



South Yarra Heritage Review

Volume 3: Thematic Environmental History

Prepared for
City of Melbourne

August 2022



Acknowledgement of Country

We respect and acknowledge the Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
2607	1	Final Report	26 August 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Indigenous cultural and intellectual property

We acknowledge and respect the inherent rights and interests of the First Peoples in Indigenous Cultural and Intellectual Property. We recognise that Aboriginal and Torres Strait Islander people have the right to be acknowledged and attributed for their contribution to knowledge but also respect their rights to confidentiality. We recognise our ongoing obligations to respect, protect and uphold the continuation of First Peoples rights in the materials contributed as part of this project.

Copyright

© GML Heritage Pty Ltd 2022

This report has been prepared by GML Heritage Victoria Pty Ltd (GML). In accordance with the contract terms for this project:

- Copyright in material produced by GML vests with City of Melbourne with the exception of material for which permission to reproduce this heritage study has been granted from the copyright holder, or which is out of copyright or in which copyright is held by a third party (including Traditional Owners); and
- GML retains attribution of authorship within moral rights.

Cover image

Sketch of Toorak Road West, c1890–1910. (Source: State Library Victoria)

Contents

1	Introduction	1
1.1	Background and purpose	1
1.2	Key objectives	2
1.3	The Review area	2
1.4	Consultation component	4
1.4.1	Consultation with Traditional Custodians	4
1.4.2	Community consultation	6
1.5	Language conventions	6
1.5.1	Aboriginal language	6
1.6	Authorship	7
1.7	Acknowledgements	7
1.8	Abbreviations, acronyms and shortened forms use	7
2	Framing the Thematic Environmental History	9
2.1	Overview	9
2.2	Developing a framework of historical themes for the Review area	9
2.3	Comparative timeline for the Review area	15
3	Thematic Environmental History of South Yarra	21
	Introduction	21
3.1	Aboriginal Country	23
3.1.1	Living on Country	23
3.1.2	Invasion and dispossession	26
3.1.3	Defending Country	31
3.1.4	Survival	32
3.1.5	Fighting for Aboriginal rights and recognition	35
3.2	Adapting and altering the land and waterways	36
3.2.1	Overview	36
3.2.2	Clearing the land	36
3.2.3	The impact of pollution	36
3.2.4	Remodelling the Yarra and its banks	38
3.3	Governing and administering	40
3.3.1	Administering early Melbourne and Victoria	40

3.3.2	Aboriginal mission and reserves	40
3.3.3	Establishing a vice-regal residence.....	40
3.3.4	Administering the City of Melbourne	41
3.3.5	A Commonwealth vice-regal residence (1901–30).....	42
3.3.6	Maintaining law and order	42
3.3.7	Native Police Corps.....	42
3.3.8	Establishing a military presence.....	44
3.4	Primary production	46
3.4.1	Grazing and farming.....	46
3.4.2	Viticulture and fruit-growing.....	47
3.5	Industry and manufacturing	48
3.5.1	Brickmaking.....	48
3.5.2	Quarries.....	50
3.5.3	Timber-felling and wattle-barking	50
3.5.4	Manufacturing.....	50
3.5.5	Home industries and piece-work.....	51
3.6	Shaping a residential area	52
3.6.1	Mansions, villas and townhouses.....	52
3.6.2	Workers' housing.....	64
3.6.3	Flats, maisonettes and duplexes.....	66
3.6.4	Postwar residential development	73
3.6.5	Protecting the character of South Yarra.....	75
3.6.6	Modified and converted buildings.....	77
3.6.7	Suburban gardens.....	78
3.7	Transport, communication and essential services.....	81
3.7.1	Roads and bridges	81
3.7.2	Ferries and watercraft	85
3.7.3	Horses	85
3.7.4	Tramways.....	85
3.7.5	Motor garages	86
3.7.6	Wireless station.....	87
3.7.7	Telecommunications	87
3.7.8	Essential services.....	87
3.8	Education	90

3.8.1	Aboriginal mission school.....	90
3.8.2	Government schools	90
3.8.3	Private schools	91
3.8.4	Special education	94
3.9	Religion and spirituality	96
3.9.1	Aboriginal spirituality and sacred places.....	96
3.9.2	Establishing places of worship.....	96
3.10	Public parks and gardens	99
3.10.1	Royal Botanic Gardens	99
3.10.2	The Domain.....	99
3.10.3	Fawkner Park	100
3.10.4	Other reserves.....	100
3.10.5	Street trees and road reserves.....	100
3.11	Understanding the broader environment	102
3.11.1	Astronomy and weather observation.....	102
3.11.2	Botany and horticulture	102
3.12	Providing health and welfare services	104
3.12.1	Welfare and charitable institutions	104
3.12.2	Industrial school	105
3.12.3	Emergency housing.....	106
3.12.4	Hospitals.....	107
3.12.5	Providing aid to soldiers in wartime.....	108
3.12.6	Establishing Infant welfare centres	108
3.13	Developing trade and commerce	109
3.13.1	Hotels	109
3.13.2	Retail development.....	110
3.13.3	Commercial enterprises	111
3.13.4	Professional services	112
3.14	Sports and recreation.....	113
3.14.1	Sports grounds	113
3.14.2	Water sports	114
3.14.3	Horseracing and horse riding	114
3.15	Enjoying social and community life	116
3.15.1	Social life	116

3.15.2 Clubs and organisations.....	117
3.15.3 Private entertainment and reception centres	118
3.15.4 Public entertainment.....	119
3.15.5 Guesthouses, holiday flats and residential hotels.....	122
3.16 Shaping creative and cultural life	124
3.16.1 Writers	124
3.16.2 Aboriginal art and culture	124
3.16.3 Art and art-collecting	125
3.16.4 Theatre	127
3.16.5 Erecting monuments and memorials.....	128
3.16.6 Appreciating heritage	129
References.....	130
Primary sources	130
Archival sources.....	130
Key maps and plans.....	130
Select newspapers and journals	131
Published sources: General.....	131
Published sources: Aboriginal history	133
Government publications	133
Secondary sources.....	134
Sources relating to Aboriginal history (published and unpublished).....	134
Published sources: General.....	135
Unpublished reports and theses	139
Digital resources	141
4 Appendix A: Historical maps of the study area	143
4.1 James Kearney, <i>Plan of Melbourne and its suburbs</i> , 1855	143
4.2 A.S. Selwyn, Geological Survey of Melbourne, 1860	145
4.3 Henry Cox, survey of Melbourne, 1865	146
4.4 De Gruchy and Leigh, Isometrical Map of Melbourne, 1866	147

Volumes of the South Yarra Heritage Review

The findings of the Review are presented in four volumes:

- Volume 1—Methodology report

Volume 1 explains the methodology used to review and assess the heritage values of precincts and individual places. This Volume also presents the key findings and recommendations of the Review.

- Volume 2—Aboriginal Cultural Values

Volume 2 summarises the outcomes of consultation with Traditional Custodian organisations and provides an assessment of the Aboriginal Cultural Values associated with the Review area. It provides an overview of Aboriginal heritage places in the area listed in Aboriginal Cultural Heritage Register and Information System (ACHRIS) and new information found during historical research and provided by Traditional Custodians during consultation. It provides a rationale in some cases for the potential nomination or change to the extent of Aboriginal heritage places in the Victorian Aboriginal Heritage Register (VAHR).

- Volume 3—South Yarra Thematic Environmental History (this volume)

Volume 3 presents an illustrated thematic history of the South Yarra Review area, tracing its physical development and social history complementing the City of Melbourne Thematic Environmental History (Context, 2010). It develops each theme briefly and identifies examples of places for each theme. The thematic history adopts a shared values approach, recognising both Aboriginal and non-Aboriginal history and cultural values of the broader area and specific places within it.

- Volume 4—Citations

Volume 4 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place in the Schedule to the Heritage Overlay in the Melbourne Planning Scheme. Aboriginal heritage values have been identified for two places assessed in this Review.

1 Introduction

1.1 Background and purpose

GML Heritage (formerly Context) was commissioned by the City of Melbourne in June 2020 to complete the South Yarra Heritage Review. The Thematic Environmental History of the South Yarra area is a component of that review. This report is Volume 3 in the four-volume South Yarra Heritage Review. The four volumes comprise:

- Volume 1: Methodology
- Volume 2: Aboriginal Cultural Values Assessment
- Volume 3: Thematic Environmental History
- Volume 4: Citations.

Municipal heritage studies in Victoria rely on a robust thematic history to better understand the history of the area. These are framed by historical themes as a means of providing the necessary context for heritage places. The historical themes identified in this report for South Yarra draw on the guidelines provided in *Victoria's Framework for Historical Themes* (2009), which was developed jointly by the Heritage Council of Victoria and the Victorian Aboriginal Heritage Council. The thematic framework established for this Review refers to but differs somewhat from the set of themes developed for the City of Melbourne Thematic History (Context 2011). This is due to a different pattern of settlement and development in the South Yarra Heritage Review area as well as the inclusion of Aboriginal and shared heritage values.

The City of Melbourne has adopted a shared heritage values approach to the South Yarra Heritage Review, which recognises the Aboriginal and shared heritage values associated with the area. As such, the thematic history for the Review area has been developed paying close attention to the area's Aboriginal history and heritage, which is significant. In investigating the Aboriginal history of South Yarra, the Thematic Environmental History (Volume 2) forms an important resource for the Aboriginal Cultural Values Assessment of the Review area (Volume 3).

A set of Aboriginal themes and sub-themes has been developed for the South Yarra Heritage Review that will be used in the assessment of the Aboriginal heritage places identified in this report as well as other potential Aboriginal heritage places that may be identified in the future. The Aboriginal themes and sub-themes were developed for a previous Context report prepared for a Joint Committee of the Heritage Council of Victoria and the Victorian Aboriginal Heritage Council (VAHC), 'Acknowledging Places with Shared Heritage Values' (Context 2015a). The thematic framework was developed from a detailed understanding of Aboriginal history in Victoria. This framework was also used in the 'Hoddle Grid Heritage Review' (Context 2019).

1.2 Key objectives

The key objectives of Thematic Environmental History are to prepare a comprehensive history of the Review area that:

- pays particular attention to Aboriginal and shared histories
- makes reference to *Victoria's Framework of Historical Themes* (2009)
- builds on the City of Melbourne's Thematic History (Context, 2012)
- examines how the Review area has developed over time, including the natural environment, and its buildings and structures
- considers how the stories and themes significant to the South Yarra area are communicated and the role these played in the overall settlement and growth of the City of Melbourne.

1.3 The Review area

The Review area is shown in Figure 1.1.



Figure 1.1 South Yarra in the City of Melbourne (the Review area), outlined in blue. (Source: City of Melbourne)

1.4 Consultation component

1.4.1 Consultation with Traditional Custodians

The Review area is part of the traditional Country of the East Kulin and is associated with the Woi-wurrung and Boonwurrung language groups. Central to understanding and incorporating the Aboriginal cultural values for the Review area, consultation was carried out for this project with three Traditional Custodian organisations that have an interest in the Review area.

At the commencement of the Review in 2020, there was no recognised Registered Aboriginal Party for the Review area, but there were three Traditional Custodian organisations that were recognised as having a known interest in the area for the purpose of consultation about Aboriginal cultural heritage. These were Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC); Boonwurrung Land and Sea Council (BLSC); and Bunurong Land Council Aboriginal Corporation (BLCAC).

Following the RAP boundary decision by the VAHC on 1 July 2021, WWCHAC and BLCAC were recognised as the RAPs for designated areas of central Melbourne (see Figure 1.2). Notwithstanding that each of these two RAPs have authority over certain areas, consultation has not been restricted solely to the RAP of particular areas of South Yarra but has been extended to other Traditional Custodian organisations that have a known interest in the area—that is, on land and waters for which they may not be the RAP but which they have a known interest. This means that for the WWCHAC RAP area, BLCAC and BLSC may also be consulted, and for the BLCAC RAP area, WWCHAC and BLSC may also be consulted. Although BLSC has a known interest in the area, it was not possible to schedule an onsite visit with BLSC for this project.

Following consultation, a set of Aboriginal cultural values were identified that draw on the documented history of the Review area and surrounds, the Victorian Aboriginal Heritage Register, and the knowledge held by Traditional Custodian organisations. Additional information provided by the Traditional Custodians during the review process informed the revised version of the Thematic Environmental History.

While the Thematic Environmental History focuses for the most part on the area of the South Yarra Heritage Review, the Aboriginal history of the area is not confined to a neatly defined area of land. This is because Aboriginal cultural identity and occupation of land and water is complex and can't easily be accommodated within the boundaries imposed by colonial settlement patterns or the cadastral land management of government authorities. Rather, the relevant area for attention is much broader and must take into account the pre-settlement landscape (including former waterways and wetlands), traditional routes and tracks across Country, relationships to other parts of the landscape or Country, seasonal considerations, and other factors.

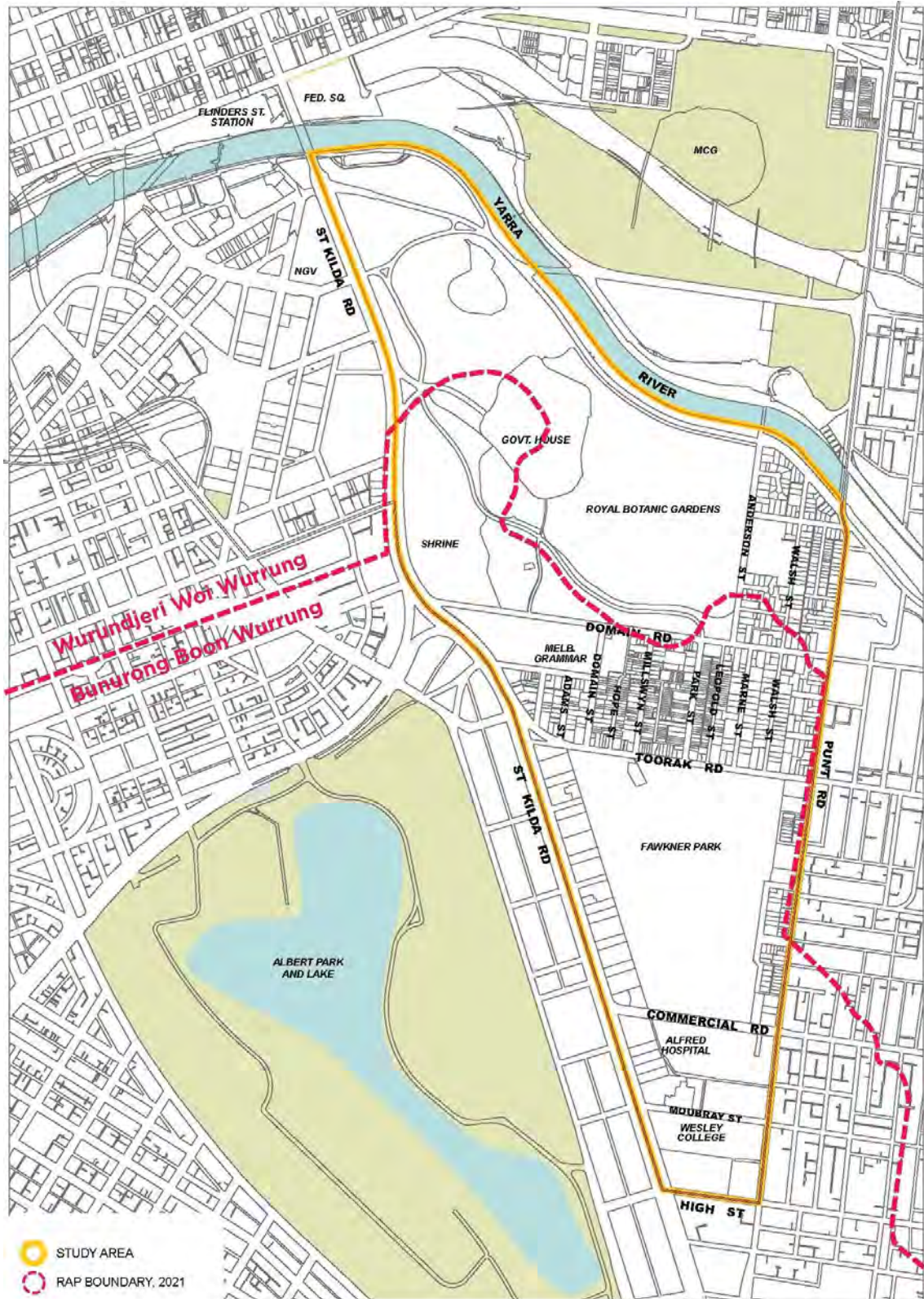


Figure 1.2 Map of RAP boundaries in the South Yarra Review area, following the RAP boundary decision in July 2021. (Source: VAHC, 2021 with City of Melbourne overlay)

1.4.2 Community consultation

The local community was consulted about the South Yarra Heritage Review more broadly, including through the City of Melbourne's online Participate Melbourne platform, which enabled interested participants to contribute their ideas and knowledge about the history and heritage of particular places in the Review area. In addition, one online community consultation sessions were held which provided a background to the project and an outline of the identified historical themes. Online consultation was also held with members of the Melbourne South Yarra Residents Group who provided input and assisted in the provision of resources.

1.5 Language conventions

Imperial measurements have been retained in the context of historical discussion.

1.5.1 Aboriginal language

A number of Aboriginal words have been referred to in the text, which are listed below with their meanings.

The East Kulin language groups that have a close association with the subject area are Woi-wurrung and Boonwurrung. Various spellings for each of these groups exist in the historical record and continue to be used today.

The following Aboriginal terminology has been adopted in this report. Note that some Aboriginal terminology has various formats owing to inconsistencies in the historical (documentary) records.

Arweet	Bunurong (Boonwurrung) Elder
Birrarung	Yarra River, meaning 'river of mists' (Woi-wurrung)
Boonwurrung	The language of the Bunurong (Boonwurrung)
Bunurong (Boonwurrung)	One of the five tribal groups of the Kulin nation. Also referred to as the 'coastal tribe' or the 'Westport tribe'. Their territory embraced Western Port and the sea coast around to the Werribee River.
Dutigalla; Doutta Galla	A name used by John Batman (and other early settlers) in the mid-1830s that was mistaken as a name for the Melbourne area but was probably instead the name of a Wathaurong woman. The name was subsequently adopted by surveyor Robert Hoddle as a parish name (by 1840). (The language origin is possibly Wauthawurrung)
Kooyong koot	Tributary of the Yarra named Gardiners Creek after John Gardiner, which also gave its name to Gardiner's Creek Road (later Toorak Road)
Kulin	Refers to the confederacy of five tribal groups who share language and cultural connections. The word means 'people' in the Woi-wurrung and Boonwurrung languages. (The City of Melbourne occupies the Country of the East Kulin, which refers to Bunurong, Woi-wurrung and Taungurung)
ngargee	corroboree
Nakham	A term used to describe the Aboriginal Mission Reserve but with unknown origins (ref: Hoddle via Langhorne)
Narrm / Nerrm	Port Phillip Bay (in Woi-wurrung and Boonwurrung language respectively)
Nerre nerre minum	South Melbourne area
Ngurungaeta	Wurundjeri Elder (Woi-wurrung)

Prah-ra-ran, Pur-ur-ran (Prah-ran)	Almost surrounded by water (Langhorne 1889)
Taungurung	One of the five tribal groups of the Kulin Nation; also referred to by settlers as the 'Goulburn tribe'. Their territory is on the Goulburn River and the high country.
Turruk (Toorak)	East Kulin word for 'reedy grass, weed in lagoon' (Clark and Heydon 2002)
Tromgin	The large lagoon at the Botanic Gardens; adapted to form the present-day lake
Wadawurrung	One of the five tribal groups of the Kulin nation; also referred to by settlers as the 'Barrabool tribe'. Their territory is west of Werribee River and includes Bacchus Marsh and Geelong
Woi-wurrung	The language of the Wurundjeri.
Wurundjeri	One of the five tribal groups of the Kulin nation; also referred to by settlers as the 'Yarra tribe'. Their territory is the country that is drained by the Yarra River and her tributaries

References: Stephens 2014, Langhorne 1889, Les Blake 1977, Clark and Heydon 2002, Clark and Konstanski 2006

1.6 Authorship

This report was prepared by Dr Helen Doyle with assistance from Leah Tepper, Rose Mickan and Jon Griffiths.

1.7 Acknowledgements

We wish to acknowledge the assistance of the following organisations and individuals:

- Jackie Donkin, Tanya Wolkenberg, Molly Wilson and Fiona Darling at the City of Melbourne
- Traditional Owners Bunurong Land Council Aboriginal Corporation
- Traditional Owners Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation
- Traditional Custodian organisation Boonwurrung Land and Sea Council
- Melbourne South Yarra Residents Group and participants in the Participate Melbourne online platform.

1.8 Abbreviations, acronyms and shortened forms use

ACHRIS	Aboriginal Cultural Heritage Register Information System
AHB	<i>Australian Home Beautiful</i>
BLCAC	Bunurong Land Council Aboriginal Corporation
BLSC	Boonwurrung Land and Sea Council
BP	before the present
BPA	Board for the Protection of Aborigines/Aboriginal Protection Board
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
DELWP	Department of Environment, Land, Water and Planning
ETR	Exceptional Tree Register

EVC	Ecological Vegetation Classes
FEIP	Free Entertainment in the Parks
HO	Heritage Overlay
<i>JRVIA</i>	<i>Journal of the Royal Victorian Institute of Architects</i>
LDAD	Low Density Artefact Deposit
MCG	Melbourne Cricket Ground
MM	'Melbourne Mansions' Index (Miles Lewis)
MMBW	Melbourne & Metropolitan Board of Works
MSYRG	Melbourne South Yarra Residents Group
n.d.	no date
n.k.	not known
NLA	National Library of Australia
RNE	Register of the National Estate
n.p.	no page numbers
PM	Participate Melbourne (City of Melbourne community consultation platform)
<i>PPGG</i>	<i>Port Phillip Government Gazette</i>
PPN01	Planning Practice Note 1—Applying the Heritage Overlay (August 2018)
PROV	Public Record Office Victoria
RACV	Royal Automobile Club of Victoria
RAP	Registered Aboriginal Party
RHSV	Royal Historical Society of Victoria
RBG	Royal Botanic Gardens
RNE	Register of the National Estate
S&Mc	Sands and McDougall Melbourne Directories
SHC	Stonnington History Centre
SLV	State Library Victoria
VACL	Victorian Aboriginal Council for Languages
VAHC	Victorian Aboriginal Heritage Council
VAHR	Victorian Aboriginal Heritage Register
VEAC	Victorian Environmental Advisory Council
VGG	<i>Victorian Government Gazette</i>
VHD	Victorian Heritage Database
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register
VPRS	Victorian Public Record Series
WWCHAC	Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation

2 Framing the Thematic Environmental History

2.1 Overview

This Thematic Environmental History comprises Volume 2 of the South Yarra Heritage Review. It focuses on the period from the mid-1830s to the present time and covers both the Aboriginal and non-Aboriginal history of the South Yarra area. It also includes some contextual orientation of the period before the British colonisation of the Port Phillip area.

The Thematic Environmental History is not designed as a definitive, comprehensive chronological account of the Review area, but serves rather as a means of presenting the key historical themes of the area. A thematic framework has been developed for the Thematic Environmental History, which has drawn on the Heritage Victoria guidelines, *Victoria's Framework of Historical Themes* (2009). The Victorian themes are compared with the local identified themes in Table 2.2.

The Thematic Environmental History is not strictly confined to the Review area itself but incorporates a broader geographic area in order to provide additional historical and geographical context. In light of the Aboriginal history and heritage of the area, it is necessary to consider a wider area that goes beyond conventional lines on the settlers' map.

2.2 Developing a framework of historical themes for the Review area

The framework of 16 historical themes has been developed to incorporate the Aboriginal and non-Aboriginal history of the area. Within each theme, discussion of Aboriginal history and heritage has been included, where known. The draft historical themes are summarised in Table 2.1 below:

Table 2.1 Draft historical themes for the South Yarra Heritage Review

South Yarra Historical Themes	Summary of historical themes
1 Living on Aboriginal Country	This theme examines the recorded history of Aboriginal people in the Review area from the time prior to British colonisation through the period of initial interaction with settlers and after. It seeks to understand the landscape (land, water, sky) before settlement, as well as the resources that Aboriginal people relied on and lived in balance with.
2 Adapting the lands and waterways	This theme examines the changes and developments to the land and waterways since British colonisation in the mid-1830s, including the draining of the wetlands and lagoons, clearing of the land, road-making and tree-planting, and the development of residential areas.
3 Governing and administering	This theme examines the administration of the settlement and, from 1842, of the City of Melbourne. It also includes the presence of the military and the policing in the Review area.
4 Primary production	This theme examines land-use activities that occurred in the nineteenth century, including grazing, farming and viticulture.
5 Developing industry and manufacturing	This theme examines activities such as brickmaking and quarrying that took place along the riverbank, as well as timber-felling and wattle-barking.
6 Shaping a residential area	This theme examines the residential development of the Review area from the mid-1840s through to the 1970s and 1980s. It covers the development of detached dwellings as well as composite housing types, such as flats and duplexes.

