries and workforce: 5.3 Marketing and retailing

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

**Port Phillip thematic environmental history**

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

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**History**

**Contextual history**

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.
Shops & flats, 81-81A Wellington Street

At the turn of the nineteenth century and throughout the 1910s and 20s, the property on the corner of Upton Road (then St David Street) was occupied by a shop. The occupants varied throughout this time, but the shop was consistently a fruiterer/greengrocer (SM). The shop was immediately adjacent to the Royal Mail Hotel at 83-85 Wellington Street, which is no longer extant (MMBW).

The current substantial brick building was constructed on this site in 1930 for Frank Avitabile; he was again a greengrocer and fruiterer. The building incorporated two separate retail tenancies, with residential accommodation above. Avitabile had, for a time, occupied the previous shop on this site and was listed in the *Sands & McDougall Directories* as one of the occupants of 81 and 81a Wellington Street until at least 1945. Subsequently, C.F. Avitabile, grocer, and assumed to be the son or daughter of Frank, was variously listed as one of the occupants of the property in the 1950s-1970s (SM). Occupants of the other tenancy included in 1930, a dairy purveyor; and in 1935, a hairdresser. By 1974 no 81 Wellington Street was occupied by C.F. Avitabile as a milk bar (SM).

It has occupied this site since 1930 in an area of Wellington Street which has historically accommodated mixed forms of development. The mixed uses were in part due to the tram route along the street, and the attraction this held for commercial development.

References

Kearney map (1855), State Library of Victoria


MMBW Detail Plan No. 968, City of St Kilda, 1896

*Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015*

Property Service Plan, South East Water

*Sands and McDougall Directories: 1930-1974*

Description

The property at 81-81a Wellington Street, St Kilda is a substantial brick two-storey building constructed in 1930, and comprising two separate retail tenancies at ground floor level, entered from Wellington Street, and residential accommodation above. The building is generally simply detailed, with a symmetrical presentation across the wide principal frontage, and a large and dominant single-hipped tile-clad roof to the main building component. A rear secondary wing is visible to Upton Road; this too has a hipped roof form and a slender brick chimney to the west roof plane, expressed in a chimney breast to the west wall of the building. The ground floor shopfronts are modern, with large expanses of metal-framed glass, and boxed awnings over with shop signage. The first floor to Wellington Street is original, and comprises deep roofed balconies with patterned masonry balustrades, which are rendered over. The balconies are flanked by brick piers, with a pattern of alternating protruding brick courses. Original windows include timber-framed doubled hung sashes, in boxed frames, and multi-paned glazing. The original stepped entrance porch to the first floor residences is also located on the west elevation, and is framed by brickwork, again patterned with alternating brick courses. Timber skillion additions are located to the rear.

The building has no setback to Wellington Street, or to Upton Road on the west side, for the front part of the building.

Save for the non-original shopfronts at ground floor level, the building has a comparatively high level of external intactness.
Comparative analysis

There are several examples of interwar buildings with shops and residences above in St Kilda, which are graded as ‘Significant’ heritage properties in Port Phillip, and provide some comparison with 81 Wellington Street. These include Boncap, at 49 Fitzroy Street, St Kilda (included in HO5), a 1935 three storey building with shops to the ground floor, flats above, and bachelor flats to the rear. It is in the Functionalist style. There is also the two storey shops constructed in 1930 in the Art Deco style at 81-85 Acland Street, St Kilda (included in HO5); and Acland Court, two storey shops with flats above constructed in 1935 in the Spanish Mission style at 91-93 Acland Street, St Kilda (also included in HO5).

Tecoma Court at 16-20a Wellington Street, St Kilda (not currently a graded building or included in the Heritage Overlay to the Port Phillip Planning Scheme, but identified as ‘Significant’), is also a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above.

All these examples were built in the 1930s, and are generally contemporary with 81 Wellington Street. The examples also differ in style, but share a common brick construction material, shopfronts to the ground floor facade, separate entrances to the residences, and balconies to the flats above (save for 81-85 Acland Street), as well as a similar degree of external intactness.

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.

Criterion A - Importance to the course, or pattern, of the City of Port Phillip’s cultural or natural history.

The building at 81-81a Wellington Street, St Kilda is of historical significance (Criterion A). The building has occupied this site since 1930, in an area of Wellington Street which has historically accommodated mixed forms of development, including commercial development. It is also an example of a purpose-built combined shops and residential building, constructed in the 1930s to a main road in St Kilda, and is one of a number of similar contemporary developments in the suburb in this period. Historically, the property has been used as a shop since at least the turn of the nineteenth century, and interestingly for many decades was occupied by a fruiterer/greengrocer, including Frank Avitabile who built, and then operated out of, the subject building. Various tenancies occupied the building until recent times, with the current use as a cafe and delicatessen continuing the retail use.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip’s cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip’s cultural or natural history.

Not applicable.

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

81-81a Wellington Street is also of local architectural significance, as a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

81-81a Wellington Street, St Kilda is significant as a largely externally intact and substantial 1930 brick corner building which historically combined shops at ground floor level, with residences above. It is a simply detailed yet well resolved interwar building, with a symmetrically composed presentation to
Wellington Street. It compares favourably with several other similar developments in St Kilda in the 1930s, which share characteristics such as brick construction and balconies to the first floor residential spaces. The building is distinguished by its wide principal frontage with a large and dominant single-hipped tiled roof above. Details of note include the deep roofed balconies with patterned rendered masonry balustrades; brick piers with alternating protruding brick courses; the stepped entrance porch to the first floor residences on the west elevation, framed by patterned brickwork; and timber-framed multi-paned windows in boxed frames. The building is also prominently located and highly visible to its corner site, with views of the long west elevation enhancing its prominence.

**Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.**
Not applicable.

**Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.**
Not applicable.

**Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip’s history.**
Not applicable.

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**Recommendations**

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

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**Primary source**

Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

**Other studies**

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**Other images**

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