South Yarra Historical Themes	Summary of historical themes
7 Providing transport, communication and essential services	This theme examines transport routes, including early tracks, roads and tramlines. A number of key routes are part of the Review area, including St Kilda Road, Toorak Road and Punt Road. This theme also considers the development of motor garages in the area. Other elements of this theme include communication, including the wireless station and telecommunications, and essential services, such as water supply and sewerage, and gas and electricity.
8 Providing education	This theme examines the development of public and private schools in the Review area, including South Yarra State School, Melbourne Grammar School, Wesley College and Melbourne Girls Grammar School. It also considers the development of special education.
9 Recognising religious and spiritual life	This theme examines the development of churches in South Yarra, including the many Christian churches and the Melbourne Hebrew Congregation. The area also incorporates places of spiritual significance to Aboriginal people.
10 Establishing public parks and gardens	This theme examines the large area of Crown land reserved as public parks and gardens, including the Botanic Gardens, the Government House Reserve, the Domain, the Yarra Bank and Fawkner Park.
11 Understanding the broader environment	This theme looks at the efforts of the government to understand the broader environment, principally in the fields of astronomy (through the work of the Observatory) and botany (through the work of the National Herbarium).
12 Providing health and welfare services	This theme covers the work of public and private hospitals in the Review area, and broader health and welfare provisions, such as aid to immigrants, infant welfare, special education and aged care.
13 Developing trade and commerce	This theme examines the development of commercial activity, which is somewhat limited in the Review area. It includes shops and hotels, as well as motor garages and a warehousing complex.
14 Participating in sport and recreation	This theme covers a wide range of sports and recreation, including water sports, competitive sport, horse riding and passive recreation. Places associated with this theme in the Review area and immediate surrounds include public parks and gardens, sports clubs and the riverbank.
15 Enjoying social and community life	This theme examines the rich diversity of social life in the Review area, paying attention to the relevance of social class.
16 Shaping cultural and creative life	This theme looks at the rich tradition of arts, art collecting and cultural activity, such as drama. This theme also examines the rich collection of monuments and memorials in the public parks and gardens. There is a strong theme of commemoration of war represented, for example, by the Boer War memorial (1905) and the Shrine of Remembrance (1934), both on St Kilda Road.

Table 2.2 South Yarra Historical Themes as compared to the Victorian's Framework of Historical Themes

South Yarra Historical Themes	South Yarra Historical Sub-themes	Victoria's Framework of Historical Themes
1 Living on Aboriginal Country	Living on Country Invasion and dispossession Defending Country Survival	1 Shaping Victoria's environment 2. Peopling Victoria's places and landscapes
2 Altering and adapting the land and waters	Draining the swamps Clearing the land The impact of pollution Changing the alignment of the Yarra River	4 Transforming and managing land and natural resources
3 Governing and administering	Administering Melbourne and Port Philip Administering Aboriginal people Establishing a British vice-regal residence Establishing a Commonwealth vice-regal residence Maintaining law and order Native Police Corps Establishing a military presence	7 Governing Victorians
4 Primary production	Grazing and farming Fruit-growing Viticulture	4 Transforming and managing land and natural resources
5 Developing industry and manufacturing	Brickmaking Quarries Timber felling and wattle-barking Manufacturing Home-based industry	5 Building Victoria's industries and workforce
6 Shaping a residential area	Mansions, villas and townhouses Workers' housing Flats, maisonettes and duplexes Postwar residential development Modifications and conversions Suburban gardens	6 Building towns, cities and the Garden state
7 Providing transport, communication and essential services	Building roads and bridges Operating ferries and watercraft Motor garages Establishing a tram network Radio communications Telecommunications	7 Connecting Victorians by transport and communications
8 Providing education	Government schools Private schools Special education	8 Building community life

South Yarra Historical Themes	South Yarra Historical Sub-themes	Victoria's Framework of Historical Themes
9 Recognising religious and spiritual life	Building places of worship Recognising sacred places	8 Building community life
10 Establishing public parks and gardens	Public parks and gardens Small reserves and plantations Street trees and road reserves	6 Building towns, cities and the Garden state
11 Understanding the broader environment	Astronomy and weather observation Botany and horticulture	1 Shaping Victoria's environment
12 Providing health and welfare services	Welfare and charitable institutions Emergency housing Hospitals Providing aid to soldiers in wartime Infant welfare	8 Building community life
13 Developing trade and commerce	Hotels Retail development Commercial enterprises Automobile showrooms Professional services	5 Building Victoria's industries and workforce
14 Establishing sport and recreation	Sports grounds Tennis courts Water sports Horse riding and horse racing	8 Building community life
15 Enjoying social and community life	Social life Clubs and organisations Entertainment Public events in parks and gardens Staying in town (guesthouses, holiday flats and residential hotels)	8 Building community life
16 Shaping cultural and creative life	Stories and literature Art Theatre Monuments and statues Civic commemoration War memorials	9 Shaping cultural and creative life

Table 2.3 Thematic framework for the study area with examples of relevant place types

Historical theme	Historical sub-themes	Examples of place types
1 Living on Aboriginal Country	Living on Country Invasion and dispossession Defending Country Survival	Trees Water (Birraring / Yarra River, Tromgin and other lagoons) High ground / hills Crown land (eg parks and gardens) Other places with Aboriginal associations
2 Altering and adapting the land and waters	Draining the swamps Clearing the land The impact of pollution Changing the alignment of the Yarra River	Yarra River Reclaimed land (former lagoons) Views Landscapes
3 Governing and administering	Administering Melbourne and Port Philip Administering Aboriginal people Establishing a British vice-regal residence Establishing law and order Native Police Corps Establishing a military presence	Government buildings Vice-regal residences Residences of mayors and administrators Sites of former air raid trenches Buildings used by the military Ares used for military training
4 Primary production	Grazing and farming Fruit-growing Viticulture	Remnant trees
5 Developing industry and manufacturing	Brickmaking Quarries Timber felling and wattle-barking Manufacturing Home-based industry	Industrial archaeology sites Factories / warehouses Quarries
6 Shaping a residential area	Mansions, villas and townhouses Workers' housing Flats, maisonettes and duplexes Postwar residential development Modifications and conversions Suburban gardens	Houses Flats and apartments Urban infrastructure (laneways, public seating, lamp posts)
7 Building transport, communication and essential services	Building roads and bridges Operating ferries and watercraft Motor garages Establishing a tram network Radio communications Telecommunications	Roads Bridges Boat ramps and jetties Horse troughs Hitching posts Motor garages Telephone exchange Wireless station Tram lines and tram shelters Water supply infrastructure Electricity sub-stations

Historical theme	Historical sub-themes	Examples of place types
8 Providing education	Government schools Private schools Special education	Schools Former schools
9 Recognising religious and spiritual life	Building places of worship Recognising sacred places	Burial places Churches and church halls Chapels of ease Sunday school buildings Synagogues Manses / vicarages / presbyteries
10 Establishing public parks and gardens	Public parks and gardens Small reserves and plantations Street trees and road reserves	Public parks Public gardens Reserves Street trees
11 Understanding the broader environment	Astronomy and weather observation Botany and horticulture	Observatory Meteorological instruments Botanical collections
12 Providing health and welfare services	Welfare and charitable institutions Emergency housing Hospitals Providing aid to soldiers in wartime Infant welfare	Immigration depots Hospitals Former hospitals Infant welfare centres Aged-care homes Convalescent homes Medical surgeries
13 Developing trade and commerce	Hotels Retail development Commercial enterprises Automobile showrooms Professional services	Hotels Shops Retail showrooms Warehouses Offices
14 Establishing sport and recreation	Sports grounds Tennis courts Water sports Horse-riding and horse-racing	Public parks Sports grounds Sports pavilions Boat houses and boat ramps Clubhouses
15 Enjoying social life	Social life Clubs and organisations Entertainment Public events in parks and gardens Staying in town (guesthouses, holiday flats and residential hotels)	Hotels Guesthouses Reception centres Picnic areas

Historical theme	Historical sub-themes	Examples of place types
16 Shaping cultural and creative life	Stories and literature Art Theatre Erecting monuments and memorials Protecting heritage	Art collections Art sites Theatres Monuments and statues Civic commemoration War memorials

2.3 Comparative timeline for the Review area

Table 2.3 Timeline of significant changes and developments in the Review area, as well as in the broader Melbourne area, and the impacts they have had on Aboriginal people and country.

Date	Aboriginal history	Local developments	Broader context
30,000 BP+	Aboriginal occupation		
1800s+	Bunurong women kidnapped from their Country on the southeast coast.		Colony of Van Diemen's Land is in its infancy.
1803			Charles Grimes travels up the Yarra River at the future site of Melbourne. Sorrento settlement is established.
1835	The Bunurong and Wurundjeri people face the invasion of their country by pastoral settlers; Batman's treaty and other negotiations with settlers.		Batman's purported treaty with the Aboriginal 'chiefs' of Melbourne to 'purchase' approx. 600,000 acres of land.
1836	William Buckley appointed by Lonsdale as an interpreter and intermediary for the Aboriginal people in Melbourne.	The area becomes part of the wider Port Phillip District of the Colony of NSW.	Governor Richard Bourke visits the settlement; the Port Phillip District is officially declared, and the town of Melbourne is named.
1837	Aboriginal mission and school established in the vicinity of the current site of the Botanic Gardens.		Survey of Melbourne township by Robert Russell in 1837, which was the basis of Robert Hoddle's later plan.
1838	The Port Phillip Aboriginal Protectorate is established. The Native Police Corps is established.	Brickmakers on the south bank of the Yarra.	
1839	Large celebration held on the future site of the Botanic Gardens to welcome G.A. Robinson—around 300–400 Aboriginal people attended.		Appointment of Superintendent C.J. La Trobe and Chief Protector of Aborigines G.A. Robinson.
1840	A large number of Aboriginal people are arrested in Melbourne.	Land south of the river used for grazing.	
1841	The Bunurong are provided with a camping reserve at Mordialloc.		

Date	Aboriginal history	Local developments	Broader context
1842			Corporation (City) of Melbourne is established.
1844	Bunurong people camped at site of Government House.		
1846	Yarra Mission established at the junction of the Yarra River and Merri Creek.	Site for Botanic Gardens reserved and John Arthur appointed first gardener. First land sales (Anderson St). Fairlie House erected.	
1849	Aboriginal corroboree and large campfires in the area of Fawkner Park. Port Phillip Protectorate ends. A reserve for the Wurundjeri is set aside at Warrandyte.		
1850		Princes Bridge (over the Yarra) is officially opened.	Declaration of Separation from NSW.
1851			Discovery of gold in Victoria and large-scale immigration. Colony of Victoria established.
1852		'Canvas Town' emerges on the south side of the Yarra.	
1853		Ferdinand Mueller is appointed Government Botanist. Immigration Depot is established on St Kilda Road.	
1855		Churches are granted Crown reserves along Punt Road.	
1857	Select Committee of Inquiry into the Condition of the Aborigines in Victoria.	Mueller is appointed Director of the Botanic Gardens.	Yan Yean water supply laid on to parts of inner Melbourne.
1858	Board for the Protection of Aborigines is established.	Melbourne Grammar School is established. Victoria Barracks is established.	
1860		c.1861 Botanical Museum established	An Act allows formation of a voluntary militia
1863	Coranderrk Aboriginal Reserve is established near Healesville.	Observatory established in the Domain. Damaging floods of the Yarra.	
1866		Wesley College is established. Royal Victorian Institute for the Blind is established.	

Date	Aboriginal history	Local developments	Broader context
1867–68		Prince Alfred visits Melbourne and stays in South Yarra.	Prince Alfred, Duke of Edinburgh, visits Melbourne.
1868	Aboriginal people camping in Fawkner Park until the late sixties.		
late 1860s	'Mr Man' (Manerong) visits the South Melbourne (Fawkner Club) Hotel.		
1871		William Guilfoyle is appointed Director of the Royal Botanic Gardens. The Alfred Hospital is established.	Royal Commission into the low-lying lands of Melbourne.
1873		The Domain is laid out	
1875	Deputations from Coranderrk Aboriginal community to the Governor at Government House.		
1876		Government House built to design by William Wardell.	
c1880s	Destruction of 'the Falls' on the Yarra, a significant Aboriginal place.	Street-tree planting. Large estates established; mansions built.	Melbourne land boom; era of 'Marvellous Melbourne'.
1886	<i>Aborigines Protection Act 1886</i> ('Half Caste Act') forces people off the missions and reserves with many returning to Melbourne. Deputation by Elders of Coranderrk to Victorian politicians.		
1891		Flooding of a large area of Melbourne by the Yarra River.	Economic depression and collapse of housing market. Melbourne & Metropolitan Board of Works (MMBW) established.
1893		Melbourne Church of England Girls Grammar School is established.	
1896		<i>Yarra Improvement Act 1896.</i>	
1899–1902		Morrell Bridge (1899) constructed by engineer John Monash.	South African (Boer) War.
1901	William Barak is invited to Opening of Federal Parliament but failing health prohibits his attendance.	Beautification of St Kilda Road for royal visit; creation of Alexandra Avenue. Government House becomes the vice-regal	Federation of the Australian colonies; First Federal Parliament opens in Melbourne.

Date	Aboriginal history	Local developments	Broader context
		residence for the new governor-general	
1903	Death of William Barak at Coranderrk.		
1905		Boer War Memorial is erected on St Kilda Road.	
1913–14		Flats built in Park Street.	
1914–18		The Domain is used for military purposes. Increased development of flats.	World War I. Conscription debate and referenda.
1916		First commemoration of Anzac Day in the Domain.	Licensing Act passed in Victoria.
1917		Several local hotels are delicensed (1906–17).	
1919		Garden Court flats built in Marne Street.	Spanish Flu pandemic.
1920		Royal visit, Government House.	Visit to Melbourne of the Prince of Wales.
1924	Closure of Coranderrk; Aboriginal people resettle in Melbourne.	Electrification of tramline on St Kilda Road.	
1929+			Great Depression. Plan for General Development (planning scheme)
1930s	Establishment of the Aborigines Advancement League by William Cooper and Margaret Tucker.	Melbourne Hebrew Congregation established on Toorak Road West (1930).	High unemployment amongst workers; sustenance payments.
1934–1935	Aboriginal people at the Victorian centenary celebrations—e.g. Gum Leaf Band on Princes Bridge.	Opening of the Shrine of Remembrance (1934). Governor of Victoria moves back to Government House.	Victorian Centennial Celebrations (1934–35).
1938	William Cooper marks 26 January as a 'Day of Mourning'.		Sydney sesquicentenary celebrations.
1939	Cummeragunja Walk-off due to poor conditions; Aboriginal people come to Melbourne.		Outbreak of World War II.
1939–45	Aboriginal men and women serve in World War II.	Air-raid shelters and Air Raid Precaution drills in Fawcner Park and the Domain. Australian Army trained at Wesley College. Australian Women's Army Service stationed at Fawcner Park.	World War II. Air Raid Precautions Bill.

Date	Aboriginal history	Local developments	Broader context
c1945+			Beginning of large-scale European migration to Melbourne.
1954		Emergency public housing at Fawkner Park.	Melbourne Planning Scheme of 1954. Royal visit, Queen Elizabeth II.
1955		Moomba festival first held	
1956		Melbourne Olympic Games—use of the Yarra River, Fawkner Park, etc.	Melbourne Olympic Games.
1959		Sidney Myer Music Bowl opened.	
1962		Domain Park Flats completed (Robin Boyd).	
1967	Commonwealth Referendum re Aboriginal people being counted in the Census.		
1970	<i>Aboriginal Lands Act 1970 (Vic).</i>		
1972	<i>Archaeological and Aboriginal Relics Preservation Act 1972 (Vic).</i>		
1976		Former Maples warehouse converted to apartments.	
1985	Reburial of Aboriginal Ancestral Remains in the Domain.		Victoria's sesquicentenary celebrations.
1988	Aboriginal protests in Melbourne during the bicentenary.		Australian bicentenary celebrations.
1993	Mabo decision of the High Court of Australia.		
1993		Under the <i>City of Melbourne Act 1993</i> , Melbourne gained Southbank and the Victorian Arts Centre; four wards were established—Flagstaff, University, Hoddle and Domain.	Restructure of local government areas in Victoria.
1994	Victorian Native Title legislation.		
1997	<i>Bringing Them Home</i> report into the Stolen Generations.		
2000	Reconciliation Walk and 'Sea of Hands', Alexandra Gardens.		
2001			Centenary of Federation.
2006	<i>Aboriginal Heritage Act 2006 (Vic).</i> 'Stolenwealth Games' protest camp at the Domain.		

Date	Aboriginal history	Local developments	Broader context
2007	Aboriginal Heritage Regulations established.		
2009	Apology to the Stolen Generations by the Federal Government.		
2010	<i>Traditional Owner Settlement Act 2010</i> (Vic) and first agreements.		
2016	<i>Aboriginal Heritage Amendment Act</i> (Vic).		
2017	<i>Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017</i> .	<i>Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017</i> .	
2018	Aboriginal Heritage Regulations established revoking the 2007 Regulations.		
2020+	Treaty discussions with Victorian Government commence.	Metro Rail under construction.	
2021	Report of the Yoo-rrook Justice Commission.	Metro Rail under construction.	

3 Thematic Environmental History of South Yarra

Introduction

The northwest corner of the suburb of South Yarra, located within the municipal area of the City of Melbourne, has been assessed in a number of heritage studies and reports, including an early report prepared by James Colman (1972). This was followed by Meredith Gould's 'Conservation Study of South Yarra' (1985) and later work by Nigel Lewis. The Aboriginal history and heritage of the Review area has not been closely examined to date, although an Indigenous History of the City of Stonnington prepared by Ian D. Clark and Laura Konstanski takes a broader view that also covers much of the Review area (Clark and Konstanski 2006).

South Yarra is in many ways an exceptional area, relative to both the City of Melbourne and the wider Melbourne metropolitan area. The natural attributes of the area, its high ground, rich soil, tree cover and access to fresh water, contributed to its unusual pattern of development in the context of Melbourne's early colonial settlement. It was this special character and relative isolation from the town that led to it being selected as the location of the first Aboriginal mission in 1837. It was perhaps also a reason why so much of the locality was reserved for public parks and gardens. As a result of so much parkland being reserved, this has left an orphaned residential area south of the Yarra that sits between the City of Stonnington and the rest of the City of Melbourne.

The south side of the Yarra was regarded by early settlers as a highly favoured location, being on high ground and close to the growing city of Melbourne but at a sufficient distance to allow seclusion and offer pleasant surroundings. From the 1850s, South Yarra's location and emerging 'exclusive' character gave it a particular quality that did not follow the typical pattern of development of suburban Melbourne. The area became associated with 'wealth and privilege' and high society (Goad 1999: 268), and this has strongly shaped the physical development of the suburb both overtly and in more subtle ways. This is evident not only in the physical fabric that survives today but also in the layers of residential development. This includes the large estates of the 1840s and 1850s; the villa residences of boom-era Melbourne of the late-nineteenth century; the luxury flats and maisonettes that replaced the grand estates and nineteenth-century villas as the area was transformed in the 1920s, 1930s and 1940s; and, finally, the architect-designed flats and avant-garde homes of the postwar period. Within the Review area, there is a remarkable legacy of fine architecture and landscape design across different periods in the development of the suburb. Architects who contributed to the rich architectural landscape of South Yarra include William Wardell, Crouch and Wilson, Anketell Henderson, Charles Webb, Leonard Terry, Walter Butler, Marcus Martin, Harry A. Norris, Robin Boyd and Neil Clerehan. A number of prominent landscape designers also helped to shape the area, including William Guilfoyle, Hugh Linaker, Edna Walling and Ellis Stones.

In many ways, this corner of South Yarra was a place apart. It was to some extent socially removed, home to the exclusive social world that was referred to as Melbourne 'Society'. At the same time, much of the locality is public space, and has been used for a range of public purposes since the beginning of British settlement. The locality also lacked the usual dynamic of town affairs and a busy shopping centre, and was without the usual range of clubs and societies that typically shaped social life elsewhere. It was part of but in many ways separate from the City of Melbourne, where the concerns of the central city dominated. This sense of separation was emphasised by the physical barrier of the Yarra River. The area shared many of the same issues and similar socio-demographic patterns as the

neighbouring (former) City of Prahran and, at various times, there have been moves by some residents to secede from the City of Melbourne and to join the municipality of Prahran.

The layered evolution of the urban environment has obscured many physical traces of the historical development of the locality and this in turn has impacted on our historical understanding of the area. The rapid transformation of the settlement to a densely built-up city erased much pre-colonial heritage. The mindset of British colonial settlers was governed by an inherent bias against Aboriginal people and Aboriginal culture. Intent on striving forward on a linear trajectory of capitalist wealth and material progress, most British settlers saw little need or interest in the places that Aboriginal people had associations with. An exception to this rule, perhaps, were the scarred trees that were treated with curious nostalgia on the part of settlers for a 'lost' Aboriginal past. The colonial impulse was to forge a new history rather than to preserve the old. Overall, settlers did little to prevent the erasure of the cultural associations of the people whose land had been taken from them.

Historically, the extensive area of public land (or Crown land) in South Yarra that retained areas of indigenous vegetation enabled Aboriginal people to continue to occupy this area and, to some extent, to practise their culture on Country—a tradition that continued for several decades after the British took possession. Grand homes and well-endowed private schools, churches and public institutions were established on land that Aboriginal people had camped on for thousands of years. There were ongoing Aboriginal cultural associations in the 1840s, 1850s and 1860s with many of these places, which were used for camps and corroboree grounds, or were simply places that Aboriginal people visited or occupied. There is an extraordinary amount of detail about the Aboriginal history of this part of Melbourne from the beginning of colonial records in 1835–1836 and through the nineteenth century. Perhaps no other part of inner Melbourne has such a richly documented history of Aboriginal people. Despite this, it is not possible to understand the full story of early contact between Aboriginal people and settlers as the Aboriginal perspective of this period is poorly recorded. Incorporating some of the documented Aboriginal history of South Yarra, however, makes for a richer and fuller historical account of the area while also acknowledging the connections Aboriginal people retained with many local places.

3.1 Aboriginal Country

3.1.1 Living on Country

The landscape of the Review area, defined as the South Yarra portion of the City of Melbourne, sits just outside the CBD on the southern side of the Yarra River. This location, on mostly high ground and on a gentle bend in the river, was an important place for the East Kulin. Their occupation, use of, and deep connection with this place continued long after British settlers invaded and took possession of their Country in 1835. The locality was part of the wider varied landscape of the lower Birrarung, which might be better termed a waterscape, comprising wetlands, lagoons and river flats. This area, close to the rocky bar in the river where the fresh water from the mountains to the northeast met the salt water from the ocean, was a place rich in resources. The river provided a variety of foods, including fish, eels, freshwater crustaceans and shellfish, and was also a haven for waterbirds. The riverbank attracted smaller marsupials, including possums and native cats (quolls), and the broader flood plain was good grazing country for kangaroo, wallaby and emu.

In addition to a remarkable record of continuous human occupation and culture, both the river, Birrarung, and the bay, Narrm (or Nerrm), have seen significant change over that period. Before the last Ice Age, some 20,000 years ago, the sea level was much lower. Narrm / Nerrm was a vast plain and Birrarung followed a course across this plain to empty into the ocean in the vicinity of Cape Schanck.

South Yarra sits within a much larger landscape of importance to the East Kulin, who have occupied this country since time immemorial. Archaeological records currently date occupation to between 30,000 and 40,000 years ago. The East Kulin of the Melbourne area lived through dramatic geomorphological change. The area lies at the edge of Narrm / Nerrm (Port Phillip Bay) and has been shaped by the ocean and the impact of sea level changes over millennia. Around 20,000 years ago, the sea level was much lower and more land was exposed on the coastal edge of southern Australia, including the Bassian Shelf that formed a land bridge to Tasmania. Drawing on oral tradition, Nerrm / Narrm was described by Bunurong Elder Benbow as having once been a vast 'kangaroo hunting ground' (Victoria 1859). The low-lying area was a natural basin and formed a grassy plain, probably with areas of wetland during different periods at its lower points. At the end of the last ice age, the ice caps melted and the sea level rose significantly. The area of land that was later submerged to become Narrm / Nerrm was eventually inundated. The flooding occurred slowly over thousands of years, reaching a high point that covered much of coastal and low-lying areas of Melbourne and South Melbourne, and then subsided. Around 6000–8000 years ago, the coastal edge would have roughly corresponded with what is now St Kilda Road (Presland 2001: 11). The high ground of the Domain would have formed a distinct rise above this coastal edge.

The river, known to Aboriginal people as Birrarung was renamed 'Yarra Yarra' (after the word *yarro yarro*, meaning 'flowing', which was incorrectly understood by John Wedge to be the name for the river). Birrarung has its own story of dramatic change over millennia. Now forming the lower Yarra, the river environment and the wider landscape would have been very different tens of thousands of years ago when the river met the ocean around Cape Schanck. When the sea level rose higher, the course of Birrarung was less precise, with sea water and river water meeting in a vast estuary that connected Birrarung with the Maribyrnong. This estuary formed rich wetlands that supported diverse birdlife and provided ample plant resources—it has been described by Tim Flannery as 'a kind of temperate Kakadu' (Flannery 2000: 8). Trees in the area included River Red Gum, Manna Gum, She Oak, Tea

Tree and wattle. There would have been Kangaroo Grass, river reeds and a myriad of other grasses and river herbs.

For tens of thousands of years, Aboriginal people in what is now Melbourne modified the land and waterways in subtle but critical ways to care for Country and secure sufficient resources for human survival. The use of the land and waters was closely tied to spiritual beliefs. A light tree cover was probably maintained through firing the ground seasonally. This practice stimulated the regrowth of vegetation, which both managed the timber load and helped avert bushfire but also sustained hunting grounds for grazing animals like kangaroos and wallabies. People designed and constructed fish traps at the edge of lakes and lagoons and harvested plants, such as the root vegetable Murnong (or Yam Daisy), which was a mainstay of their diet (Zola and Gott 1992: 7–9). They made earthen ovens on the riverbank and the debris from thousands of years of harvesting shellfish left large kitchen middens on many parts of the coast. Aboriginal people also adapted to the changes in climate that affected sea level, temperature patterns and rainfall. They were deeply committed to caring for and working with Country, managing the land and its resources in a manner that was both sustainable and in line with their spiritual beliefs and practices.

At the time British settlers invaded and took possession of these lands in the mid-1830s, the Melbourne area was occupied by clans of two East Kulin language groups—the Boonwurrung language group and the Woi-wurrung language group. In the early period of settlement, the British often referred to Woi-wurrung speakers (the Wurundjeri) as the ‘Yarra tribe’, the ‘Yarra Yarra tribe’ or the ‘Waverongs’. Those who spoke the Boonwurrung language (the Bunurong) were also referred to as the ‘Port Phillip tribe’, the ‘Westernport tribe’ or the ‘coastal tribe’.

The lower Yarra area was also important as a meeting place for the five Kulin language groups—Boonwurrung, Woi-wurrung, Wathawurrung, Taungurung and Dja Daj Wurrung. The five groups met here twice a year and whenever other meetings were needed. During these meetings, Aboriginal people conducted ceremonies, followed cultural practices, traded goods, arranged marriages, resolved disputes and discussed other business (Thomas 1840, cited in Presland 2001). Such gatherings mostly took place in the warmer months when food resources were plentiful.

The area south of the Yarra (the Review area) remained an important place to the Kulin after the British arrived. This was high ground that was within a mile of ‘the Falls’—this was a narrow rocky ledge that marked the meeting point of the fresh water and the salt water and which was a good fishing spot. The broader South Yarra area was within a long-established Kulin meeting place. Camping areas were located on areas of higher ground on both sides of the river—on the present-day Domain and Botanic Gardens, as well as Eastern Hill and at Yarra Park. Like other areas of high ground in the vicinity of the lower Yarra, the South Yarra area would have been a place to gather and camp. Being high ground, the area would have had strategic advantages and offered views of Birrarung (the Yarra River) and of Nerrm / Narrm (Port Phillip Bay) beyond. There were also small creeks, some being possibly intermittent—one flowed through Fawkner Park and another flowed northwards across Domain Road and through the area of Fern Gully in the Botanic Gardens before emptying into the Yarra (Slater 1987: 43–44).

The use of this area by Aboriginal people is well documented in the colonial records as a living place and a meeting place, as an important fishing place, a ceremonial ground, and a place where burials took place. These uses and cultural practices were long established when British settlers arrived in the 1830s. John Hunter Kerr, who arrived in 1839, observed the rough outline of the new settlement on the Yarra but noted too ‘the mia-mias and camp-fires of the aborigines [sic.] still lingering among the

trees on the banks of the river' (Kerr 1872: 10). There would also have been tool-making sites and probably fish traps. The river would also have been used as a place to keep food cool during hot weather. A range of items would have been made from local resources, including tools and weapons, storage containers, fishing nets, woven bags and baskets, possum skin cloaks, and jewellery and other personal adornments. Large sections of bark from mature River Red Gums were used to make canoes. Shelters known as willams (or mia mias) were constructed from boughs and bark (Stephens 2014, vol. 4; Clark 2000, vol 1).

The rivers, creeks and swamps provided abundant resources. Large lagoons, the haunt of wild ducks, plovers, coots, swans and geese, lay between the river and the coast (Daley 1940: 8; Flannery 2002: 96). William Thomas, Assistant Protector of Aborigines for the Western Port District, noted that 'splendid swamps by the Yarra' were favoured fishing spots for local Aboriginal people and regular meeting places for clans (Presland 2008: 15). There was a series of lagoons along Birrarung, including the largest, Tromgin, where eels were caught and other food sources obtained. The river itself was integral to Aboriginal culture, and its banks were a place of ceremony and transmission of culture. There were also sources of clay near the river (and possibly ochre) that would have been used for ceremonial purposes.

The Kulin used fire to manage the landscape and to encourage the growth of particular plants, both for their own use and to encourage grazing animals. Regular campsites were also kept clear through routine burning. Robert Hoddle's plan of 1837 identifies the high ground of the Government House Reserve as 'hilly forest clear of trees'. This site was reported as having been a Bunurong campsite (Presland 2010: 40), which would concur with it being 'clear of trees' when settlers arrived in 1837.

A large number of Ancestral Remains were uncovered at the Domain in 1929 in the course of digging the foundations for the Shrine of Remembrance. The remains recovered were considerable, suggesting that this high ground had formerly been used as an Aboriginal burial ground (*Argus*, 13 November 1929: 10; *Herald*, 14 November 1929: 1)

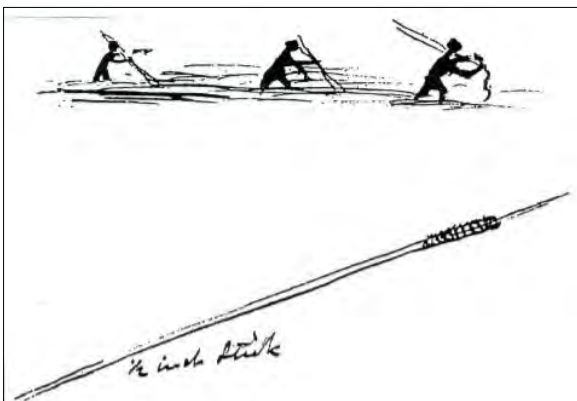


Figure 3.1 Sketch by G.A. Robinson depicting men spearing eels in the Tromgin lagoon in the Royal Botanic Gardens. (Source: Mitchell Library, State Library of NSW)



Figure 3.2 Bark canoe made from Mountain Ash and used on the Yarra River; acquired at Kew in the 1850s. (Source: Museums Victoria)

The timbered areas of the Domain, the Botanic Gardens and the lower area of Fawkner Park would most likely have included scarred trees when settlers arrived, but these either died or were removed. There are reportedly two remnant River Red Gum remaining in the indigenous garden and billabong area of the Botanic Gardens. Scarred trees, which provide evidence of the making of canoes, tools

and implements, survived in the South Yarra area until the late-nineteenth century and were often noted by settlers or were the subject of artworks.



Figure 3.3 Watercolour titled 'A canoe tree near Princes Bridge' by Charles Bennett, 1880. (Source: State Library of New South Wales)

3.1.2 Invasion and dispossession

The Kulin had some interaction with Europeans long before John Batman, John Pascoe Fawcner and other illegal arrivals settled permanently on the Yarra (Birrarung) in 1835. They most likely would have observed Charles Grimes and his party in 1803, who navigated the 'Freshwater River' and landed at the current site of the Botanic Gardens before reaching as far upstream as Dights Falls (Clark and Konstanski 2012: 74). Grimes reported that he saw Aboriginal people near the site of the Botanic Gardens. British explorers had also ventured into Kulin territory in 1824, and during the same decade sealers and whalers were established at various points along the Victorian coast, including in Bunurong territory. There are accounts among the Bunurong of their womenfolk being taken (or kidnapped) by sealers off the coast at Point Nepean and at Western Port. These stories would have spread from clan to clan, and to the neighbouring tribes. So too would claims of sightings of convict escapees from the short-lived settlements at Sorrento in 1803 and Corinella in 1826, and of white explorers on horseback in 1824–25.

In June 1835, John Batman made a so-called 'treaty' with the 'chiefs' of the Melbourne area on behalf of the Port Philip Association where he claimed to have 'purchased' 600,000 acres of land across Melbourne and Geelong in exchange for some provisions and a 'yearly tribute'. While undoubtedly a land grab on the part of Batman and the Port Phillip Association, the opportunistic settlers nonetheless assured the authorities, either naively or strategically, that they would respect the rights of the Aboriginal people, and protect them and provide for them and, somewhat idealistically, would only permit married men as settlers (Campbell 1991).

Over the next three decades following Batman's treaty, the Aboriginal people of Melbourne faced the tumultuous and catastrophic effects of colonisation. In the space of a generation, Country was taken, sovereignty denied and the population decimated as a result of violence, conflict and introduced diseases. Aboriginal people were also deprived of traditional food sources and resources, forced to suppress language and culture, and suffered widespread injustice and discrimination.

In 1836, the Governor of NSW, Richard Bourke, sought to establish one or more 'native villages' on the south side of the river, about 1.5 miles upstream from the newly declared township of Melbourne (Cannon 1982: 153). The colonial authorities determined to establish an Anglican mission in this location and surveyor Robert Hoddle set aside an area of 895 acres in the vicinity of present-day Anderson Street; this included a 'hilly area where corroborees were held' (Cannon 1982: 153). There is a lack of certainty about the precise location and extent of the mission reserve, with some sources stating it originally lay to the east of Punt Road but moved to the west side of Punt Road in 1839 (Tibbits 1983: 4, 8-9). Most sources concur that the mission was at the site of Tromgin (Botanic Gardens) while others note that it was located to the east of present-day Anderson Street (Clark 2000, vol. 1: 8-9, 10; Clark and Konstanski, 2012: 31). George Langhorne, who had arrived in Melbourne in January 1837, was appointed to manage the mission, which was established in association with the NSW Missionary Society (Shaw 1996: 115). This site was an existing Aboriginal meeting place. William Thomas noted that at 'the spot where Melbourne now stands and the flats on which we are now camped [on the south bank of the Yarra] was the regular rendezvous for the tribes ... twice a year or as often as circumstances and emergencies required to settle their grievances, [and] revenge deaths ...' (Thomas, cited in Presland 1994: 35).

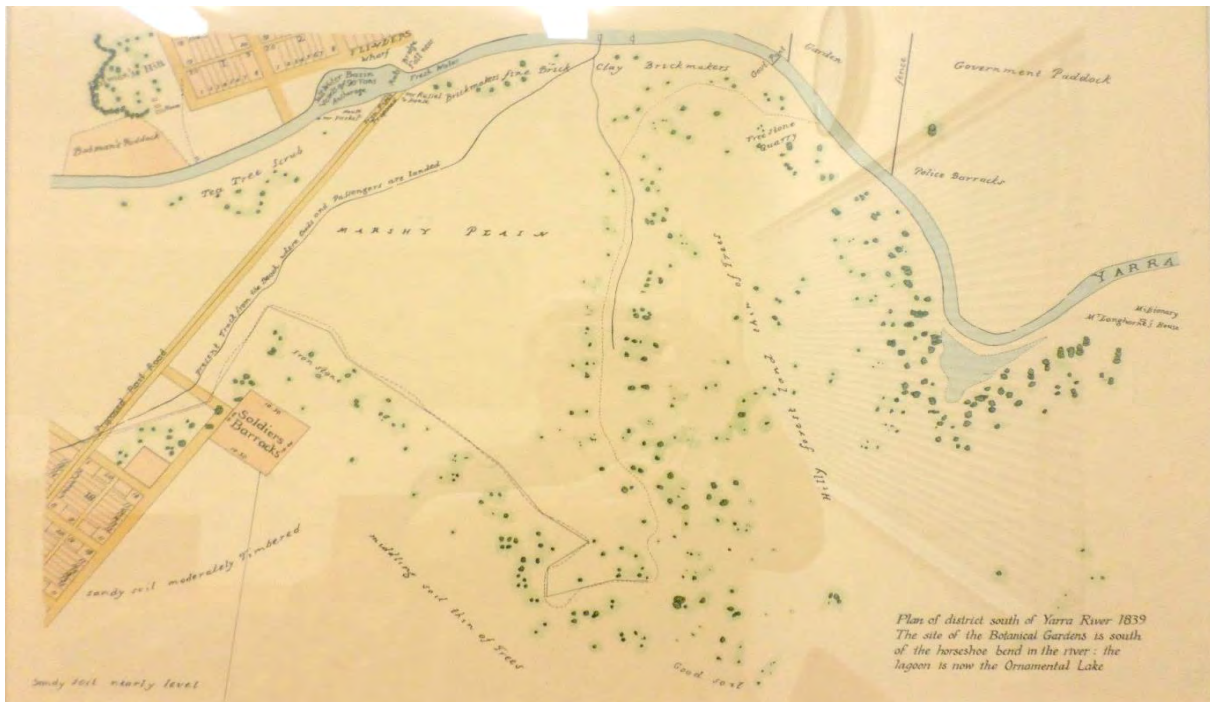


Figure 3.4 The Botanic Gardens site and surrounding area in 1839, showing the location of 'Missionary Langhorne's house' at the far right of plan, which corresponds to a position close to present-day Anderson Street. (Source: copied from original at Royal Botanic Gardens, Melbourne; original source unknown)

This site, which was referred to as the 'encampment', was across the river from the Government Paddock or Police Paddock (now Yarra Park and the MCG), which was an early focus of administration of Aboriginal people and where the Native Police Corps occupied barracks. Many of the key figures in the administration of the Port Phillip District had temporary or permanent residence here, including Police Magistrate (and the first administrator) William Lonsdale; the Chief Protector of Aborigines George Augustus Robinson; and the ex-convict William Buckley, who was appointed an interpreter and intermediary with the Aboriginal people (firstly by Batman in 1835 and then by Lonsdale in 1836). Charles Joseph La Trobe, who arrived in 1839 as superintendent of the settlement, was permitted (not without controversy) to purchase an area of Crown land reserve at the higher northern end of the Government Paddock. There he erected a family residence that his French-speaking wife Sophie named Jolimont.

The Bunurong and Wurundjeri people were encouraged to live at the Anglican Aboriginal mission, which occupied (more or less) the site of the future Botanic Gardens from 1837 to 1839. The mission also operated a school for Aboriginal children, which sought to 'civilise and Christianise' them, but the school was not well attended (Cotter 2005: 23). While Langhorne's mission ceased operating in 1839, Aboriginal people continued to occupy this general area, which was referred to as their 'encampment'. As most of the surrounding area to the south remained unalienated, the extent of Aboriginal occupation and land use was not limited to the mission reserve.

When G.A. Robinson arrived at Port Phillip in 1839 he initially occupied a hut near the Tromgin lagoon. In 1840 he noted that the Aboriginal camp was close to his hut, which in turn was close to the freestone quarry and the lagoon (Clark 2000: 8–9). The quarry appears to be in the vicinity of the high rocky embankment to the west of the lagoon. To mark Robinson's arrival in Melbourne in 1839 the government held a sports day and feast for the Aboriginal people, which was held near the Government House Reserve. A *ngargee* was performed that night (Garryowen 1888, vol 2: 746).

There were many Kulin at the encampment on the south bank at different times, and this number often exceeded several hundred. These were mainly Bunurong and Wurundjeri people, but there were also Taungurung (also referred to as the 'Goulburn tribe') (Clark 2000) and Wathaurung (often referred to as the 'Barrabools') groups. Aboriginal people from Gippsland also regularly visited Melbourne at this time.

As the number of settlers increased through the 1840s, so too did the demand for land and the pressure on resources available to Aboriginal people. With the growth of the settler population Aboriginal people became more vulnerable to violent attacks, exploitation and introduced diseases. The impact of alcohol was detrimental to the Aboriginal population living on the south bank of the river. Brickmakers and others were known to supply Aboriginal people with alcohol for the benefit of their own entertainment. The exploitation of Aboriginal people in this way was also associated with abusive and debased behaviour on the part of the white men responsible. From the 1840s, the authorities sought to prohibit alcohol from being given to Aboriginal people.

Superintendent La Trobe prohibited Aboriginal people from entering the central town of Melbourne from 1840 (Broome 2005: 31; Boyce 2011: 186). Aboriginal people moved between the encampment at South Yarra and other Crown land reserves south of the river to other regular locations. Some would have worked for settlers, and often this was in a formal capacity as servants (William Thomas drew up various 'master–servant' agreements for this purpose); while others worked on a casual basis, often for rations rather than wages—they collected firewood and water, and performed a range of manual tasks, such as fencing and chopping wood. They also sold items of value to the European settlers, such as fish and eels, animal skins and lyrebird tails (Cahir, Clark and Clarke 2018: 242, 243; Cannon 1983: 726; McCrae 1912).

The large areas of public parks and gardens that remain in this area have important connections to Aboriginal people. Many Kulin lived at the 'encampment' on the south bank of the river and later made camps in the Domain, Fawkner Park or on the riverbank. Bunurong people camped at the place where Government House now stands (Presland 2010: 40).

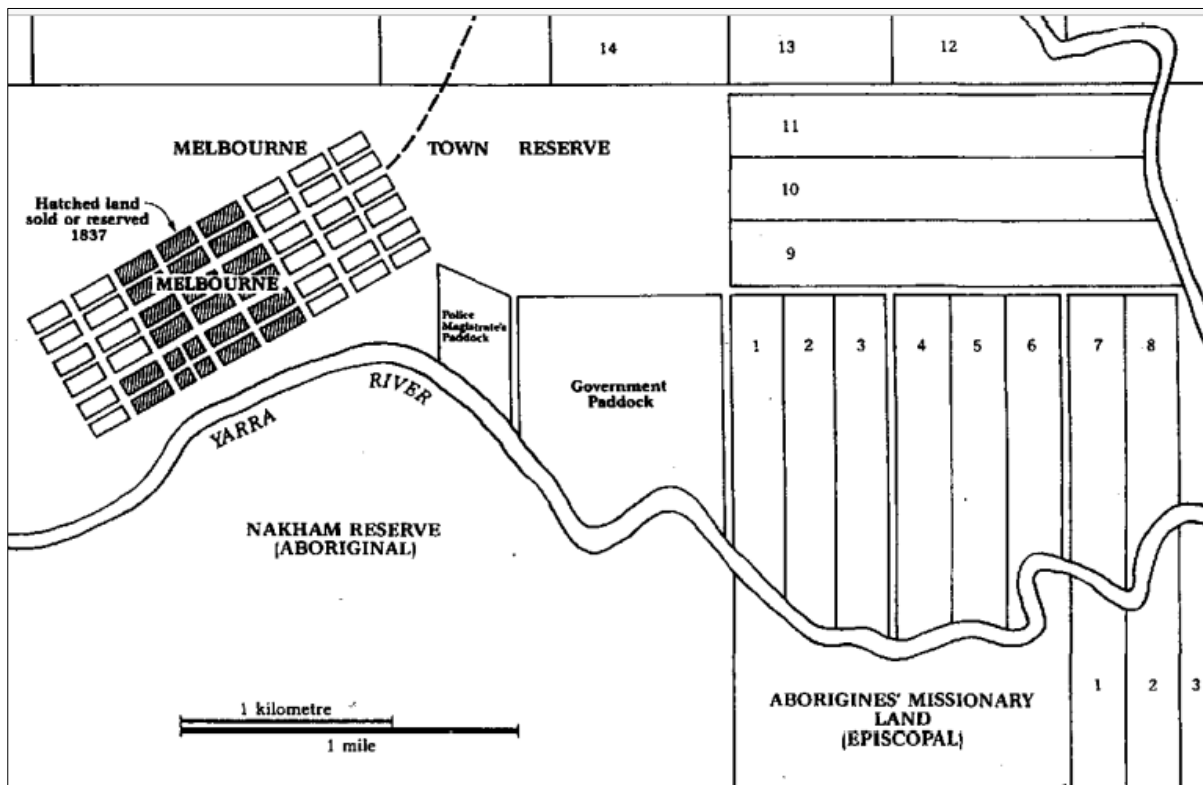


Figure 3.5 Detail from plan of Melbourne as conceived by Robert Hoddle, 1837, reproduced in *Fitzroy: Melbourne's first suburb*. The north–south boundary between the two reserves represents today's Punt Road. (Source: Reproduced in Allom Lovell & Associates, 'City of Yarra Heritage Review: Heritage Overlay Precincts', 1998, p. A12)

The site of the Aboriginal mission was reserved for botanic gardens in 1846, but Aboriginal people probably continued to have access over the following years to the large lagoon known as Tromgin. In later life the Wurundjeri Ngurungaeta William Barak referred to this place as 'the German garden' (Barak 1882), suggesting that Barak maintained an interest in the site after 1857 (when Mueller was appointed director of the Botanic Gardens). The lagoon known as Tromgin, renowned for its supply of eels, was incorporated into the design of the Botanic Gardens and became an 'ornamental lake'. This area was cut off from the river in the late 1890s as part of the Yarra improvement works but retained some remnant indigenous vegetation.

Some Aboriginal people lived at the new Yarra Mission at the junction of the Yarra River and Merri Creek—this was established in 1846 but was poorly attended (Clark and Heydon 2004). Some of the Woi-wurrung bands moved between Melbourne, Bullen Bullen (Bulleen), Heidelberg and Yarra Glen, while the Bunurong bands moved between Melbourne, St Kilda, Brighton, Mordialloc, Kananook (Frankston), and further south. There were also other Aboriginal people in the Melbourne area at this time who were from other tribes, including the 'Barrabool' (Wadawaurung) and 'Goulburn' (Taungurung) tribes, who also camped on the Yarra bank.

Aboriginal livelihoods in Melbourne had deteriorated significantly by the late 1840s. The Port Phillip Protectorate was wound up in 1849, and through the 1850s Aboriginal people were provided with even less 'protection' than the Protectorate offered. In the 1850s, Aboriginal people were increasingly fragmented due to their alienation from much of their Country, and the degradation of the land and waterways on which they relied. Many Aboriginal people continued to camp in the vicinity of South Yarra, but possibly only in the colder months.

The Bunurong were granted a 'camping reserve' at Mordialloc in 1841 that comprised around 822 acres (Caldere and Goff 1991: 7, 27; Wright 1989: 23). The Wurundjeri had other camps further upstream as far as Yarra Glen. In 1849, an area was reserved for the Wurundjeri at Warrandyte (Wright 1989: 22).

The Aboriginal people of Melbourne continued to occupy the areas of South Yarra and Prahran into the 1860s because here they could still access extensive areas of their Country that remained unalienated Crown land. These reserves were not formally laid out or planted as public parks until the mid-1860s (Fawkner Park) and the early 1870s (Domain). Parts of Fawkner Park and the Domain remained bushland at this time, while some areas were also being used for grazing. There were still some large trees remaining, which meant that resources could be sourced.

It can be assumed that early settlers, such as Colonel Joseph Anderson of Fairlie House and David Ogilvie of Airlie Bank, whose holdings occupied the former mission area and long-established Aboriginal camping place (Cooper 1924), had some association with the Aboriginal people they had displaced. They may have employed Aboriginal people to do odd jobs. Ogilvie was a member of the committee of the Yarra Aboriginal Mission, which was established in 1842 at the junction of the Yarra River and the Merri Creek (*Argus*, 28 May 1847:4). In 1843 he was noted as an elder of the Presbyterian Church in Collins Street, a place that Aboriginal people are shown to have camped around this time (*Port Phillip Gazette*, 8 March 1843: 2; SLV image).

3.1.3 Defending Country

In 1835 Aboriginal people were party to a form of agreement with John Batman and the Port Phillip Association, but how that agreement was understood by the Aboriginal people is difficult to know. The nature and status of Batman's 'treaty', however inequitable and opportunist on the part of the settlers, necessarily changed as more and more settlers arrived at Port Phillip.

Accounts of violence and killings of Aboriginal people were common, but much went unreported. Aboriginal people were also in a highly inequitable position regarding British law. Settlers who were guilty of crimes against Aboriginal people often left the colony for fear of being charged and convicted. Charges against settlers in these cases were probably dismissed for a range of reasons. Conflict between settlers and Aboriginal people in the pastoral districts of Victoria was prolonged, and in many cases brutal, especially in the Western District and in Gippsland. Violent encounters also took place in Melbourne, including on the south bank of the Yarra River in the 1830s and in the 1840s. Two Aboriginal men from Tasmania, Tunnerminnerwait and Maulboyheenner, who were among many who fought the invaders, became the first people to be publicly executed in Melbourne in 1841.

Squatter Robert Jamieson claimed, 'the settlers south of Yarra were invariably kind to the [Aboriginal people] and there are, I believe, few if any instances of ingratitude in return on record' (Bride 1898: 160). While relations between settlers and the Wurundjeri and Bunurong may have appeared to Jamieson as amicable, this ignores the reports of violent conflicts between Aboriginal people and settlers on the Yarra Bank, for example at the Brickfields in the early 1840s (Stephens 2014, vol. 1: various). It also fails to consider that many of Victoria's administrators, lawmakers and leading public servants who lived in the area contributed significantly to the injustices meted out to the Aboriginal people of Melbourne (Cotter 2005: 85).

The government prohibited Aboriginal people from being in the possession of guns in 1840 (*PPGG*; Stephens 2014, vol 1). In 1846 a large number of guns were found at an Aboriginal camp on the Yarra at Heidelberg and seized by the authorities (*Argus*, 1846, cited in Context 2018).

3.1.4 Survival

Through the 1850s and 1860s Aboriginal society in Melbourne became increasingly fragmented due to the alienation of Aboriginal people from their land, the degradation of land and waterways on which they had relied, and the consequent destruction and depletion of resources. Aboriginal groups continued to make their camps in the South Yarra area, along the river and in the Domain and Fawkner Park, and other locations (Presland 2001). An anonymous writer in the early 1900s named 'Lino' notes his grandfather's memory of seeing Aboriginal people camp in the Botanic Gardens, though does not give a date for when this happened ('Lino' 1904). The arrival of tens of thousands of new immigrants to Melbourne in the early 1850s, who were attracted by hopes of finding gold, put pressure on public land, which was made available for use as interim immigrant camp sites. The emergence of the tent city known as 'Canvas Town' from 1852, which occupied part of the present-day Domain, would have disrupted the Aboriginal occupation and use of that area.

Faced with an almost unimaginable upheaval to traditional life, Aboriginal people continued to live in the South Yarra area well into the 1850s and 1860s, as noted in contemporary accounts, reminiscences and local histories. A centenary history of Christ Church South Yarra notes that Aboriginal people were living on the riverbank and in Fawkner Park in the 1850s (*Christ Church Centenary*, 1954: 4). Anne Izett, the daughter of English immigrants, recalled coming home to Prahran from Melbourne through the 'Domain paddock' one night as a child in the early 1850s where she witnessed a corroboree (*Prahran Telegraph*, 25 July 1927: 5). In the 1850s, another settler, John Waugh, recalled seeing a large camp on the hill where Government House is now (Waugh c1900, RHSV). Frederick Chapman remembered seeing Aboriginal people camping at the Domain while he was a schoolboy at Melbourne Grammar School. From c.1858 he was used to seeing the Aboriginal camp located in the area between 'the Grammar School and Toorak Road', which was then 'covered in gum trees'. This corresponds to the area of the present-day Domain. Chapman recalled that 'watching them throwing boomerangs and climbing trees was the delight of the Grammar School boys' (*Prahran Telegraph*, 1 December 1917: 7).

There are numerous accounts in historical records of Aboriginal people camping in the public park known as the South Melbourne Park or Fawkner Park and holding corroborees there. In 1849, accounts of settlers reported Aboriginal camps in Fawkner Park and huge campfires associated with corroborees that took place in the park (City of Melbourne 2000: 5). Another account mentions that there were 'until the fifties' Aboriginal camps in Fawkner Park and 'opposite the Alfred Hospital', although the latter area may have been the southern end of Fawkner Park (*Age*, 24 March 1934: 7). Another account of early Prahran remembered the regular corroborees in Fawkner Park:

The only amusement we had up to 1851 was the natives used to meet once a month on the full moon in Fawkner Park, opposite the Fawkner hotel. The hotel lies between the Park and Millswyn street, but there was no hotel, park, or streets there then, but all bush. There the blacks held their corroboree [sic.], and I have seen the greater portion of the people of Melbourne and Prahran turnout and visit the camp on those occasions (Prahran Telegraph, 16 October 1897: 5).

Settler John Henry Bird, who arrived in Melbourne as a child in 1853, remembered that Aboriginal people had their camps in Fawkner Park and held corroborees there (*Argus*, 29 September 1934: 21). James W. Lorrain, who arrived in Melbourne in 1862, also recalled an Aboriginal camp in Fawkner Park (*Age*, 3 April 1948: 2). A resident of Walsh Street in the mid-1860s recalled his nurse taking him to view a corroboree at Fawkner Park (*Prahran Telegraph*, 17 May 1919: 5). William Thomas also

noted Aboriginal groups occupying Fawkner Park in 1860 and 1863 (Stephens 2014, vol. 3: 409, 411, 422). Mr W. Round recalled in 1906 that there had been an Aboriginal camp on the north-west corner of Fawkner Park but noted that an Aboriginal person had not been seen at that spot for 40 years, or since 1866 (*Prahran Telegraph*, 24 February 1906: 5).

Some Aboriginal people visited the hotels in the area in the 1860s, including the Bunurong Elder known as 'Mr Man' (aka Mingaragon or Mongarra), son of 'Old Mr Man', who frequented both the South Melbourne Hotel (which later became the Fawkner Club Hotel), located opposite Fawkner Park, and the South Yarra Club Hotel, located on the corner of Toorak Road and Punt Road (outside the Review area; demolished) (*Herald*, 18 November 1930, p. 6; Fels 2011; Stephens 2014, vol. 3). 'Old Mr Man' died in 1847 and was buried at Brighton (Fels 2011: 149–50). The association of Mr Man with the Fawkner Club Hotel ties in with other accounts of an Aboriginal camp being located at the northwest corner of the park, near the present-day Fawkner Park tennis courts and opposite the 'Fawkner [sic.] Hotel' (*Prahran Telegraph*, 16 October 1897: 5, 24 February 1906: 5). It is likely that other Aboriginal people visited hotels in the area, but no documentary record of additional associations has been found.

It is also noted in contemporary accounts that 'Old Mr Man' lived at the property of Anne Payne (sister of T.B. Payne of the Maritimo estate), probably in the 1850s. This was described in 1930 as being in the vicinity of the Tramway Engine House (situated at the corner of St Kilda Road and Bromby Street). The Tramway Engine House, erected in the 1880s, possibly replaced the former residence of Miss Payne (MMBW 1896; SLV photo c.1975). Miss Payne also lived for a period on the Maritimo estate in a house her brother had built for her, which was on the southeast corner of Domain Road and Marne Street (*Christ Church Centenary*, 1954: 20).

There were other Aboriginal camping areas in the wider area of South Yarra (within the City of Stonnington). A 'magnificent gum tree' in the school yard of the South Melbourne Free Church School was remembered by Mr G.A. Stephens as a place where Aboriginal people used to camp: Stephens was around 8 years old when the school was established in 1854 (*Herald*, 25 August 1928: 16; school history 1950s) This school later became South Yarra State School No. 583. The 'Yarra Yarra tribe' was reported to have a campsite near the Wesleyan Church on the corner of Toorak Road and Chapel Street in the 1870s and it was reported that corroborees were held at this place (*Age*, 13 October 1934: 8; *Argus*, 7 March 1939: 1; *Argus*, 23 May 1933: 8). It is possible that members of this group would travel along Toorak Road West between the campsite and the city. Further afield, there was also an Aboriginal camp in the tea tree scrub along the riverbank (this location is south of the Review area and east of Chapel Street). Maps of the area from the early 1850s give an indication of the extent of open space and public land surrounding the South Yarra area (see Figure 3.6).

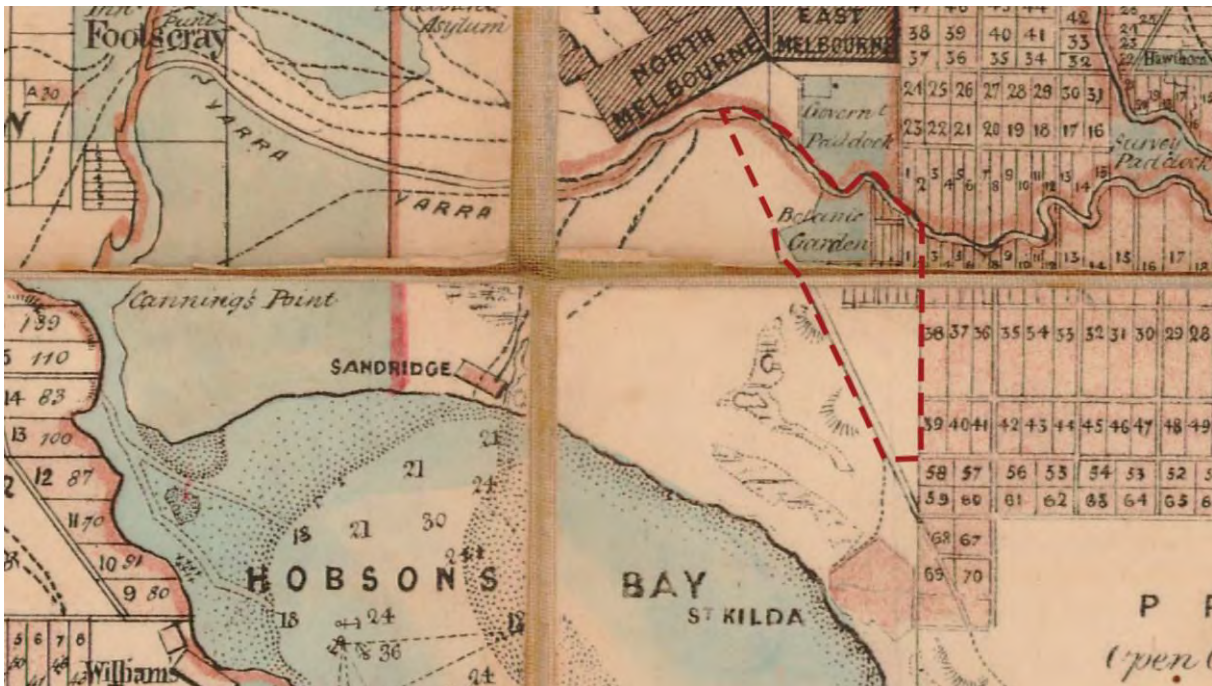


Figure 3.6 Detail from Thomas Ham's plan of Melbourne c.1850, showing the 'open country' of Prahran and South Yarra. The approximate review area is shown in red outline. (Source: State Library Victoria with GML overlay)

Until the 1860s, Bunurong people would often travel between Mordialloc (Mordy Yallock) and Melbourne and would occupy regular camps in Prahran and South Yarra, including at Fawkner Park. By the late 1860s, however, with increased residential development and general activity in the area, Aboriginal people were pushed out of the South Yarra area. The public parks were also further developed from the early 1860s. In the 1860s many of the Wurundjeri were relocated to the Coranderrk Aboriginal Reserve, near Healesville. While many Bunurong also went to Coranderrk, some lived at the Mordialloc Aboriginal Reserve, which continued to operate until 1878.

Aboriginal people living in Melbourne in the 1860s suffered from homelessness, poverty, malnutrition, cultural dislocation, alcoholism and disease. Some were admitted to the Alfred Hospital, as well as other hospitals outside the Review area. Bunurong Elder Jimmy Dunbar (*Yam-mer-book*), who was also known as 'Big Jemmy' and 'King Jimmy', was admitted to the Alfred Hospital in 1877, where he passed away. He had been living with his wife Nancy in a *mia mia* at the Mordialloc Aboriginal Reserve. Nancy had passed away at the Mordialloc Reserve six days prior to his own death (*Illustrated Australian News*, 14 May 1877: 74).

Aboriginal culture was reignited in Melbourne in the 1920s, '30s and '40s when people returned to the city from the missions and reserves after several of these had closed down. Others came to Melbourne following the Cummerbunga Walk-off in 1939. Many Aboriginal people were drawn to Melbourne in search of work and shelter. While there is little evidence of Aboriginal people returning to the Review area to live, they would have visited and used the area for a range of reasons. There were also a number of events held in the Review area that involved Aboriginal people. For example, in 1934–35, a gum-leaf band provided entertainment on Princes Bridge as part of the centenary celebrations (Attwood 2009: 221; *Herald*, 12 November 1934: 8).

3.1.5 Fighting for Aboriginal rights and recognition

In the early settlement period, Wurundjeri and Bunurong leaders strove for recognition and sought land for their people on which they could farm and maintain a degree of autonomy. This included Billibillary's efforts to secure land in the 1840s. In the 1870s and 1880s, Aboriginal Elders from Coranderrk, led by William Barak, petitioned the Governor of Victoria for support in keeping the reserve from being closed down. There were several deputations by Barak and other Elders to political leaders in Melbourne (eg 1875, 1881, 1886). Barak counted many politicians as his friends, including Alfred Deakin who lived in Walsh Street, South Yarra, from the 1880s (*Argus*, 28 November 1931: 6). Barak and other senior community members from Coranderrk visited Government House in 1886 (Barwick 1983).

When Aboriginal people returned to Melbourne in the 1920s and 1930s, they became organised politically and fought to improve living conditions for Aboriginal people. This included Bunurong and Wurundjeri people as well as people from other areas. Yorta Yorta Wiradjeri man Bill Onus was a leading figure in the Aboriginal rights movement in the 1940s and 1950s.

There has been a long history of political demonstration and protest on the Yarra Bank, in the Alexander Gardens and other public parks, including protests by Aboriginal people. This includes the 'Sea of Hands' event for reconciliation in 2000 in the Alexandra Gardens and the 'Stolenwealth Games' protest camp in 2006, which occupied the Domain for several weeks during the Melbourne Commonwealth Games.

As well as fighting for civil rights and improved social services, Aboriginal people have worked for greater recognition of their history and how they have been treated by settler society. In the Review area, this is reflected in the ceremonial reburial of Ancestral Remains in the Domain which took place in 1985. In addition, a war memorial that honours Indigenous servicemen and women was erected near the Shrine of Remembrance in 2013.

3.2 Adapting and altering the land and waterways

3.2.1 Overview

As a result of British settlement from the mid-1830s, the landscape and waterways of the Review area were steadily changed and adapted. Underpinned by a capitalistic economic model, colonial settlement brought new pressures to bear on the resources of the land and water as the newcomers sought to profit from the available resources, directly or indirectly. Consequently, many of the resources that Aboriginal people relied on for their nourishment, economic life and cultural purposes were significantly reduced or restricted. Native animals, birds and fish had to compete with introduced species for food and habitat.

3.2.2 Clearing the land

When British settlers arrived at Port Phillip, the landscape was varied and accordingly supported a variety of vegetation. The area south of the Yarra was timbered, with large River Red Gums as well as wattles and other eucalypts. There was a wide range of shrubs, including tea tree and banksia. There were reeds and sedges along the riverbank and on the swampy river flats.

The colonial authorities made efforts to protect against the indiscriminate loss of timber, but timber-cutting continued unabated through the 1850s under a ruling that it needed to be better regulated. From the mid-1840s, the land was cleared and fenced for roads, houses and gardens. Some settlers retained remnant vegetation while others denuded their blocks in order to plant a landscape more in keeping with British taste.

Much of the scrub was removed to make it amenable for grazing. The vegetation on the riverbank was diminished as development and pollution increased. The wattles were destroyed through the extensive practice of wattle-barking. Many of the large trees were retained for several decades, especially those in the grounds of the schools and other institutions, and in the public parks and gardens, but they too were eventually lost over time.

Introduced plants transformed the landscape; willows (*Salix*) replaced the dense vegetation along the riverbank near Punt Hill. On country that was used for grazing, stock destroyed the native grasses and introduced pasture was planted.

3.2.3 The impact of pollution

Cattle-grazing on the low-lying land on the riverbank fouled the swamps and destroyed the vegetation, which led to erosion. The brickmakers on the riverbank dug up the river flats, and nearby a quarry operated on the high rocky bank (Hoddle 1842). Noxious industries further upstream emptied filth into the river, making the water unsafe to drink and upsetting the riverine ecology. As early as the mid-1850s, Colonel Anderson (senior), whose property fronted the Yarra, complained that the river was 'a sea of fat and offal' (*South Australian Register*, 9 June 1855: 3). Large gum trees were felled for timber, while the plentiful wattles faced large-scale destruction on account of the profitable practice of bark-stripping (for tanning purposes).



Figure 3.7 Painting of the Domain by Henry Gritten, 1876, showing the newly completed Government House in the background. A large old tree is being carted away. (Source: State Library Victoria)



Figure 3.8 Remnant gum tree, Botanic Gardens, [n.d.]. (Source: State Library Victoria)

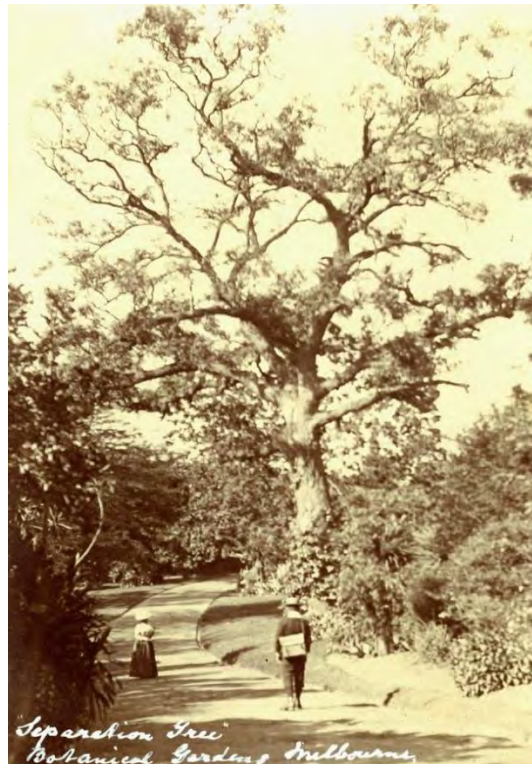


Figure 3.9 The Separation Tree, a remnant River Red Gum, in the Botanic Gardens, photographed in 1907. (Source: State Library Victoria, Accession No. H96.200/587)

3.2.4 Remodelling the Yarra and its banks

The Yarra (Birrarung) in the vicinity of the Review area was prone to extensive flooding and this posed a serious risk to the colonial settlement. There was widespread flooding in the 1840s, 1863 and 1891, which left large areas of Melbourne inundated; the low-lying area of South Richmond across the river from South Yarra was badly affected. The 1863 flood reached as far as Toorak Road but generally the floods only affected the low-lying parts of the Review area—including St Kilda Road, the banks of the Yarra and the northern end of the Botanic Gardens. Much of South Yarra occupied high ground.

There were also lagoons along the banks and the river itself was full of snags. In the 1870s, the British engineer Sir John Coode devised a plan to reshape the river to make it more workable for water traffic. His plan dated 1879 shows the area that is now the Alexandra Gardens as low-lying swampland (see Figure 3.10). This swamp area was drained in the early 1900s as part of the Yarra Improvement Works.



Figure 3.10 The original course of the Yarra River with lagoons shown upstream from Princes Bridge and alongside the Botanic Gardens, taken from Sir John Coode's plan of 1879. (Source: State Library Victoria with GML overlay)



Figure 3.11 Domain Reserve Lagoon, looking from the south side of the Yarra towards Melbourne, c.1870s. (Source: State Library of New South Wales)

To improve flood mitigation, the *Yarra Improvement Act 1896* set in place the means to realign the river between Princes Bridge and Church Street, including cutting off the lagoons at the Botanic Gardens that impeded flow (Dingle and Brown-May 2008). As well as being straightened, the river was de-snagged and widened. The improvement works, designed and implemented by Italian-born engineer Carlo Catani, coincided with preparing the city for the arrival of royal visitors and the opening of Federal Parliament in 1901 (Otto 2009). Despite these measures, there was another large and damaging flood that affected large areas of Melbourne in 1934. Sections of the Yarra continue to flood today.



Figure 3.12 Work on the realignment of the Yarra River 1898. (Source: University of Melbourne Archives; copyright restrictions may apply)

3.3 Governing and administering

3.3.1 Administering early Melbourne and Victoria

In 1836 Melbourne was declared a township of the Port Phillip District in the Colony of New South Wales. The Governor of NSW, Richard Bourke, made the pronouncement on his first visit to the settlement in August that year. The same year William Lonsdale was appointed as police superintendent of this district. From 1836, all the laws pertaining to the Port Phillip District and how it functioned followed those of the Colony of New South Wales. In the minds of the invaders, the Aboriginal lore that had been developed over thousands of years had no standing.

Lonsdale took up residence on the north side of the Yarra in the Government Paddock (also known as the Richmond Paddock), which was on the north bank of the river (outside the Review area). In 1839 Charles Joseph La Trobe was appointed Superintendent of the Port Phillip District and took up residence on the north side of the Yarra.

3.3.2 Aboriginal mission and reserves

In 1837, an area of 895 acres on south side of the Yarra was reserved for an Aboriginal mission (Canning and Thiele 2010: 12–13). ‘The site was a meeting place and corroboree ground that included fertile swamplands and is now partly occupied by the Royal Botanical Gardens (Cannon 1982: 153).

Despite the closure of the mission in 1839, after only two years, an Aboriginal encampment remained on the south bank of the river for several years. Chief Protector of Aborigines G.A. Robinson occupied the former mission schoolhouse at this site for a short period. Assistant Protector William Thomas, who arrived in Melbourne in 1839, also lived at the encampment periodically for a number of years. He also had other bases at Narre Narre Warren and Arthur’s Seat, but often returned to this encampment on the south side of the river. From 1846 his main Melbourne residence was located at the new Yarra Mission at the junction of the Yarra River and the Merri Creek. William Thomas and his family occupied a house at the Yarra Mission for a short time (Clark and Heydon 2004).

In 1839, shortly after the Port Phillip Protectorate was established, Robinson arrived in Melbourne from Van Diemen’s Land as the appointed Chief Protector of Aborigines. A large celebration was held in the vicinity of the present-day Botanic Gardens to welcome him, which around 300–400 Aboriginal people attended (Presland 2010: 11). A group of Tasmanian Aboriginal people accompanied Robinson to Melbourne in 1839–1840, including Nuennonne woman Truganini.

With the establishment of the Coranderrk Aboriginal Reserve in 1863, most of the Aboriginal people from Melbourne were moved there. Coranderrk was closed by the Victorian Government in 1924, along with several other Aboriginal reserves and missions in Victoria around the same period.

3.3.3 Establishing a vice-regal residence

When a separate colony was established in 1851, La Trobe was elevated to the position of Lieutenant-Governor of Victoria. La Trobe had first considered the high ground on the south bank of the river for his official residence in 1840–1841 (Gould 1985). A plan dated 1846 shows a ‘Site for a Government House and Domain’ marked out in the vicinity of the Domain and fronting the Yarra River (‘North Melbourne South Melbourne’, 1846). There was a proposal to erect a vice-regal residence the following year, but this came to nothing apart from the site being marked out. Brickmakers and others on the south side of the Yarra near the Princes Bridge were nevertheless given notice to quit (*Argus*,

15 June 1847). Steps were taken in the mid-1850s to develop a plan for the site, but while a plan was drawn up, little progress was made (Trethowan Context Lewis 2012: 26). The construction of the new vice-regal residence was finally underway by 1874. Architect William Wardell, head of the Victorian Government's Public Works Department and master of the Gothic Revival, prepared the plans. Prior to the building's completion in 1876, the Victorian governors, including Charles Hotham and Henry Barkly, resided at 'Toorak House' in Toorak.

Situated on high ground in the Domain, the new Government House was a fine double-storey Italianate mansion with expansive views to the north and west. The grounds of the residence and the wider setting was landscaped to accommodate the new building. A lawn tennis court was laid out in the early 1880s, one of the first in Victoria (Doyle 1999). From the late-nineteenth century, the scale of the residence and the demands of the vice-regal position meant that Government House employed a large staff of domestic servants, cooks, gardeners, coachmen and others, as well as aides (clerical officers) to the governor. Government House has played a part in the governing of Victoria since 1876, including for example, the hosting of State occasions and the swearing in of new premiers and ministers.

La Trobe's former residence at Jolimont was relocated to the Domain in the 1960s. While no longer in its original location, its new setting within open parkland is comparable to its former setting.

3.3.4 Administering the City of Melbourne

In the 1840s the Review area was part of the 'Parish of South Melbourne' and was often referred to as South Melbourne rather than 'South Yarra'. At the same time, the area that later became South Melbourne was known as Emerald Hill. A much wider area, extending considerably further south than today's City of Stonnington, was also referred to in general terms as 'South Yarra' in the 1840s.

The City of Melbourne was originally known as the Corporation of Melbourne, and was established in 1842. The Corporation of Melbourne functioned as a council of elected representatives and was supported by a staff of clerical officers, property valuers, engineers, roadworkers and others, and was responsible for the maintenance of streets and roads and the provision of services to ratepayers. In 1844, the boundary of the Melbourne municipality was extended across the river until Punt Road and incorporated the Review area of South Yarra (Tibbits 1983: 1). Punt Road formed the boundary with the City of Prahran (now City of Stonnington) and St Kilda Road formed the boundary with the City of South Melbourne (now City of Port Phillip). In 1839, Charles Joseph La Trobe was appointed superintendent of the Port Phillip District and he also took up residence on the north side of the Yarra. When the Colony of Victoria was established in 1851, La Trobe was appointed the first governor of Victoria. A site for a new Government House had been first set aside on the high ground south of the Yarra in 1841, with efforts to have the area developed for this purpose from the mid-1850s (Trethowan Context Lewis 2012: 26). The new vice-regal residence was not erected on this site, however, until the mid-1870s. In the interim, the Victorian governors, including Hotham and Barkly, resided at Toorak House in Toorak.

The South Yarra area was the most favoured residential area within the Melbourne municipality. A number of Melbourne City mayors resided in the area, including J.T. Smith (seven times between 1851 and 1864), James Gatehouse (mayor, 1874–1875), and architect Frank Shapley (mayor 1917–18). E.G. Fitzgibbon, a long-serving town clerk for the City of Melbourne (1856–1891), also lived in the area.

3.3.5 A Commonwealth vice-regal residence (1901–30)

From 1901, Melbourne became the de facto capital of Australia, and, as such, the newly appointed governor-general initially resided in Melbourne. The governor-general occupied Victoria's Government House from 1901 until 1930 when the office was moved permanently to Yarralumla in Canberra. The Governor of Victoria resided at Stonington in Malvern during this period and returned to Government House in the Domain in 1930.

3.3.6 Maintaining law and order

William Lonsdale was appointed police superintendent at Port Phillip in 1836. He was responsible for the maintenance of law and order and was effectively the chief administrator until C.J. La Trobe arrived as superintendent in 1839. Early policing included the mounted police force and the border police. A local judicial system was established that was run by police magistrates. The Victorian Police was established in 1853.

From the late 1830s, Aboriginal people in Melbourne faced a relatively high rate of incarceration. Through the 1840s, 1850s and 1860s, many Aboriginal people were locked up by the police. In 1840, for example, around 33 Aboriginal people were imprisoned at the Melbourne gaol at the western end of town (Massola 1969). Aboriginal people were also incarcerated on the prison hulks in Hobsons Bay, at Pentridge, in stocks and in lockups across Melbourne (Stephens 2014). Aboriginal people continued to be arrested and incarcerated in Melbourne at a disproportionate rate to their population.

A police station was operating on the east side of St Kilda Road by around 1855. With a significant increase in Melbourne's population in the 1850s, traffic on St Kilda road had also increased. Policing the area was considered critical as it was a major thoroughfare and armed bushrangers had held up travellers there in 1852. A police station is shown on an early map, situated at the far southern end of the Review area on the corner of St Kilda Road (Kearney 1855). This corresponds to the police station at 383–85 St Kilda Road, which was in operation 1876–1878 until at least the 1930s (S&Mc 1875–1931; Buckrich 1996: 200).

The Review area was within the jurisdiction of the city police stations and of the Prahran Police Station (City of Stonnington). Police kept a check on the activities in the public parks and especially on the Yarra bank, where the boat sheds area posed a dangerous place at night.

From the c.1920s, Victoria Police used the area for training the police horses (on the Tan); the horses were kept nearby at the South Melbourne Police Stables on the west side of St Kilda Road. The police also used Victoria Barracks as their headquarters from 1870 until the 1920s.

The former Chirnside mansion, Airlie, situated on the north-west corner of Domain Road and Punt Road, was acquired by the Victoria Police in 1958 and is used as a police training college (Slater 1987: 15).

3.3.7 Native Police Corps

The Native Police Corps was an Aboriginal policing corps that operated from 1838 to 1839 and again from c.1842 until the early 1850s as an adjunct service in policing the wider Port Phillip District of New South Wales. Its membership was largely made up of Bunurong and Wurundjeri men. The Native Police were involved in responding to reprisals in the pastoral districts, as well as providing expertise in tracking; this skill was employed in cases of lost children or searching for criminals. In 1843, they were involved in searching for a lost child in the vicinity of the South Yarra Pound (located at Oakleigh) (*Argus*, 2 April 1847: 2). The Native Police had their main camp at Narre Warren but also occupied

barracks in the Government Reserve or Police Paddock (Yarra Park), which was directly across the river from the Aboriginal encampment at Tromgin.

The Native Police were also present for official occasions when Superintendent, and later Governor, La Trobe was present. They served in this capacity at La Trobe's announcement of Separation in 1850, which took place under the 'Separation Tree' in the botanic gardens, and at the official opening of Princes Bridge earlier the same day.



Figure 3.13 A member of the Native Police Corps, sketched by William Strutt, 1851. (Source: National Library of Australia)



Figure 3.14 William Strutt sketch of the opening of the Princes Bridge in 1850—the 1851 drawing shows the Native Police in attendance (far right). Assistant Protector William Thomas appears left of prancing horse, with Charles Never on his right. (Source: State Library Victoria; Marie Hansen Fels, *Good Men and True*, 1988)

3.3.8 Establishing a military presence

The colonial authorities took a military approach to securing the British colonial outpost at Port Phillip. More broadly, this included establishing military outposts along the road from Sydney to Melbourne, which were in place by 1836.

Early maps show an early military barracks located on the east side of St Kilda Road in c.1839. The double-storey Victoria Barracks, situated on the west side of St Kilda Road opposite the Domain, was commenced in 1856 as the military headquarters for Victoria. The barracks was established partly in response to the Eureka rebellion at Ballarat in 1854 and to accommodate the 40th regiment. The large public reserves south of the Yarra were in close proximity to the barracks and they were used for a range of military purposes.

From the mid-nineteenth century, a number of senior military officials resided in the Review area. Colonel Anderson of Fairlie was a retired officer of the British Army in India. South Yarra was an attractive locality for military officers to reside due to the close proximity of Victoria Barracks. A large residence called The Grange, located on the corner of Grange Road and Domain Road, served as a military commander's residence. From 1901, this was occupied by the Federal Commander in Chief of the Victorian military. The Grange was badly burnt in a fire in 1912, and the property was sold shortly after. The 8-acre site was later purchased by the Victorian Government and added to the Domain reserve (*Hamilton Spectator*, 3 April 1912: 4).

From the 1860s, volunteer corps were established in many parts of Melbourne and undertook military training on public reserves. Some members of the South Yarra and Prahran Rifle Corps would have lived in the Review area and probably trained at times on the Domain. The two large private boys' schools, Melbourne Grammar School and Wesley College, operated cadet units and promoted their military success.

During World War I, a large area of the Domain as well as the Government House Reserve were used extensively for military purposes. These uses included a military camp, a wireless post, and a signalling camp (c.1915–16). Soldiers also made use of St Kilda Road and the Tan.

During World War II, a military camp was established in Fawkner Park that was used as a temporary site for the Australian Women's Army Service and for 'refugee camps'. The 'back turf' of Wesley College, facing Punt Road, was given over for military training during World War II and was dug up by soldiers as part of their preparation for trench-digging (Lemon 2004).

With the threat of air strikes in 1940–41, the government introduced Air Raid Precautions (ARP), which were organised locally. A number of air raid shelters were constructed in the grounds of the Shrine of Remembrance, Fawkner Park and the Royal Victorian Institute for the Blind. These took the form of trenches in the ground that were cut in a zig-zag pattern and were about 6 feet deep. The local ARP branch provided instructions and operated drills for local residents. Air raid shelters were also built in the back yards of some private homes and were a novel feature of the Castle Towers block of flats, erected in 1941.



Figure 3.15 Air raid shelters in Fawkner Park overgrown with weeds. (Source: Australian War Memorial)



Figure 3.16 Aerial view of the area near the Shrine of Remembrance used for air raid shelters, 1944. (Source: Australian War Memorial)

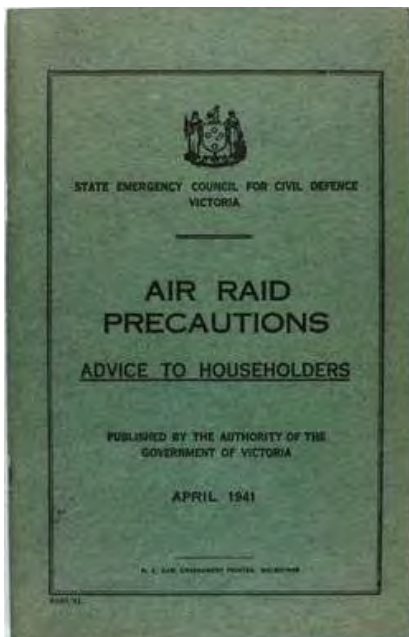


Figure 3.17 Air Raid Precautions booklet for householders, April 1941. (Source: Museum Victoria)

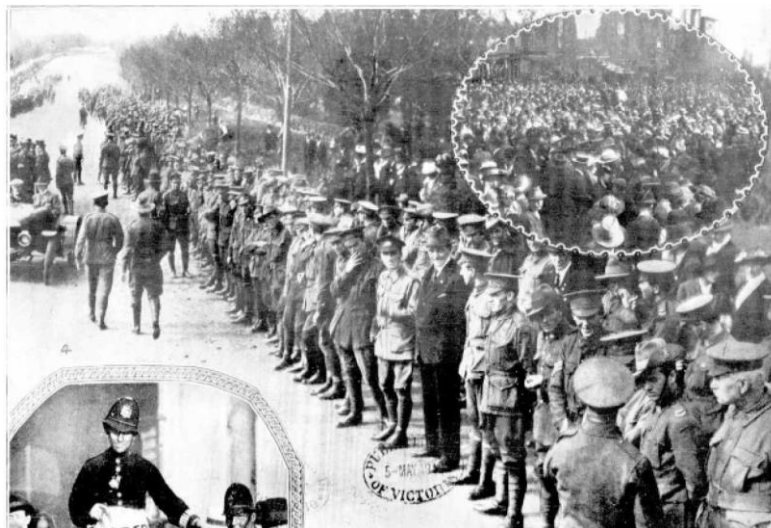


Figure 3.18 Inaugural Anzac Day commemoration in the Domain, Melbourne, 25 April 1916. (Source: *Australasian*, 6 May 1916, p. 53)

3.4 Primary production

3.4.1 Grazing and farming

The Aboriginal mission at South Yarra was established to be productive, and in 1838 there were about 3 acres under cultivation, including 2 acres that were ‘laid out as a garden for the use of the institution’ (Cannon 1982: 226).

From c.1840s and up until the 1860s, large areas of land in the Review area were leased for grazing. This included large tracts of Crown land that were reserved for public use, including the Domain, which was described in the 1840s as occupied with many ‘small farms’ (Tibbits 1983: 6). Following the closure of the Aboriginal mission in 1839, this land became part of a large pastoral run, which had formerly been held under licence by John Gardiner but was transferred to E.A. Walpole, a cousin of Gardiner’s wife, and was known as Callatini (Tibbits 1983: 4; Cannon 1990: 15; Maclean 1941: 6). This pastoral leasehold formerly extended from South Yarra to Hawthorn.

In 1840, Robert Hoddle surveyed the coveted south side of the Yarra River for the purpose of cultivation allotments that could draw on the river for irrigation purposes. The economic downturn of the early 1840s put paid to the subdivision plan and Hoddle’s vision came to nothing. There was competing pressure on this land for public purposes, including from Superintendent La Trobe who eyed it off as an ideal site for a Government House. The local economy had picked up by 1845, but La Trobe’s reservation from sale of the site upstream from Princes Bridge as a Botanic Gardens ensured that a large area of land was instead allocated for public purposes (Shaw 1996).

While the early cultivation allotments did not go ahead, areas of the river flats and the large areas of Crown land continued to be leased for grazing. The brickmakers on the south bank of the river (see Figure 3.20) shared the area with dairy cattle in the early 1840s. The area was also crossed by early stock routes to the east that are shown in an early plan by Hoddle (Gould 1985, Section 4.1). In 1846, the land east of the Botanic Gardens fronting the Yarra River was sold by the Crown as cultivation lots of roughly 9 acres each (Tibbits 1983: 2).

The Domain and Fawkner Park were leased for grazing sheep and cattle through much of the second half of the nineteenth century, at least until the 1880s, with the licence fees going to the Crown Lands Department (‘Fawkner Park’, VHR citation). In the nineteenth century, cows were also grazed on the larger estates, such as ‘Fairlie’, which was situated east of Anderson Street, fronting the riverbank. Most large properties in South Yarra kept farm animals for domestic use; typically this included poultry and a milch cow. Other land parcels that remained undeveloped through the nineteenth century were often leased for grazing, creating a bucolic scene of substantial homes on large estates interspersed with grazing or cultivation paddocks (see Figure 3.19).



Figure 3.19 Painting of Punt Hill in the 1880s, depicting a bucolic scene on high ground above the river and within sight of the city on the opposite bank. (Source: Roy Morgan Collection; copyright restrictions may apply)

By the late-nineteenth century, the South Yarra area had established strong links with pastoral families, who often maintained a town residence here. Many pastoralists also chose to retire to this salubrious pocket of Melbourne. This pattern began in the mid-1840s—for example with Colonel Anderson, who held Mangalore station in central Victoria, and David Ogilvie, who was a part proprietor of Yering station in the Yarra Valley—and continued through the twentieth century.

3.4.2 Viticulture and fruit-growing

The sloping ground on the south bank of the Yarra was considered valuable as irrigation blocks and attracted market gardeners and vigneron. By 1847, local landowner and solicitor David Ogilvie established a vineyard at 'Airlie Bank' that fronted Punt Road and extended from the riverbank to the Punt Road Hill (PROV 1856). The ordered rows of vines on the west side of Punt Road were a prominent feature in the landscape. The vineyard was probably watered through a pump system (*Argus*, 14 October 1933: 11). Operations were intense at certain times of the year, with extensive cultivation over a large area. Ogilvie achieved success with a number of his wines during his 25-year occupation of the site. In 1850, Ogilvie had 20,000 vine cuttings available for sale that included a range of varieties used in table wine (*Port Phillip Gazette*, 22 June 1850: 3). The Airlie Bank estate was sold in 1886 and subsequently subdivided (SLV 1886).

3.5 Industry and manufacturing

There has been minimal industrial activity in this area of the City of Melbourne. Industry was specialised and short-lived. It included brickmaking and quarrying on the riverbank in the early period of settlement, and the operation of a large warehouse and distribution centre for the Mutual Store from 1889.

3.5.1 Brickmaking

Surveyor Robert Hoddle approved an area of 23 acres on the south side of the Yarra River in c.1839 for the use of brickmakers, who had dug clay pits and erected kilns in this vicinity (see map of mouth of Yarra River, c.1839). An 1842 plan of the south bank of the river near the proposed bridge crossing was marked as 'Ground occupied by brickmakers' (Hoddle 1842; see Figure 3.20). Known as the Brickfields, a community of brickmakers resided here in rough-built huts on the low-lying swampy ground until the mid-1840s—their industry produced the bricks used in Melbourne's early buildings (Crook 1897). The brickmakers reportedly interfered with the Aboriginal camps in this vicinity (Stephens 2014) and Garryowen described them as 'a brood of the greatest scoundrels of the district' (Garryowen 1888, vol. 1: 109). A great flood of the Yarra in 1849 forced the brickmakers to resettle in Prahran (Crook 1897). This area was later developed as the Alexandra Gardens.

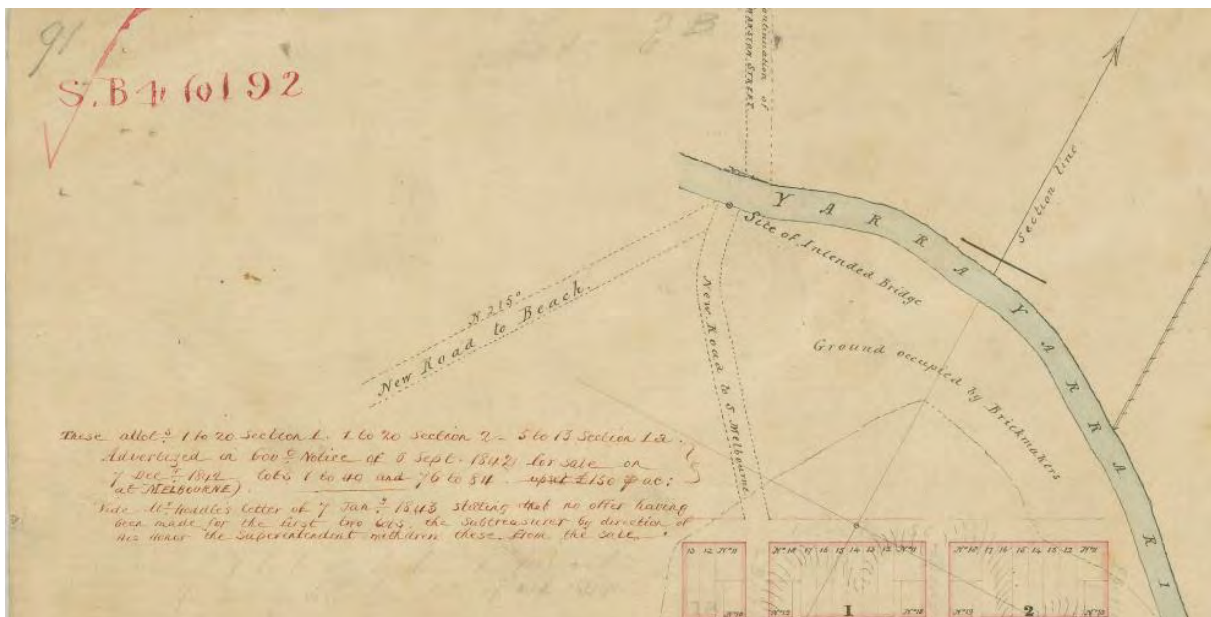


Figure 3.20 Plan by Robert Hoddle dated 1842, showing 'Ground occupied by Brickmakers' and St Kilda Road marked as 'New road to S[outh] Melbourne', with the proposed suburb of 'South Melbourne' laid out. (Source: Historic Plans Collection, VPRS 8168, P0005, item M10, PROV)



Figure 3.21. View from the south bank of the Yarra, showing temporary tent accommodation, early 1850s. (Source: Shirley Roberts, *Charles Hotham*, p. 97)



Figure 3.22 Brickmakers and dairy farms on the south bank of the Yarra River, c. late 1840s. Sketch attributed to S.T. Gill. (Source: Image reproduced in Michael Cannon, *Old Melbourne Town*, 1991)

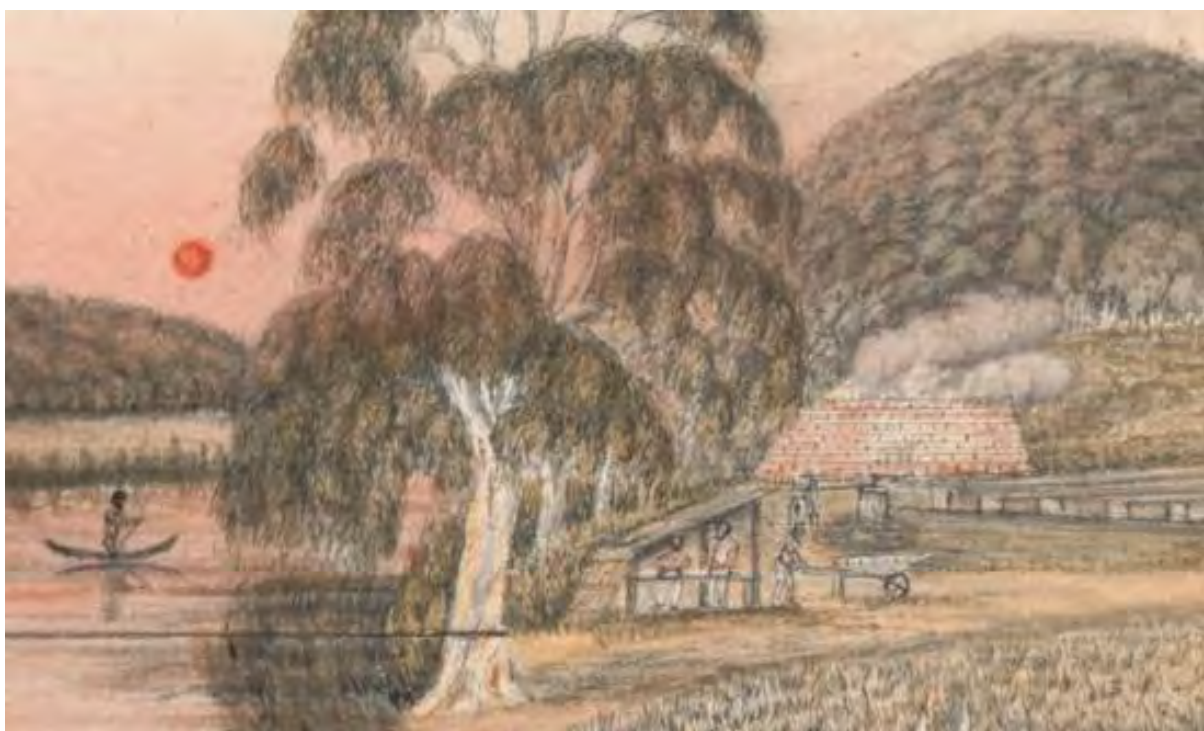


Figure 3.23 Detail from watercolour by W.F.E. Liardet titled 'The First Punt', showing what appears to be brick-workers and a large cylindrical kiln on the south bank of the river c.1838–1840. Liardet painted this in the early 1870s based on his memories and sketches from the early 1840s. (Source: State Library Victoria, Accession No. H28250/18)

3.5.2 Quarries

A freestone quarry was operating on the south bank of the Yarra, between Princes Bridge and the Tromgin lagoon from c.1839 and this continued to operate into the 1840s. Freestone was a soft stone like sandstone that was plentiful on the south bank of the river. Other quarries were sited at intervals upstream from Princes Bridge along the south bank of the river (Hoddle plan 1837/c.1839, reproduced in Gould 1985). One quarry was in the vicinity of the present-day Huntingfield Lawn in the Botanic Gardens. Stone from this site was shipped across the Yarra by punt and was used to build St James Church in Melbourne (Tibbits 1983: 6, 8).

3.5.3 Timber-felling and wattle-barking

Wattle-barking was carried out extensively from the beginning of European settlement. Wattle bark was a product used in the tanning process to prepare animal hides for use.

The collection and supply of firewood for domestic use was a key occupation of servants, children and Aboriginal workers in the early settlement.

3.5.4 Manufacturing

Manufacturing within the Review area has been atypical of the wider area of the City of Melbourne. The industrial ventures pursued were relatively isolated activities in the context of the Review area and were often short-lived.

One of the few examples of manufacturing in the area was the operation of a boot factory in the c.1860s–1870s. This was located in the double-storey former private hotel, Homerton House (Slater 1987: 47–49). In 1896, F.W. Reichelt's operations in Clowes Street included a dandelion ale brewery

and the Concordia Club (S&Mc 1896: 492). Also, the large warehouse complex in Millswyn Street, established for the Mutual Store in c.1889, was used as a bakehouse in the twentieth century through to the 1950s.

There were a few other manufacturing businesses operating in the early to mid twentieth century, including a small single-storey warehouse 24-32 St Martins Lane (1930) that operated initially as a confectioners and later a knitwear factory.

While there was no heavy manufacturing in the Review area, a more tenuous connection to industry is through the number of leading manufacturers and industrialists who resided in the area from the mid to late-nineteenth century. These included George Douglas, brass founder; James Alston of Majella (1913) in St Kilda Road, who was a manufacturer of agricultural machinery and, notably, the Alston windmill (RNE, 'Majella'); and John Dixon, who was associated with the Kia-Ora company that manufactured cordial, and built the Kia-Ora flats on St Kilda Road in 1936–37.

3.5.5 Home industries and piece-work

There was strong demand in the area for a range of domestic services through the second half of the nineteenth century and into the early twentieth century. This included laundry services, dressmaking and other home industries such as millinery, lace-making and white-work (laundry work that specialised in whitening linen, undergarments and other items of clothing). Much of this work was performed under the somewhat draconian piece-work arrangements. Working-class women and girls who lived in the Review area would have carried out this work.

3.6 Shaping a residential area

3.6.1 Mansions, villas and townhouses

Victorian era

Surveyor T.H. Nutt prepared a survey of the south side of the Yarra in 1840, which laid out proposed cultivation allotments, but much of this area was given over to the Botanic Gardens reserve in 1846. Beginning in the mid-1840s, wealthy merchants and others with the necessary capital established comfortable residences on the high ground on the south side of the Yarra. Adjoining the Botanic Gardens (there being no road on the east boundary at that time), retired military officer Colonel Joseph Anderson erected a pre-fabricated house in 1846–47 that he named 'Fairlie House', which was designed to emulate Government House at Norfolk Island. Architect Samuel Jackson called for tenders for its construction in 1846 (Lewis MM ref. 531; *Port Phillip Herald*, 9 April 1846, cited in Lewis 2011 ref. 28197). In 1854, Fairlie House was described as 'an elegant and spacious dwelling consisting of only a ground floor ... [that] is half hidden by the Moreton Bay bignonia climbing around the slender columns of the veranda [sic]' (de Castella 1987: 81–82; from Lewis MM). The house was extended in the 1870s with a second storey to a design by Albert Purchas, which enabled views of the bay. Architect Samuel Jackson also called for tenders in 1846 for a residence on the south bank of the river adjoining the Botanic Gardens, which was described as 'cottage residence and offices': this was St Leonards, which was built c.1847 for Archibald McLaughlan (Lewis 2011 ref. 28196, citing *Port Phillip Gazette*, 18 February 1846: 3). The house had an extensive garden extending to the river (see Figure 3.24). Other early homes included the original residence at David Ogilvie's 'Airlie Bank', which was later rebuilt to a design by Samuel Jackson. The imposing residence 'Maritimo', which had a south-facing frontage to Gardiners Creek Road (Toorak Road), occupied an entire block in 1855. Other notable early homes included 'Ravensburgh House'.

The desirability of the area attracted those of means and a number of villa residences were erected in the 1850s and 1860s, for example, in Domain Road, Toorak Road, and on the west side of Park Street. From 1865, a strip of land facing St Kilda Road adjoining the newly reserved Fawkner Park to the east was sold for villa allotments. The residences erected here were substantial homes with generous setbacks (MMBW 1896). On the east side of Fawkner Park, Pasley Street was formed in 1871 to improve access to new residences (VGG, 23 June 1871: 983).

The salubrious character of the area was well established by the 1870s, particularly with the addition of the Governor of Victoria's grand new residence, which was designed by eminent architect William Wardell of the Public Works Department. During this period, the fashionable Italianate style proliferated, while other residences drew on the Gothic Revival styles. South Yarra was the suburb of choice for many military figures, politicians and leaders of industry. A number of villas served as town residences for wealthy pastoral families, including the Staughtons, Fairbairns, Clarkes, Russell-Clarkes, Chirnsides and Manifolds. An example is Airlie on Punt Road Hill, which served for a time as the town residence of the Chirnside family of Werribee Park. It was not uncommon for wealthy graziers (predominantly those from the Western District) to take out a lease on a villa or mansion in South Yarra over the winter months (for example, the Fairbairns of Mount Elephant). Successful industrial capitalists and land speculators who were enjoying growing prosperity in the 1870s and 1880s also moved to the area and built fine homes.



Figure 3.24 Extract from Kearney (1855), showing St Leonards estate, established c.1846., which was bounded on the west by Anderson Street and originally extended to the Yarra River. (Source: State Library Victoria)

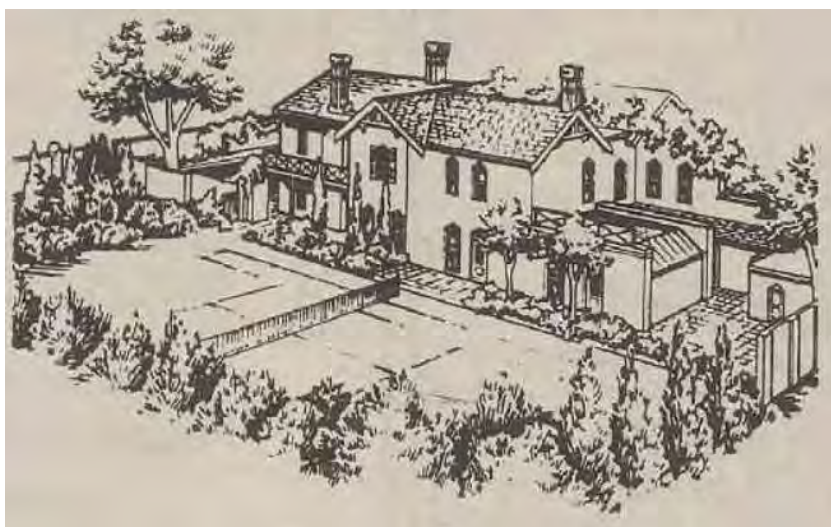


Figure 3.25 Sketch of Victorian-era 'Wavendon', 100 Walsh Street, South Yarra, advertised for sale in 1989. (Source: *Australian Jewish News*, 1989; copyright restrictions may apply)

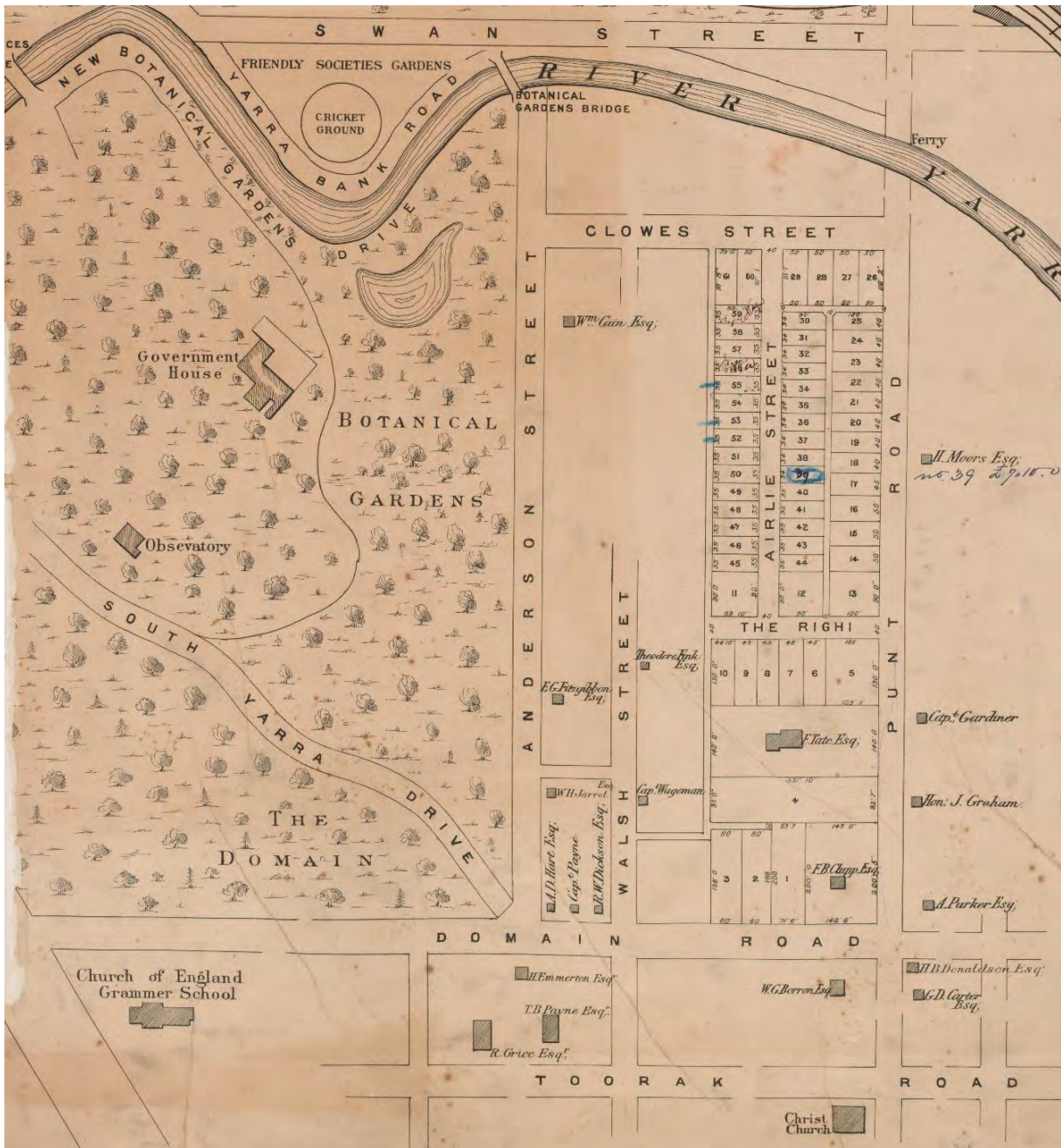


Figure 3.26 Detail from a stylised plan of the Airlie Bank subdivision and surrounds, titled 'Airlie Bank Land', from an auctioneer's notice of 1886 (not to scale). The plan highlights the number of grand homes and prominent family names associated with the area. (Source: State Library Victoria)

Table 3.1 Examples of Victorian-era mansions, villas and residences in the Review area, including architects where known. (Where information is not known, the annotation n.k. has been used; houses that are no longer extant are marked 'demolished')

Property name	Address	Date	Historical background	Architect
Fairlie House (demolished)	Anderson Street	1846;1870s	Prefabricated house built for Colonel Anderson Second house built c.1870s E.G. Fitzgibbon Mrs Keats had a flat here, 1912 Converted to seven flats, c.1930s	Samuel Jackson Additions by Albert Purchas
St Leonards (demolished)	Anderson Street	1846–47	Built for Archibald McLaughlan Possibly later a vineyard owned by Henry Hoyt [MM ref 536]	Samuel Jackson
Airlie Bank (demolished) Airlie	Cnr Punt Road and Domain Road	1846 c.1873	Built for David Ogilvie (Ogilvy) Later owned by Elizabeth Ogilvie	[Samuel Jackson]
Witchwood (demolished)	Punt Road	c1850s	—	n.k.
Homerton House (demolished)	30 Toorak Road West	1855	Used variously as a private hotel, a school and a boot factory	n.k.
Elm Tree House	233–235 Domain Road	1857–58	Built as a residence for William Macredie; later used as an Italian consulate and cultural centre [MM ref 627] Dame Mabel Brooks hosted US President Lyndon Johnston here in the 1960s	n.k.
—	107–117 Walsh Street	1859	Built for Robert Pyman solicitor H.C. Sleigh	n.k.
Shangri-La	Park Street	c.1863	—	n.k.
Poolman House	253–259 Domain Road (corner Punt Road)	c.1860–65	Built for Richard Goldsborough, merchant Second storey added 1885 Owned by Christ Church	[J.P. Kennison]
Bromby House	3 Bromby Street	1865	Built for John Humble Rose Second storey added in 1880 Purchased by Melbourne Grammar School in 1957	n.k.
Government House	Birdwood Drive	1876	Residence of the Governor of Victoria	William Wardell
Endion (Kingsgate)	252 Domain Road	1890	Built for Francis Boardman Clapp, father of Harold Clapp Endion flats noted in 1917	Guyon Purchas
Melrose	115 Domain Road	1883	Built for George Douglas, brass-founder	Joseph Crook

Property name	Address	Date	Historical background	Architect
The Grange (demolished)	Corner of Domain Road and St Kilda Road	n.k.	Built as a residence for a military officer; later used as a school	n.k.
Shenly (not extant?)	Millswyn Street	1877	Two-storey house overlooking Fawkner Park [MM ref. 4283]	n.k.
Yarra House (now Phelia Grimwade House)	Anderson Street	1882	Built for William Cain, merchant and mayor of Melbourne Grimwade family Purchased by MCEGGS 1929	[Joseph Reed]
Maretimo, Maritimo (demolished)	Toorak Road West	[1850], 1864	Built for Thomas Budds Payne 1864: MM ref no 28379 Subdivided in 1928 to create Marne Street	[George Wharton] Leonard Terry
Moultrassie	Cnr Toorak Road West and Domain Road	n.k.	MMBW	n.k.
Rhianva (demolished)	Punt Road	c.1850s–60s	Prince Alfred was a guest during his visit of 1867–1868 Social events held here 1890s Owned by the Brobribbs Sold for demolition 1940. [Ref: MMBW]	n.k.
Goodrest	120W–126W Toorak Road	1884–85	Built for W.P. Buckhurst; his son prepared the plans [proposed house to be demolished 1888 to form Leopold Street]	Walter Buckhurst (Leavitt 1888) [Charles Webb]
Millswyn Court	62 Toorak Road West [1 Millswyn Street]	1886	Built for James Gatehouse (mayor) Later Albany Motel [MM ref. 1927]	William Salway
Raveloe	203 Domain Road	1885 [1870?]	Brick house built in 1885 for Harry Emmerton, solicitor, and his wife Alice. Their only child was Dame Mabel Brookes Sold c.1960s (SLV image)	Charles Webb
Glen Ronald	253–257 Domain Road and Punt Road	n.k.	MMBW	n.k.
Spilsby	53–57 Park Street	1888–91	Specifications and contract for alterations and additions to 'Spilsby' in Park Street, South Yarra, for Captain John Blackburn. Plan held by SLV, not digitised	Leonard Flanagan

Property name	Address	Date	Historical background	Architect
Llanarth (demolished)	Walsh Street	1887	Home of Alfred Deakin, the second Prime Minister of Australia Demolished	n.k.
Salisbury (demolished)	Walsh Street	n.k.	n.k.	n.k.
Grosvenor House	86–96 Walsh Street	n.k.	n.k.	n.k.
Fairholm (now Millen House)	55–77 Walsh Street	c.1880s	n.k.	n.k.
St Neots	244–246 Domain Road	1890	Built for Samuel Thomas Staughton Converted into flats	Hyndman and Bates
Wavendon	98–110 Walsh Street	1892	Built for Charles Emmerton Occupied by Prime Minister Stanley Melbourne Bruce Owners: Dame Mabel Brooks; Fred Schepisi Sold in 1928	Anketell Henderson
Wadhurst (not extant?)	St Kilda Road	1878	Built for Mr Morris, second principal of Melbourne Grammar School, to serve as a master's residence and boarding house	n.k.
Avonhurst (not extant?)	St Kilda Road	Post-1865	MMBW	n.k.
Armadale (not extant?)	St Kilda Road	Post-1865	MMBW	n.k.
The Oaks	65–67 Park Street	1902	—	Frederick Klingender
Lissa Dern (not extant?)	Park Street	n.k.	Built for NSW pastoralist Charles Lloyd Later possibly converted to flats	n.k.

In the case of mansions like 'Maritimo' and 'Goodrest' (see Figure 3.29), the gardens and grounds included an array of decorative and functional elements, including trellises, ferneries, orchards, fountains, stables, coach houses and other outbuildings. The grounds of large houses also often had conservatories, green houses, aviaries and fishponds. Garden paths were asphalted or gravelled; shells were also occasionally used for paving. From the early 1880s, many large homes also had tennis courts, for example, 'Goodrest' and 'Rhianva'. In 1882, Fairlie House boasted five tennis courts in its pleasure grounds (*Argus*, 11 March 1882: 5, cited in Lewis MM ref. 1033). Modest homes had a fowl-yard and most had stables, which were often accessed from a rear laneway or right-of-way. Many large homes of this period sat behind high front fences, for example 'Maritimo', which had 'a bluestone wall topped with iron railings' (Christ Church 1954: 20). Palisade fences of cast iron on a bluestone base were also common. Other fences had ornamental details—the Grecian statue on the front fence of the Victorian-era terrace houses designed by Walter Buckhurst on the east side of Park Street is notable. (Slater 1987: 35–36)



Figure 3.27 The garden setting of 'Fairlie', Anderson Street, 1904. (Source: *Melbourne Punch*, 28 January 1904, p. 22)



Figure 3.28 Drawing room at 'Fairlie', Anderson Street, 1904. (Source: *Melbourne Punch*, 28 January 1904, p. 22)

During the 1880s, a period of intense land speculation and rising prosperity in Melbourne, the Review area experienced some significant change through the subdivisions of several large estates (for example, in Park Street). This led to greater residential development in the area and a wider mix of house styles. Some large residences were retained on smaller allotments after their holdings were subdivided, which allowed for the creation of smaller-scale housing on adjacent blocks. In the case of Leopold Street (1888), which was formed from the sale of Mason's paddock, this led to an entire street of new housing.

Many large new homes were built in the Review area at this time and these appealed to public servants, politicians, professionals and public figures. Many notable figures lived in the area. The second Prime Minister of Australia, Alfred Deakin, and his family lived at 'Llarnarth' in Walsh Street, a double-storey Victorian house built in 1887 (Rickard 1996) (see Figure 3.30).



Figure 3.29 'Goodrest' in Toorak Road, the residence of W.P. Buckhurst, sketched in 1888. (Source: Leavitt, *Jubilee History of Melbourne and Victoria Illustrated*, 1888)



Figure 3.30 'Llanarth' (right) was built in Walsh Street in 1887 as the home of Alfred and Patti Deakin; since demolished. (Source: John Rickard, *A Family Romance: The Deakins at home*, 1996)



Figure 3.31 'Fairholm', Walsh Street (now Millen House). (Source: A and K Henderson Collection, State Library Victoria, Accession No. H2017.1571)

The sale of Mason's paddock in 1888 through a subdivision named 'South Yarra Hill' appealed to gentlemen buyers seeking a suburban retreat from the discomfort of the city. The coveted location was described as 'Within 20 minutes' walk from Collins Street and NO DUST' (Ham 1888). It was sold by auctioneer Thomas Ham in conjunction with the property speculators Buckhurst and Buxton. Several years earlier, land developer W.P. Buckhurst had built a mansion named 'Goodrest' (1888), which was sited prominently on Toorak Road West overlooking Fawkner Park.



Figure 3.32 'Kilbride' was a double-storey residence at the corner of Walsh Street and Domain Road. (Source: Yeo, Crosthwaite & Co. 1936, *Catalogue of the magnificent mahogany furnishings, choice china, antique silver, pictures, and Persian carpets, etc.*)

Table 3.2 Development of key streets and roads within the Review area.

Name of street/road	When formed
St Kilda Road	c.1836
Punt Road (formerly 'Government Road')	c.1843
Toorak Road West (formerly Gardiners Creek Road)	c.1846
Anderson Street	c.1847
Domain Road	By 1850
Tivoli and Mona Streets (off West Road)	1852
Walsh Street (South)— unnamed	by c.1854
Park Street	by c.1854
Millswyn Street	by c.1854
Domain Street	by c.1854
Bromby Street	by 1855
Park Place	c.1863–65
Pasley Street	c.1865
Clowes Street	By 1855
Walsh Street (North)	c.1860s–70s
Alexandra Avenue	1901
Marne Street	1918

Edwardian period (1901–17)

The lifestyle of wealthy Melbourne society reached a high point in the early 1900s. Many had recovered from the collapse of the land boom and the ensuing economic depression and were adding to or building new fine residences. At their double-storey Victorian villa, 'Raveloe', in Domain Road, Harry and Alice Emmerton commissioned a young John Monash in 1905 to install a roof of reinforced concrete for a new ballroom (Serle 2002, Poynter 1993). The wealthy also built impressive new homes that showcased the fashionable architectural styles that emerged with the turn of the century, including Queen Anne, Federation and Arts and Crafts styles. A notable example was Majella, built in 1913 for the successful manufacturer James Alston and designed by Arthur Peck in conjunction with his son Hugh Peck. Other notable architects working in South Yarra during this period included Arthur H. Fisher, Harold Desbrowe Annear, Walter Butler and Frank Stapley.

Table 3.3 Examples of Edwardian/Federation-era villa residences in the Review area. (Where information is not known, the annotation n.k. has been used; houses that are no longer extant are marked 'demolished'.)

Property name	Address	Date	Historical background	Architect
—	21 and 23 Park Street	1905	—	Frank Stapley
Spilsby	53 Park Street	1906	—	Arthur H. Fisher
Allonah	55 Park Street	1906	—	Arthur H. Fisher

Property name	Address	Date	Historical background	Architect
The Tilba	30 Toorak Road	1907	Built by Felix O'Connor Salvation Army hostel in 1940s	William H. Webb
—	88W Toorak Road	1911	—	C.E. Crawford
Majella	473–475 St Kilda Road	1913	James Alston	Arthur Peck with his son Hugh Peck
—	241 Domain Road	c.1913	[Ref: Slater 1987: 12]	Harold Desbrowe Annear



Figure 3.33 'Hamilton', a Federation-style residence built in Park Place, South Yarra, overlooking Fawkner Park. (Source: *Australasian*, 13 July 1912)

Interwar period (1918–45)

The most significant single subdivision in this period was that of Maritimo in 1918, which led to the creation of Marne Street.

During the interwar period, there was extensive residential development across middle suburban Melbourne and in parts of the older working-class areas. This was largely in the form of affordable homes and private subdivisions of modest, single-storey detached homes. State Bank houses made up a substantial proportion of new housing during this period, the development of which was enabled through an attractive financing scheme offered by the State Savings Bank of Victoria. Other affordable homes in suburban Melbourne were the product of commercial home builders such as A.V. Jennings. The interwar housing in the South Yarra pocket of the City of Melbourne saw a different pattern of development. Rather than the typical or mainstream 'suburban' styles—such as the modest Californian Bungalow, which was ubiquitous in middle suburbia (but uncommon in the City of Melbourne)—interwar residences in the Review area were more likely to be generously sized architect-designed homes set within a landscaped garden. Some of the multi-dwelling complexes built

in South Yarra in this period echo something of the London-style mews. They exuded a style that had greater affinity with the inner-city townhouse than with standard suburban Melbourne homes. Brick was the building material of choice in keeping with the 'solid' and 'established' character of the area, with timber homes barely represented.

Despite the challenges of the Great Depression, there was also a significant amount of residential development in South Yarra in the early 1930s—at least for the affluent. Despite this being a period of economic downturn, those with the means were able to purchase prestigious properties at a lower price.



Figure 3.34 Plan for new home by architects Stephenson & Meldrum for J.M. Gillespie, 1922, situated at the corner of Leopold Street and St Kilda Road. (Source: State Library Victoria, Accession No. H83.420/12)



Figure 3.35 New home built in South Yarra in 1932. (Source: *Australian Home Beautiful*, vol. 10, no. 9, 1 September 1932, p. 51)

Retrospective architectural styles that evoked nostalgia for earlier English styles were fashionable at this time, including Georgian Revival and English Revival. The English Revival style of the 1930s and 1940s favoured a steep roofline, an asymmetrical layout, and the use of decorative brickwork, timber strapping, diamond pane windows and exposed stone-built chimneys. This popularity of this style in South Yarra saw the continuing expression of the picturesque aesthetic in the residential areas. Other popular interwar styles, such as Californian Bungalows, were less common, although there are some instances of this style — for example in Walsh Street.

The interwar period saw a decline in the provision of servants' accommodation and the appearance of a motor car garage or 'garages' (as one garden plan noted), which was perhaps a natural transition from the plural 'stables'. Some older homes saw the conversion of stables to a garage. Although there were new labour-saving devices available and a radically changed labour market compared to the late-nineteenth century (Cannon 1985; Raworth 1991), some large homes continued to rely on servants. At Verona, the home of George W. Ellison situated on the corner of Punt Road and the Righi, a new maid's bathroom was commissioned in 1926 (see plans, SLV).



Figure 3.36 English Revival style employed at 11 Alexandra Avenue, South Yarra. (Source: GML Heritage 2022)

As the Depression tailed off, those with capital took advantage of low land prices. Large estates were sold and substantial homes were demolished. The largest demolition was that of Fairlie House and Little Fairlie in Anderson Street, which were demolished in 1937. Comprising 71 rooms in total, this was touted as the largest demolition ever seen in Melbourne and provided for an extensive array of 'first class building materials' for sale, including 17 baths (*Age*, 2 October 1937: 2).

Many large estates were also subdivided during the 1930s and developed with smaller detached homes. The streamlined Moderne style had also become fashionable by the mid-1930s. Local architect Marcus Martin designed his own home at 240 Walsh Street at this time (see Figure 3.37).



Figure 3.37 The house at 240 Walsh Street, South Yarra, was designed by architect Marcus Martin as his own residence. (Source: *The Home: An Australian quarterly*, vol. 17, no. 3, 2 March 1936)



Figure 3.38 Moderne block of flats in Clowes Street, built in 1937, built using a method of cantilevered construction and with extensive use of glass. (Source: *Age*, 9 February 1937, p. 17)

3.6.2 Workers' housing

Some of the earliest dwellings for workers in the Review area were located in the area referred to as 'the Brickfields' on the 'south bank of the Yarra, which was characterised by a rudimentary collection of habitations. The Brickfields was a place of notoriety in the early 1840s, described as being occupied by 'a drunken, bloodthirsty, thieving crew' (Garryowen 1888, vol. II: 499). In the early 1850s, the tent city known as Canvas Town that sprung up along St Kilda Road provided new arrivals with temporary housing.

As residential development of the area progressed, the working class were employed as servants in large homes, for example as maids, groomsmen, drivers, gardeners, etc. In the mid-1850s, when the Maritimo estate extended from Toorak Road through to Domain Road and was bounded by Park Street, there were a number of workers' cottages on the west side of Park Street. The high price for land in the South Yarra area, and its original designation for the purpose of large estates and villa allotments, meant that there was limited working-class housing within the area and that rents would have been high regardless. Some of the workers' cottages may have been owned by the large landowners for whom the tenants worked. Some local tradesmen probably also occupied the smaller homes—for example, the single-fronted Victorian cottages in Leopold Street, Hope Street, St Martins Lane and Mason Street. Modest homes are also a feature of Airlie Street. The overwhelming majority of workers' cottages in the area are built of brick, although there is an occasional timber cottage, for example, in Mason Street.



Figure 3.39 and 3.40 Workers' cottages in the Review area. (Source: Victorian Heritage Database)

A plan of Melbourne prepared in 1864 by Captain Henry Cox for naval purposes shows clusters of workers' cottages in the block bounded by Domain Road, Toorak Road, Park Street and Millswyn Street (Cox 1864). Some of these have no street frontage and presumably would have been accessed by lanes.

Up until the early-twentieth century, many of those employed in the area would have lived on site as domestic servants, coachmen, stable hands and gardeners. Many of the staff at the Botanic Gardens

and at Government House also lived on site—in various types of accommodation. The large estates such as Maritimo and Goodrest had servants' quarters, usually located at the rear of the house close to the service wing. Most of the larger homes would have had servants until at least the c.1930s. The area failed to attract itinerant workers or hawkers (*Punch*, 17 June 1869: 2).

School teachers also lived on site in a teacher's residence in the mid-nineteenth century, including at the South Yarra National School. This arrangement continued at private schools in the area, with some staff housing at Melbourne Grammar School. Wadhurst, for example, was built for the headmaster. The school also provided houses for teachers in Hope Street and Bromby Street. At the north end of Domain Street, several houses are owned by Melbourne Grammar School as teachers' residences (Colman 1972: 19). Melbourne Girls' Grammar School maintains a house for the principal in Walsh Street directly behind the school.

Nurses at the Alfred Hospital and smaller private hospitals occupied onsite living quarters at the hospital well into the twentieth century. The staff at the Victorian Institute for the Blind on St Kilda Road probably also lived on site. Others who resided within their workplace included ministers of religion (for example at Christ Church vicarage); publicans and shopkeepers; brickmakers; the caretaker at Fawkner Park, and those who worked at the Masonic Charitable Institution; and women who worked in the home, including dressmakers, pieceworkers, wet nurses and whiteworkers.

The MMBW detail plan of 1894 shows clusters of workers' cottages in this part of South Yarra. These were grouped together close to but separate from the large villa residences and mansions. This differed from Toorak where there were fewer clusters of workers' housing.

3.6.3 Flats, maisonettes and duplexes

Functional and well-designed, flats had become fashionable in London through the second half of the nineteenth century. The first flats in the City of Melbourne appeared in 1906 with the Melbourne Mansions in Collins Street. These were followed a few years later with the Fawkner Mansions (City of Stonnington), which were built on the corner of Punt Road and Commercial Road (outside the Review area) in 1909–10 (Sawyer 1982: 34–35). Among the first purpose-built flats in the Review area were Mayfair at 19 Park Street (1913–14); Garden Court in Walsh Street (1918); Mayfair Flats in Marne Street (1919) (Slater 1987: 23) and Bromby Street flats in 1919 (*Argus*, 8 November 1919: 25).

Significant change to established social and economic structures was evident by the end of World War I, notably an increase in the cost of labour. Because the upper-middle class (and to some extent the middle class) relied heavily on domestic servants, the increase in labour costs in the first decades of the 1900s meant that the lifestyle of the upper-middle class was difficult to maintain. A private apartment within an existing grand home, which was smaller and hence cheaper to maintain, was an attractive option for many. Several large homes were divided into self-contained flats from around World War I, including Fairlie, where Mrs Keats had a 'pretty' flat in 1912 (*Australasian*, 27 July 1912: 45). Other large homes that incorporated early flats included 'Endion' (by 1917), 'St Neots' and 'Rhianva' (*Argus*, 18 September 1937: 4; *Argus*, 12 September 1936: 2). The large scale of these homes made them amenable to being divided up into several smaller dwellings. A small number of purpose-built blocks of flats were erected in South Yarra in the 1920s, with the bulk of early flats emerging in the 1930s.

The early purpose-built blocks of flats and maisonettes erected in South Yarra in the 1920s, 1930s and 1940s were well designed, well appointed, and appealed to a discerning clientele (O'Hanlon 2002). Many flats were provided with distinctive features and exuded a refinement that was appealing

to a largely upmarket clientele. The foyers were usually expansive, with terrazzo floors and refined finishes. Some blocks of flats of three storeys or more were installed with an electric lift (*Herald*, 16 August 1922: 14). Castle Towers (1941) in Marne Street, built in wartime, boasted loggias to the ground and first-floor levels (Batters 'Marne Street'), but also provided an air raid shelter below (Clerehan 1984). Most blocks of flats erected after the 1940s in South Yarra also had garages incorporated into the plans.



The porte cochère of Amesbury House, South Yarra. Square-set, spacious, dignified, its massive, yet graceful, proportions are consistent with the architectural character of the house itself. The triple groups of columns support a balcony enclosed by a decorative railing.

Figure 3.41 The elegant façade and porte cochere of Amesbury House in Domain Road, photographed in 1924 for *The Home*.

The extensive development of flats within the Review area was facilitated by the earlier subdivisional layer of the suburb's history. Like the corresponding area of South Yarra along the river in what was the City of Prahran (now Stonnington), the area of South Yarra within the City of Melbourne was characterised by high land values, with large allotments occupied by large single homes. By the late 1930s, many of the large homes had been replaced by two and three-storey blocks of flats, which equated to a comparable bulk. A subdivision with extensive development of flats was that of the large Maritimo estate. Set within extensive grounds between Toorak Road and Domain Road, this was sold in two parts: the first part in 1918 and the second part in c.1927–28. The subdivision led to the creation of Marne Street, which was named after a battle on the Western Front in 1916 (Batters, 'Marne Street'). Marne Street was largely developed through the 1930s, almost entirely with blocks of flats. By 1933, it had more blocks of flats than any other suburban street in Melbourne (*Herald*, 29 November 1933: 26). In an area with smaller land parcels there would not have been such a high take-

up of flat development. Due to its pleasant surroundings, attractive tree-lined streets and particular social cachet, South Yarra appealed to wealthy single professionals and older people who needed a smaller residence that was simpler to maintain. Many wealthy pastoral families also maintained a Melbourne address for business purposes and social visits to town, and owning a flat in South Yarra became a popular option. It was fashionable, almost essential, for members of Melbourne 'Society' to maintain a South Yarra or Toorak address. In 1928 it was noted that 'the demand is distinctly for flat suites in preference to single residences' (*Prahran Telegraph*, 4 May 1928: 1).

Alongside their functionality and modern up-to-date fittings, flats often incorporated nostalgic or retrospective styles. This period was characterised by a medley of architectural styles that drew on historicism. There were references to earlier English traditions and a degree of social and aesthetic pretension, with the use of castellations and towers—for example, 124 Millswyn Street and Castle Towers in Marne Street. Bestowing the name 'Mayfair' on the Marne Street flats was a direct reference to the London origins of this style of flat. Subsequent blocks of flats in the South Yarra Review area were also given distinctively English names—for example Castle Towers and Camelot. The luxury flats of Tudor Lodge also drew on English Revival style, while at the same time offering up-to-date domestic conveniences. Other flats drew on Spanish (or Spanish Mission) influences, which architect Howard Lawson demonstrated in several of his works. There were also a large number of Functionalist and Art Deco style flats erected in the area in the 1930s and 1940s—for example, 108 Millswyn Street.

A flat in South Yarra in the 1930s and 1940s answered the needs of many who were seeking a more compact living space but without the loss of comfort and prestige. Even with a reduced floor space to maintain and the addition of labour-saving devices, the accommodation of domestic servants remained relatively common in the 1930s; Gallia, at 733 Punt Road, for example, provided maids' bathrooms (*Herald*, 8 June 1932: 13), while the Langham House flats on Domain Road provided a maid's bedroom off the kitchen as well as a maid's bathroom and toilet (*Argus*, 2 January 1936: 4). Other helpful accoutrements that reduced the work of domestic life included hot water services, electric radiators, a house telephone direct to the caretaker and a tradesmen's hatch for deliveries. Recreational needs were also considered, with Marne Court, for example, offering a grass tennis court and a golf cage (*Herald*, 12 February 1930: 13).

Marne Street appears to have been laid out with no overhead electricity wires; this would appear to have been a design decision as electricity was being rolled out across the suburbs at that time.

Another option for residential living in the 1920s and 1930s was a residential hotel, which some considered a solution to 'maid and house problems, and the disadvantages of flat life'. The Botanical Hotel was converted to a 'high-class' private residential hotel in 1925. Offering accommodation for 40 guests, it provided hot meals, smoke-rooms for gentlemen guests and telephone on all floors (*Table Talk*, 4 June 1925: 34).

Table 3.4 Examples of flats and boarding houses in the Review area, 1912–42. (Where information is not known, the annotation n.k. has been used)

Property name	Address	Date	Historical details	Architect
Mayfair	19 Park Street	1912	Built for Elias Cunliff, one of the earliest residential flats built in Victoria	Godfrey & Spowers
Garden Court	61 Marne Street	1918	—	Joseph Plottel
Mayfair Flats	43–53 Marne Street	1919	Two knighthoods were awarded to people in Mayfair flats in 1951: McFarlane Burnet. [Refs: Lewis 2011, ref 542; AHB 15.10.1924 p 39]	Edwin J. Ruck
The Ivel	322 Walsh Street	1918	[Ref: Sawyer 1982: 106]	H.R. Lawson
Tretusis	33 Alexandra Avenue	1918	[Ref: Sawyer 1982: 106]	H.R. Lawson
Amesbury House	237–239 Domain Road	c.1923	—	Walter and Richard Butler
Kilmeny	105–107 Park Street	1923	Four flats in the block	n.k.
Maritimo	1 Marne Street	1929–30	Built for E.J. Kebby	Edward F. Billson
	Domain Road	1939	—	Shieffirrie and Davis, of Geelong
Marne Court	40–42 Marne Street	1929–30	—	Gordon J. Sutherland
Moore Abbey	50–56 Marne Street	1933	—	Robert B. Hamilton
Cromer	20–22 Marne Street	1933	Block of four flats	Leslie J.W. Reed
Balmoral	28–30 Marne Street	1933	—	n.k.
Langham	234–236 Domain Road	1935	—	Robert B. Hamilton & Associates
[Garden —?] (full name unconfirmed)	Marne Street	n.k.	—	n.k.
St Anne's	7–9 Park Street	1937	Built for Harold E. Coles (of Coles and Garrard)	n.k.
St Margaret's	2–4 Park Street	1939	Built for Harold E. Coles (of Coles and Garrard)	Arthur W. Plaisted
Gallia	733–735 Punt Road	1932	—	Eric C. Beedham and John W. Wright
Colby	197–203 Walsh Street [query]	n.k.	—	W. and R. Butler and Martin [Lewis 2011, ref. 13711]
Kilbride (boarding house)	Cnr Domain Road and Walsh Street	By 1936	Purpose-built as a boarding house?	n.k.

Property name	Address	Date	Historical details	Architect
Kia Ora	447–453 St Kilda Road	1936	—	Lewis Levy
n.k.	Clowes Street	1937	4 flats	n.k.
Park Towers	19–23 and 25–29 Adams Street	1938	18 flats, 3 storey	Arthur W. Plaisted
Tudor Lodge	180W–182W Toorak Road	1938	—	n.k.
St Leonards	23–25 St Leonards Court	1939	Block of flats [ref: Lewis 2011, ref 2538]	G.J. & B. Sutherland
St Ronans	16–18 and 20 Millswyn Street	1940	—	Bruce Sutherland
Castle Towers	11–21 Marne Street	1941–42	Described by Robin Boyd as ‘the blot of the week’ in the student magazine <i>Smudges</i>	Arthur W. Plaisted



Figure 3.42 A colour-tinted postcard depicting Marne Street, South Yarra, from *Melbourne: The City of Beauty*, 1935. (Source: Victorian Places website)

The new ‘duplex’ type of residence also became popular in the 1930s. This was often more of an upmarket version of the semi-detached housing that was seen across Melbourne in the 1930s and 1940s; these homes provided superior living quarters but were laid out on a smaller scale. The duplex

constructed in 1935 at 271 Domain Road and designed by Marcus Martin was an example of this type of residence—it included a number of elements that enabled greater engagement with the outdoors, suggesting a Mediterranean or Californian influence. There was a lily pond and sun terrace, and ‘a large “sun bay” overlooking a small walled-in garden’. The wide white columns at the front porch were designed for a vine to climb on (see Figure 3.43) (*JRVIA*, 33 (2), May 1935: 28).

A number of prominent architects who lived in the Review area designed flats and apartments in the area, including Frank Stapley; Lewis Levy who designed *Kia Ora*; Marcus Martin who lived at 240 Walsh Street; Robin Boyd; and Neil Clerehan.



Figure 3.43 Lilypond and sun terrace at the duplex residence at 271 Domain Road, South Yarra, designed by Marcus Martin. (Source: *Journal of the RVIA*, vol. 33, no. 2, May 1935)



Figure 3.44 Block of flats in Walsh Street designed by A.W. Plaisted. Note the matching low fence of brick and wrought iron. (Source: *Building*, 24 September 1940)



Figure 3.45 Block of flats in Domain Road designed by Marcus Martin. (Source: *The Home: An Australian quarterly*, vol. 17, no. 4, 1 April 1936)



Figure 3.46 Castle Towers, Marne Street, c.1941, designed by Arthur Plaisted, photographed by Lyle Fowler. (Source: State Library Victoria, Accession No. H92.20/1610)



Figure 3.47 Aerial photograph of South Yarra, looking north, by Charles Pratt, 1938. (Source: State Library Victoria)

3.6.4 Postwar residential development

Homes in the 1940s and 1950s reflected both retrospection (through the Neo-Georgian styles) and modernity (through the designs of more avant-garde architects). The proportions and simplicity of the Georgian residential style was reinterpreted in oatmeal brick (with updated features such as garages), retaining the hipped roof and façades flush with the street (without verandahs) common to the original style. The style strictly began in the 1930s rather than the postwar era, but perhaps found greater expression in the latter period.



Figure 3.48 Neo-Georgian residence at 1 and 3-5 Fairlie Court, South Yarra, built c.1940s. (Source: GML Heritage 2021)

The postwar period, and new prosperity amongst the professional classes and established money, saw a great enthusiasm for modern homes. People had grown tired of the cold, draughty and staid nature of Victorian-era houses and sought designs that were more modern and functional. The qualities of light and efficiency, and provisions such as modern kitchens and family living spaces were attractive features. Outdoor living was also an important part of the package with private swimming pools making an appearance in Melbourne's upmarket residential homes in the 1950s and 1960s.



Figure 3.49 Interior view of Domain Park flats, 1960s 'Domain Park Residential Suites' advertising brochure. (Source: Miles Lewis, 'Australian Flats'; copyright restrictions may apply)



Figure 3.50 Kurneh townhouses designed by Bernard Joyce & Associates (1966–67) and located on the corner of Anderson Street and Domain Road. Photographed by Peter Wille. (Source: State Library Victoria, Accession No: H91.244/3343)

3.6.5 Protecting the character of South Yarra

There was local opposition to new residential development in the South Yarra area long before the 1950s. While the construction of large blocks of flats had become a common feature of the area, these were predominantly in newer streets, such as Marne Street and on the main roads, and not initially in quieter and more established ‘suburban’ environs. The erection of the Garden Court block of flats on Marne Street in 1919 caused a stir and the owners of Raveloe next door in Domain Road erected a high brick fence to provide some privacy. This fence was once known locally as the ‘wall of hate’. There were no provisions at that time to protect the privacy of a residence from a new development that had potential to overlook the existing property (*Christ Church Centenary*, 1956, p. 20; Slater 1987: 23). Later, in 1939, members of the local community expressed shock and dismay that a four-storey block of flats was to be erected in Anderson Street, which they felt would threaten the ‘charm’ of the area. A letter to the *Argus* claimed, ‘It will be matter for lasting regret if this area of Melbourne is allowed to be exploited for commercialism’. There was local concern that that new development posed a risk that this area of South Yarra would lose its character and its ‘dignity’. Although perhaps not clearly stated at the time, there was resistance from long established residents of the area that was steeped in class difference and perhaps prejudice.

In 1940, several houses in Millswyn Street owned by the Estate of Emma Thompson were sold by real estate agents Williams & Co. (see Figure 3.51). Knowledge that the houses would be demolished for flats was a cause of distress for some community members (SHC, ref SHC7389).



Figure 3.51 Millswyn Street, looking south, 1940. (Source: Stonnington History Centre, ref. SHC7389)

From the 1950s onwards there was increased pressure in the Review area to develop larger blocks for flats. As the pattern of old homes being replaced by blocks of flats continued, there was mounting concern from a section of the community that the character of the area was being lost. The competing interests of development on the one hand and the protection of the established character of the area on the other intensified in the 1960s. In 1972, a report to the City of Melbourne by heritage consultant James Colman recommended that the historical and architectural character of the area be protected as a “conservation area” along the lines proposed by the Town and Country Planning Board and the Melbourne and Metropolitan Board of Works i.e. an area of special architectural and historic character worthy of preservation’ (Colman 1972: 8).



Figure 3.52 The sale board outside Raveloe at 203 Domain Road, South Yarra, in c.1960s advertises an 'outstanding development site'. (Source: John T. Collins Collection, State Library Victoria)

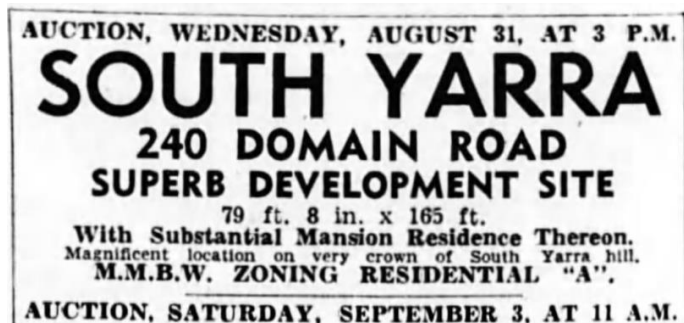


Figure 3.53 Newspaper advertisement, *Age*, 23 August 1960, p. 2.



Figure 3.54 'For sale' sign, c.1960s, detail from Figure 3.53 (above). (Source: Source: John T. Collins Collection, State Library Victoria)

3.6.6 Modified and converted buildings

A number of stables on private properties were converted to residential use, for example providing a studio flat. Some were converted for motor garages.

The conversion of the Maples warehouse into apartments in 1978 was a relatively novel development at that time, pre-dating the widespread practice of warehouse conversions elsewhere in inner Melbourne in the 1990s and early 2000s.

In c.2000, a proposed tower above the former Chevron Hotel was abandoned and the outcome was that the original 1930s building was retained, unencumbered. The former hotel was converted into apartments in 2005–06, as was the Botanical Hotel in Domain Road in 1992.

A number of buildings in the Review area have been adapted for different uses, including a factory in St Martins Lane, built c1930 that was converted for use by St Martin's Theatre. Many larger homes were converted into flats from around the time of World War I.

3.6.7 Suburban gardens

Many of those who belonged to the comfortable middle classes in nineteenth-century Melbourne aspired to live in an elaborate villa set on a large block in the emerging suburbs. This fitted with the fashionable ideal of 'rus in urbe', which was to enjoy the pleasant and possibly romanticised aspects of country life in a suburban location within convenient reach of the city but not so close as to be disadvantaged by the city's noise and pollution (Davison 1978). In his book *The Beauties of Victoria* (1956), James Sinclair discussed 200 of the principal gardens around Melbourne, including Fairlie, which he described as being 'large, well-built and encompassed with trees and shrubs of great beauty' (Sinclair 1852). While exotic trees were much sought after, large established gum trees were also retained and embraced as ornamental or specimen trees—for example, at Eaton House in Walsh Street (see Figure 3.55), where a large gum was incorporated into the garden layout. The typical layout for homes on large estates comprised a wide carriage drive that swept past the front of the house and also led to the rear yard that accessed a coach house, stables and service area. An expansive front lawn and garden framed the house.



Figure 3.55 Painting by Douglas S. Huyghue of a double-storey, prefabricated iron house in Walsh Street, South Yarra (c1867), showing what appears to be a remnant gum tree in the front garden—the house was the home of the Honourable Francis Eaton and Mrs Eaton. (Source: State Library Victoria, Accession No. H2015.54)



Figure 3.56 c.1880s photograph showing the retention of mature River Red Gum in the grounds at Fairlie—it has circular timber seating around the base. (Source: State Library Victoria, Accession No. H97.251/5)

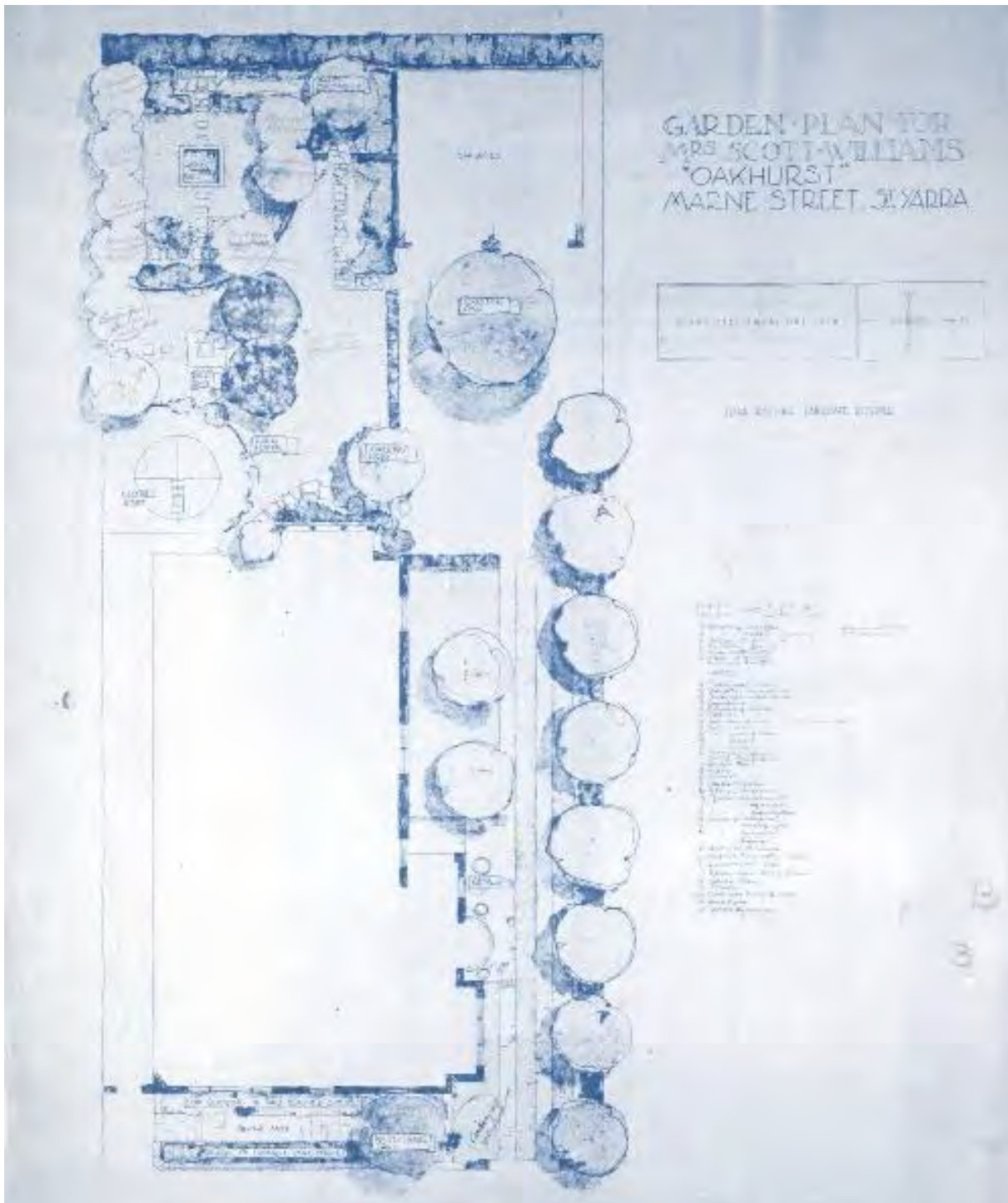


Figure 3.57 Edna Walling design for a residential garden in South Yarra. (Source: State Library Victoria)

3.7 Transport, communication and essential services

3.7.1 Roads and bridges

Roads

Aboriginal people used long-established seasonal routes through their Country, particularly routes between the coast and the Yarra River (Birrarung), and to and from particular camps and ceremonial places. There would have been tracks from Punt Road Hill and Birrarung, and from Birrarung to favoured coastal locations of what is now St Kilda, Brighton and Mordialloc. There were numerous camping places along the Yarra and there would most likely have been favoured tracks for accessing these. The river itself was a travel route for the Kulin. Canoes could be taken upstream as far as Dights Falls and downstream to where the river flowed into the bay. When British settlers arrived in the 1830s, they adopted many of these established routes, especially in cases where they were assisted by Aboriginal guides. Daniel Bunce, for example, was led by Bunurong guides to Western Port in 1839 along a route that followed the Yarra River then Gardiners Creek (Bunce 1857: 64).

St Kilda Road, which was the first major road leading south–southeast out of Melbourne, began as a stockman's route known as Baxter's Track, named after early squatter Benjamin Baxter (Buckrich 1996: 1). Tenders were called in 1850 for a 'Road across the Clearland south of Princes Bridge', and this to be made 'across the Swamp from the South Embankment of Princes' Bridge to the rising ground on the opposite side' (VGG, March 1850). This was known until 1851–1852 as the Great Western Port Road and, later, as the Gippsland Road (Jika Jika Parish Plan, c.1851–1852). Although the ground had been cleared and levelled by 1847, the road was not initially sealed. By 1854, a metalled road had been made, three chains wide, and was marked as the 'St Kilda, Brighton and Gt Arthur's Seat Road' (Ham 1854; PROV 1854b). Stone mileposts had been placed at one-mile intervals on the main roads by 1855 (Kearney 1855). These were generally cut from basalt and had a pyramidal top. The 'one mile' marker was adjacent to the Domain and a two-mile marker was located on Toorak Road opposite Fawkner Park. There was a toll gate and toll booth on the east side of St Kilda Road (close to the present-day Shrine of Remembrance), c.1856 to 1890, which charged passing vehicles (SHC; Context 2015b; Kearney 1855, Daley 1940).

The streets of South Yarra were improved through the 1850s, 1860s and 1870s. Millswyn Street, Park Street and Domain Street, for example, were formed and metalled in 1859 (*Age*, 3 May 1859: 6). Further streets and lanes were created as a result of subdivisions in the 1880s. Victorian bluestone was used to form street gutters, to build culverts at crossing points on the footpaths, and to pave laneways.



Figure 3.58 Toll booth, St Kilda Road, looking towards town, painted by Charles Bennett, [n.d.], c.1880s. (Source: State Library of New South Wales)

The Richmond Punt Road, later known simply as Punt Road, extending from Collingwood and Richmond to the north, terminated at the Yarra River. On the other side of the river, the road extended southwards to Ripponlea and St Kilda. There was no road bridge at this crossing point until 1938. The road got its name from the privately operated punt that operated here from c.1838 and provided a means to cross the river. On the northern bank, the road from Richmond terminated at a point slightly downstream from the road on the northern bank. The Richmond punt provided a critical if cumbersome link between the northern and southern suburbs.

Much of Punt Road was in a poor state in the 1850s. The section south of Toorak Road was described in 1857 as ‘a series of swamps, ruts, and deep soft sand, with here and there deep holes, and the stumps of the original gum-trees in the centre of the line of road’ (*Argus*, 22 October 1857: 6). Although a footbridge was provided in the late 1890s, this pocket of South Yarra close to the river and the Botanic Gardens remained quiet, isolated and relatively undeveloped. Occasionally, motorists elected to drive their vehicles across the Punt Road footbridge, which caused great alarm (Blazey 1911, SHC, ref. PH174.1. [cat entry only; not cited]). The approach to the punt was a treacherous steep section of road, which was challenging when heavy loads were involved. For this reason, most commercial traffic in the nineteenth century probably crossed at St Kilda Road.

Through the 1920s and 1930s the demands for motor transport increased in Melbourne. A road bridge was eventually constructed in 1937–38, creating an unimpeded north–south roadway. By this time, the road was properly sealed and suitable for motor traffic. As car ownership grew significantly in the 1950s, Punt Road developed into a major thoroughfare.



Figure 3.59 View of the punt over the Yarra, with vineyards visible in the distance (to the left). Photograph attributed to Charles Nettleton, 1872. (Source: State Library Victoria, Accession No. H96.1601727)



Figure 3.60 View from Punt Road Hill, looking north down to the Yarra River, 1952. (Source: Stonnington History Centre)

Punts and bridges

From the 1840s, the names of many of the main roads on the south side of the city referred to water and crossings—including the Richmond Punt Road, Gardiner's Creek Road (Toorak Road) and the Great Western Port Road (St Kilda Road).



Figure 3.61 Watercolour by W.F.E. Liardet dated 1875 but recalling the earlier period of c.1838–40, showing the operation of the first punt on the Yarra River. An Aboriginal man in a canoe is in the background. (Source: State Library Victoria, Accession No. H28250/18)

Timber-built punts, or ferries as they were sometimes known, preceded bridges. Early punts, as described by colonial chronicler 'Garryowen' (Edmund Finn), comprised a 'dray without wheels, made watertight by tarpaulin ... launched through the agency of a small rope looped round the main rope across the river' (Garryowen 1888, vol. 2: 499). Such a contraption was set up for crossing the river by 1838 (Tout-Smith 2008: 20; Gould 1985). This is depicted in Figure 3.61 (above). This punt was located slightly upstream from Princes Bridge and was operated under leasehold by R.A. Balbirnie.

Scottish immigrant Georgiana McCrae recorded in 1841 that she crossed the Yarra on the punt with several Aboriginal people, who were permitted to have free passage (McCrae 2013: 77). Those who sought to cross the river more expediently paid boatmen who were available to provide immediate passage across.

The Melbourne Bridge Company erected a timber bridge across the Yarra in 1845 (Cannon 1991). The government replaced this with a single-span stone bridge in 1850, which was the longest single-span bridge in the world at that time. Its official opening coincided with the news of the Separation of Victoria from the Colony of NSW. In 1888, the bridge was replaced with the more substantial Centennial Bridge.

Up until the 1870s, the South Yarra pocket of Melbourne was relatively isolated. The development of transport, including the South Yarra railway (outside the Review area) and the introduction of trams in the 1880s, as well as the incursion of new roads, brought greater activity and movement to the area. The Morrell Bridge (VHR H1440) at Anderson Street was constructed in 1899 using the innovative Monier construction technique; it was one of the first bridges in Australia to use this technique. In terms of increasing road traffic, the most significant development in the area since Balbirnie's first timber bridge across the Yarra in 1945 was probably the construction of the road bridge at the base of Punt Road Hill in 1937. Increased access into the area came with the opening of the Swan Street Bridge in 1952, which connected Swan Street, Richmond, with Alexandra Avenue.



Figure 3.62 View of South Yarra from the Richmond Punt, 1861. 'View shows John Twomay, punt keeper's premises on the east side of Punt Road, South Yarra and on the west side, a summer house, the toll gate and beyond the vineyard belonging to David Ogilvie.' (Source: State Library Victoria, Accession No. H141)

3.7.2 Ferries and watercraft

Steam ferries provided passenger services on the Yarra from at least the 1850s, and these operated through the nineteenth century and into the early twentieth century. In the 1880s ferries departed for Princes Bridge for trips to the various attractions upstream, including the Cremorne Gardens. Likewise, those further upstream could commute into the city by ferry.

3.7.3 Horses

The MMBW detail plans of the mid-1890s show a number of horse troughs strategically positioned at places of commercial activity—for example, outside both the shops in Millswyn Street; outside the Fawkner Club Hotel in Toorak Road West and outside Christ Church on Punt Road (MMBW 1896). There are a number of surviving links with horses in the area, including horse troughs and hitching posts—for example, outside Christ Church (Slater 1987: 9) and in Walsh Street (see Figure 3.63)—and this reflects a relatively high level of horse ownership and use prior to the emergence of motor cars. Historically, there was also a larger than usual concentration of private stables in the Review area.



Figure 3.63 John Collins, 1960s photograph of a hitching post in Walsh Street, South Yarra. (Source: John T. Collins Collection, State Library Victoria, Accession No. H98.251/940)

3.7.4 Tramways

The South Yarra railway line was constructed to the south of the Review area in the 1860s, but direct access to the Review area by public transport was provided by Melbourne's early cable tram network, which was established in 1885. The tram lines were constructed by the Melbourne Tramway and Omnibus Company, which operated routes through central Melbourne with connections to some of the inner suburbs. Cable tram lines were laid along St Kilda Road, with connections to Toorak Road via Park Street (Tram No. 8) and to Commercial Road (Tram No. 67). A tramway engine house was built on the corner of St Kilda Road and Bromby Street to help service this operation (MMBW 1896; photo SLV c1975). A 'bus and tram route' is marked along Park Street in a plan dated 1888 (Ham 1888).

In 1926 the Tramways Board decided to convert the cable tramline along St Kilda Road, as well as those along Domain Road and Park Street, to an electric traction system (*Prahran Telegraph*, 23 April 1926: 4). The new installation created an overhead web of electric wiring at the corner of Domain Road and Park Street.

An important figure in the development of public transport in Melbourne, Francis Boardman Clapp (1833–1920), lived in Millswyn Street and at the Airlie mansion in Domain Road. Clapp, the son of one of the founders of the Cobb & Co. carriage service, was a co-owner of the Tramway and Omnibus Co. that operated Melbourne's cable tram network; his son Harold Winthrop Clapp was chairman of the Victorian Railway Commission (Hone 1969; Slater 1987).

3.7.5 Motor garages

Providing for the needs of travellers on the road would have been a necessary early commercial activity, and this would have included blacksmiths' shops and the hire of horses and vehicles. One of the earliest residents in the Review area was a blacksmith named Wells. The introduction of motor cars in the early 1900s transformed the roads and saw new services introduced. As an area of relative affluence, there was a relatively high rate of car ownership in South Yarra. The Motor House Co. opened in 1908 at what is now 407 St Kilda Road. The buildings on the site today appear to date to the 1920s.

An early motor garage opened in Arnold Street in 1912, which was one of the earliest in Melbourne. The Arnold Street workshops (37–41 Arnold Street) had its main office at 391 St Kilda Road. Three motor-related businesses operated in this section of St Kilda Road in 1931 (S&Mc). This operated as Brodribb Bros Ltd from 1930 and then as Day & Son Motor Engineers from 1940 (Grow 2003: 6). By the 1930s–40s, a motor garages was operating in St Martins Lane (built 1921). There was another motor garage on Toorak Road, near the corner of St Kilda Road, as well as Southern Cross Service Station on St Kilda Road, built in the c. late 1920s.



Figure 3.64 The former Southern Cross Service Station at 391 St Kilda Road (demolished), photographed by Lyle Fowler in 1949. (Source: Harold Paynting Collection, State Library Victoria, Accession No. H92.20/3194)

3.7.6 Wireless station

A wireless station was established by the Postmaster-General's Department on the high ground of the Observatory within the Domain and officially opened in 1912. Supported by a wireless mast 180 feet high resting on a timber base, it was capable of sending and receiving messaging up to a distance of up to 1500 miles without the need of a telegraph wire (*Age*, 27 November 1911: 11; *Weekly Times*, 17 February 1912: 43). It was used for shipping and was also used by the Commonwealth Department of Home Affairs for experimental purposes and by the Police department to transmit messages from police headquarters to its wireless patrol service. The wireless station and its associated brick office were demolished in 1932 (*Age*, 26 February 1932: 9).

3.7.7 Telecommunications

The telephone was introduced in the 1880s but was initially restricted in use. Private subscribers to the service were generally only those who were in medical fields, the military or very wealthy.

Possibly necessitated by wartime communication needs, the Commonwealth Postmaster-General's Department had planned for the construction of a new automatic telephone exchange in South Yarra by 1945, but this wasn't built until 1950–51. Telecom, which superseded the government department in 1975, was the largest employer in Australia by the late 1970s (*Age*, 2 November 1979: 3). The South Yarra exchange employed a large number of telephonists, technicians and linemen.

3.7.8 Essential services

Water supply

The Yarra River (Birraring) had been a life-force for Aboriginal people for thousands of years. The rocky ledge known as the Falls, situated downstream from Princes Bridge, protected the fresh water supply that came from the Upper Yarra. There would also have been springs and soaks on the high ground of the Domain and probably also in Fawkner Park, given that it was a regular camping place for Aboriginal people. The drainage of Fawkner Park in 1870 would also suggest there was water present (VGG, 7 January 1870: 15).

The Yarra provided the first water supply to the British colonial settlement. In the 1840s water was pumped and carted from the river and sold at exorbitant prices. The work that Aboriginal people carried out for settlers in the 1840s included carting water from the river (McCrae 1912). By the 1850s, the Yarra water (in the vicinity of Melbourne) was becoming too polluted for human consumption. Most landowners relied on private wells and tanks. An early water supply scheme, the South Yarra Water Works, was established by a private syndicate in 1855. With its main pump and storage facility constructed at Forrest Hill, near Chapel Street, the South Yarra Water Works serviced homes within South Yarra and surrounds and homes as far distant as Brighton. Landowners paid a subscription for this service (Context 2007).

The Yan Yean scheme came online in 1857 in central Melbourne, and residences in South Yarra were connected in the early 1860s. Even after the Yan Yean supply came online in South Yarra in the 1860s, many large properties relied on a private tank or well through the nineteenth century. It was not until the 1880s, however, following further improvements to the system, that the Yan Yean supply became sufficiently reliable, both in terms of supply and water quality. Nevertheless, the MMBW detail plans prepared in the 1890s show that many of the large homes in the area retained their existing wells at this time; some were located within the footprint of the house itself (MMBW 1890s, various).

Additional water supplies were required in the area on account of the extensive parkland and the Botanic Gardens. From c.1864, the Botanic Gardens drew directly on the Yarra River through a pump system established at Dights Falls at Kew (Lamb 1996). In order to augment the supply in the Botanic Gardens, its director William Guilfoyle built a 'volcano'-inspired reservoir on a highpoint of the gardens near the corner of Anderson Street and Domain Road in the 1870s. This could store water reserves that could be drawn on as needed, thus providing a more reliable water supply to the gardens (Lamb 1996). After being abandoned and neglected for more than 100 years, the volcano reservoir was restored and reinstated in the early 2000s.

The MMBW plan of 1894 shows a small reservoir next to the Government House Cultivation Paddock (MMBW 1894).

Sewerage

Prior to the introduction of a metropolitan sewerage system, cesspits were used, and, later, the pan method. The pan method serviced outside lavatories through a lane network that 'nightsoil' men accessed to change the pans overnight. In large houses, toilets were sometimes located downstairs within the body of the house but situated close to the property boundary to enable easy access.

The South Yarra area was connected to the new sewerage system built by the MMBW in the early 1890s. A series of detail plans issued by the MMBW record the complex network of pipes that were laid for this new system.

Street lighting

The first public street lighting in the area was provided by gas lamps, which were installed on the main roads by the City of Melbourne in the 1850s. In 1859, it was noted that six more lamps were installed

in Domain Road (Daley 1940; Dunstan 1984; Brown-May; *Age*, 10 May 1859: 6). Around the 1880s a new style of lamp was introduced, featuring a closed glass head atop a cast iron post, and these were erected along St Kilda Road.



Figure 3.65 Detail from a sketch of Toorak Road West, showing a decorative gas lamp on the north side of the road, c.1890–1910. (Source: State Library Victoria)



Figure 3.66 Electric tramlines being installed on St Kilda Road, looking towards the city, c.1925. (Source: State Library Victoria, Accession No. H40275/22)

Gas and electricity

Gasworks were developed in the City of Melbourne in the 1850s and a gas main was laid in the main streets. The smaller cottages were generally not connected to gas.

An electrical substation that doubled as a tram shelter was erected in Domain Road within the Domain reserve in 1933; an almost identical structure was erected in Royal Park (*Argus*, 13 February 1933: 8). This helped to regulate and maintain local electricity demand.

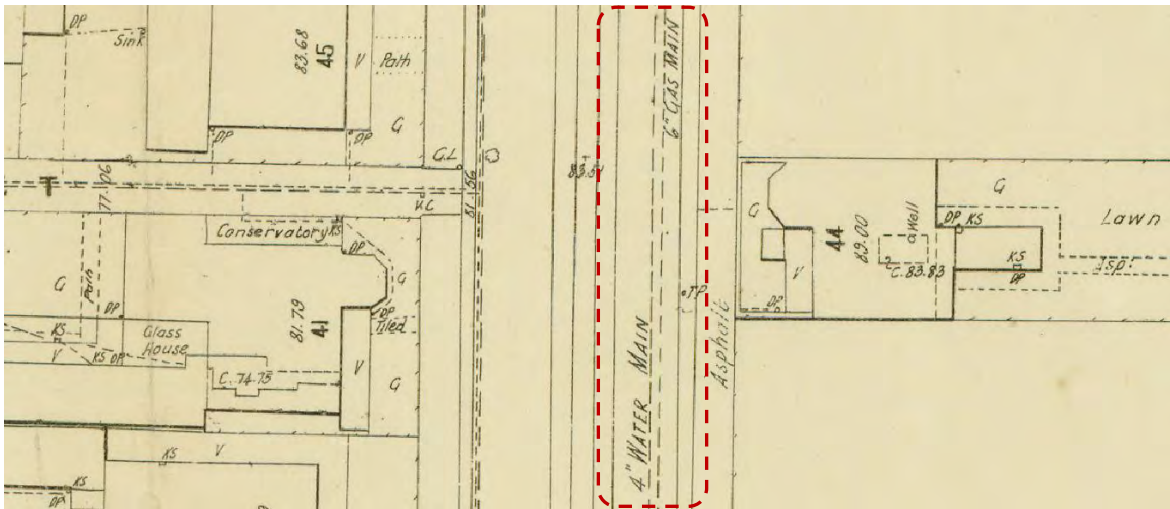


Figure 3.67 Park Street, South Yarra, showing gas main and water main (in red outline); MMBW Detail Plan Nos 898, 899, 900, City of Melbourne, dated 1896. (Source: State Library Victoria)

3.8 Education

3.8.1 Aboriginal mission school

The first formal school established in the Review area was the school at Langhorne's Aboriginal mission, which occupied the site of the Royal Botanic Gardens 1837–1839. A school building was erected at the site. The mission, which operated under the Church of England Missionary Society of NSW (Daley 1940), sought to teach Aboriginal children to read and write English, and to indoctrinate them in Christian religious beliefs. The teacher at the mission school was John Thomas Smith, a long-term resident of South Yarra, who later served as mayor of Melbourne on seven occasions through the 1850s and 1860s (Bonwick 1856: 7-75). The mission school was largely unsuccessful in its ambitions, with only a small number of Aboriginal children attending the school during its short period of operation. Wurundjeri Elder William Barak was one of the children that attended the school; he was aged around 14 at that time. He recalled singing 'Halla looler' in the 'schoolroom in the German garden', a reference to the mission site's subsequent adaption into the Botanic Gardens where the German botanist Ferdinand Mueller was the director (Barak 1882, 'My Words'). After 1839, Assistant Protector William Thomas continued the work of teaching Aboriginal children to read and write. He refers to the wooden letters that he used as a teaching tool (Stephens 2014).

3.8.2 Government schools

From the 1840s, a number of government-funded schools were established in Melbourne, including in the area south of the Yarra. Prior to the *Education Act 1872*, small church schools established were eligible for funding from the Victorian Government. A government-funded denominational school run by the Scottish Free Church was established on Punt Road in 1854. (The Free Church of Scotland was a variation of Presbyterianism that rejoined with the main Presbyterian Church in 1858). At the

same time, a National School for South Yarra (also known for a period as South Melbourne) was proposed in 1854 and a site set aside on Punt Road, which appears to be on the same site as the Scottish Free Church denominational school. This government-funded school was originally known as the South Melbourne National School. A schoolhouse designed by A.E. Johnston was erected on the site in the 1850s (Burchell 1980: 174; Lewis 2018: 6). This was designed with separate boys' and girls' classrooms, as was the standard practice for the layout of National Schools in the 1850s (PROV 1856). From 1863 this was known as the South Yarra Common School and in 1873 it became the South Yarra State School (Blake 1973, vol. 3: 302).

The Presbyterian denominational school, which later became the South Yarra State School, adjoined Fawkner Park on its western boundary. This was an area where Aboriginal people continued to camp into the 1860s. A large gum tree within the school yard was recalled by former students as an Aboriginal camping place. It is likely that this was associated with the Bunurong, who continued to camp in Fawkner Park into the 1860s during the time the school was in operation.

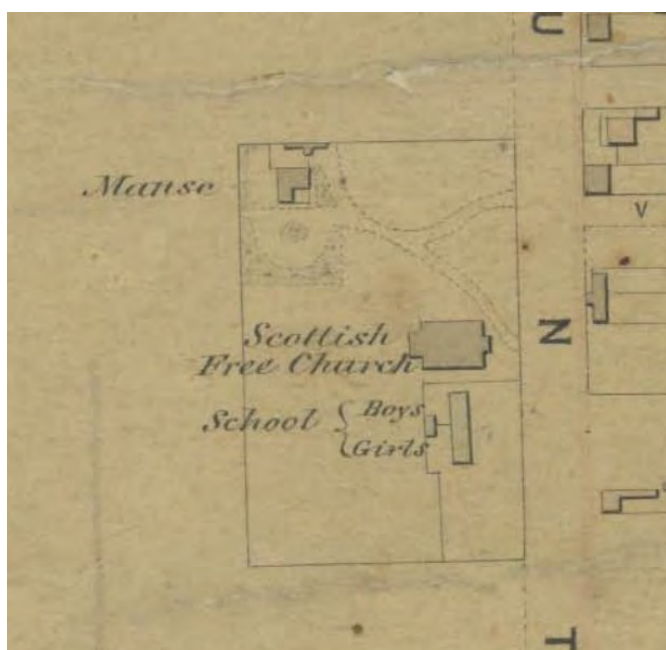


Figure 3.68 Map showing the site of the Presbyterian (Scottish) Free Church, Punt Road, South Yarra, 1856. (Source: Historic Plans Collections, PROV)

3.8.3 Private schools

As early Melbourne developed, the demand for secondary education also increased, mostly for boys but also for girls. With the University of Melbourne established in 1854, students (initially restricted to males) required a sufficient standard of education to enter university. There was no provision for secondary education by the government past Grade 8 (now Year 8), leaving the churches and private interests responsible for the operation of secondary schools. In the nineteenth century, wealthy families in the South Yarra area employed private tutors and governesses for their children and many sent their sons 'home' to England to be educated.

The four major Christian denominations (Anglican, Catholic, Presbyterian and Methodist) each aspired to a church-run 'grammar' school (for boys), and it was proposed in 1854 that these should be situated within a mile of central city and a Crown reserve be provided for the purpose. Parliament voted in favour of £20,000 in funds being made available for the establishment of denominational grammar

schools. (Lewis 1995; Buckrich 1996: 31). At Eastern Hill, the Presbyterians established Scotch College in 1850, and the Catholics established St Patrick's College in 1854. The Anglicans and the Wesleyans instead sought land in South Yarra, outside the city centre, in what were then considered the outskirts of Melbourne. A site was surveyed for an Anglican grammar school on St Kilda Road in 1855, and the Melbourne Church of England Grammar School was opened there in 1858 (see Figure 3.70). Further to the southeast on St Kilda Road, Wesley College was established in 1866 by the Wesleyan Methodists (the main branch of Methodism in Victoria). A smaller private Anglican school was also operated by Christ Church (on the corner of Punt Road and Toorak Road) prior to the foundation stone of the church being laid in 1855.

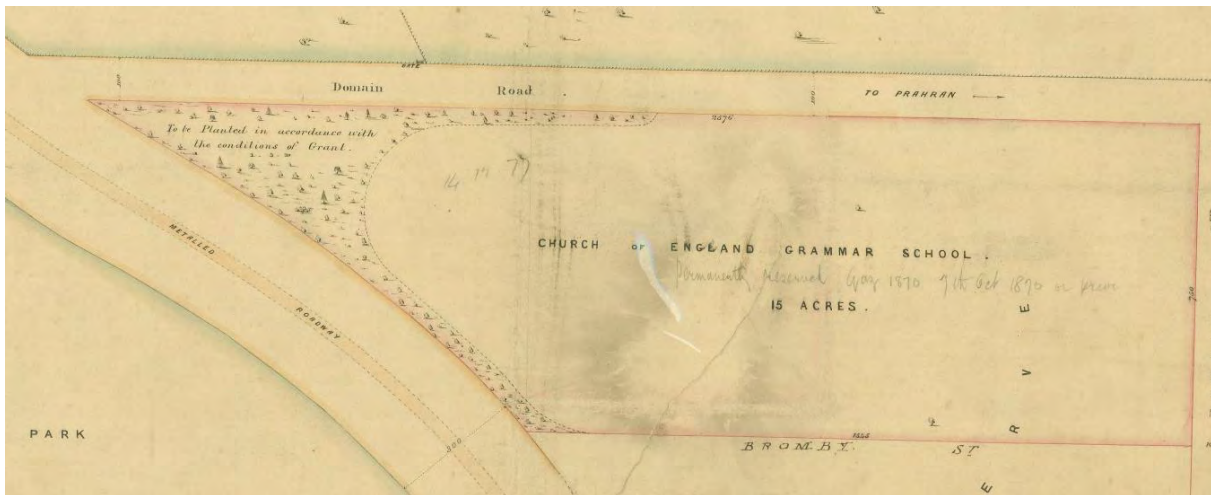


Figure 3.69 Site for a Church of England Grammar School, Parish of South Melbourne, 1855. (Source: Historic Plans Collection, PROV, VPRS 8168, P0005, Unit 223)

A double-storey villa (a former military residence) within the grounds of the Domain known as 'The Grange' was used as a private boys' school from the 1890s until 1921 when it relocated to Caroline Street, South Yarra (SHC MP10596).



Figure 3.70 The Grange, South Yarra, [n.d.], c.1900s. (Source: State Library Victoria, Accession No. H36922)

There would have been few, if any, Aboriginal children at these schools in the period before World War II, and even prior to the 1970s. In the 1850s an Aboriginal boy named Bungaleen who showed promise as a student was denied entry to Melbourne Grammar School, most likely because of the racial prejudices in the school community at that time. A photograph of Bungaleen appears in Fels 1988.



Figure 3.71 An early photograph of Wesley College from St Kilda Road, c.1869, showing the remnant vegetation of the area, including River Red Gums. (Source: State Library Victoria, Accession No. H90.83/63)

A number of private (fee-paying) girls' schools were established in the area, which attracted middle-class families. Focusing on more traditionally feminine pursuits, these schools were generally small and operated from residential buildings and were not provided with the large grounds and sports fields of the boys' private schools. Many girls finished school at primary level (then Grade 8), although the daughters of wealthy families girls were sometimes taught at home with a governess. Early girls' schools included Miss Roberts's Ladies School, operating from Homerton House in 1856 (*Argus*, 15 February 1856: 8); Ravensburgh House Ladies' College, situated on the south side of Domain Road (PROV 1856); and Miss Kent's school in Millswyn Street (*Argus*, 15 April 1858: 8). Mrs Adderley's 'Ladies School' (with boarding) was located in Park Place and occupied a double-storey house overlooking Fawkner Park (*Church of England Messenger*, 1870s). The Moyne Ladies' School was operating in the area from the c.1880s. Fairholm Ladies' College, a Presbyterian girls' school located at 61 Walsh Street, operated in the 1920s and 1930s

The Church of England Girls' Grammar School was established on Domain Road in 1893. The original building took over the property known as Merton Hall. The school later acquired a site in Anderson Street and also acquired other neighbouring properties, including Yarra Bank in 1927. For a period the school used the former Fairlie House in Anderson Street as a junior school building. While Melbourne Grammar, Wesley College and Christ Church were all private church-run schools established for the education of boys, female students have also been accepted at Christ Church since the c.1940s/1950s and at Wesley College since the mid-1980s.



Figure 3.72 Sketches of a kindergarten run by Miss Vaughan in Walsh Street, South Yarra, published in the *Australasian Sketcher*, 1881. (Source: State Library Victoria, Accession No. A/S08/10/81/321)

The Mews, built in 1874 as the early stables of Government House, was used as temporary accommodation by the Melbourne Girls' High School (1931–33) before it moved to a new building in Albert Park known as the MacRobertson Girls' High School (Blake, vol. 3: 571; Trethowan Context Lewis 2012: 156). The Mews has since been converted to a motor garage. MacRobertson Girls' High School occupied Government House for a period during World War II due to security concerns.

3.8.4 Special education

A site for a Protestant School for the Blind was reserved on St Kilda Road in the 1850s (Parish Plan). The Victorian Asylum for the Deaf and Dumb was given a site nearby, though this was later revoked. Subsequently, in 1866, a site for a School for the Blind was set aside on a parcel of land facing St Kilda Road and adjoining Wesley College (Buckrich 2004). The successful writer Tilly Aston (1873–1947), who was sight-impaired from childhood, was a boarding student at the school and went on to be appointed as head of the school in 1913 (Green 1979). New teaching techniques for the sight and hearing impaired developed in the late-nineteenth century, which were implemented at the school. The Braille Library, which was closely associated with the School for the Blind, was later established at 31–51 Commercial Road (VHR; City of Stonnington).



Figure 3.73 School for the Blind, St Kilda Road, 1888. (Source: Leavitt 1888)

3.9 Religion and spirituality

3.9.1 Aboriginal spirituality and sacred places

The Review area, bounded by the Yarra River and including long established places where Aboriginal people gathered for thousands of years, has many places of spiritual significance to Aboriginal people (*this is discussed in Section 3.1*). There would have been ceremonial places in this area and burial sites. One known burial site (of unknown date) with a large number of Ancestral Remains was uncovered by construction workers in the late 1920s when the foundations for the Shrine of Remembrance were being dug (*Argus*, 13 November 1929: 10; *Herald*, 14 November 1929: 1).

A number of Aboriginal burials took place on the south bank of the Yarra from the late 1830s and through the 1840s. Assistant Protector William Thomas was often present at these burials. He also recorded the customs of the bereaved, including the practice of staying by the grave, visiting the grave and lighting a fire by the grave. An Aboriginal boy who worked for Robinson, known as Peter, was buried at the 'mission station' in September 1840 and an Aboriginal woman was also buried there in the early 1840s. (Stephens 2014, vol. 1: Cotter 2005: 33).

In 1985, a Burial Stone was established at the Domain to mark the site of the ceremonial reburial of Ancestral Remains, which were returned to the earth from the collection of the Melbourne Museum. The Ancestral Remains, representing 38 different groups in Victoria, were taken from the museum, which was then located at the State Library building, and along Swanton Street to the Domain (Berg and Faulkhead 2010).

3.9.2 Establishing places of worship

The first religious institution established by colonial church authorities was the Anglican Aboriginal mission established in 1837 on the future site of the Botanic Gardens. This was managed by George Langhorne. Here, Aboriginal people were taught prayers and hymns, and a school was established for the children. The missionary compulsion to 'Christianise' Aboriginal people was at odds with Aboriginal cultural identity and a complex spirituality.

In the early days of the settlement at Melbourne, before permanent houses of worship were established, the devout often held their prayer meetings and religious services in private homes. Before the early 1850s, those living in this area of South Yarra would also travel into town to attend church services.

As settlement increased south of the Yarra, there was a desire to establish churches in the local area that would serve the growing local population. In 1852 it was proposed that a strip of land along Punt Road, between Toorak Road and Commercial Road, should be set aside for the major Christian denominations. In 1853–1854, each of the five main denominations was allocated a Crown reserve for church purposes, apart from the Catholic Church and the Independent Church which did not have the need for a church in the area at that time (Slater 1987: 7). Churches were erected along this section of Punt Road for the Anglicans, Presbyterians and Methodists.

A prominent site on the south-west corner of Punt Road and Toorak Road was reserved for the Anglican Church in 1855, and a foundation stone for Christ Church was laid the following year. In a progressive move, it was decided that in the new church 'the seats will be without doors' (*Argus*, 1856). Upon the church's reservation, the name of the denomination was barely stated but assumed, reflecting the strong influence of the Melbourne Establishment in the area.

In 1854, a site was set aside on this strip for a Free Gaelic Church (presumably Scots Gaelic and Presbyterian) (PROV 1854). A Presbyterian Church was established that year (Major 1954). This was also used as a church–school, which became the South Yarra National School (Blake 1973, vol. 3: 302).

A number of other mission churches or chapels of ease were established in the area by the major denominations, including a Wesleyan mission chapel in Millswyn Street and the Anglican Mission to St Chads in St Martins Lane (this later became St Martins Theatre), which was established by Christ Church around 1892 (MMBW 1895; Colman 1972; image SLV). Mission churches and chapels of ease were built for the convenience of those who lived some distance from the parish church in order to increase the reach of the parish. There was a class dimension to the size, scale and location of these more modest places of worship. They were generally designed for the working-class members of the congregation and this is demonstrated by the historical context of their location in what were formerly working-class areas of South Yarra.



Figure 3.74 Wesleyan Church, Punt Road, South Yarra, 1864. (Source: Stonnington History Centre)

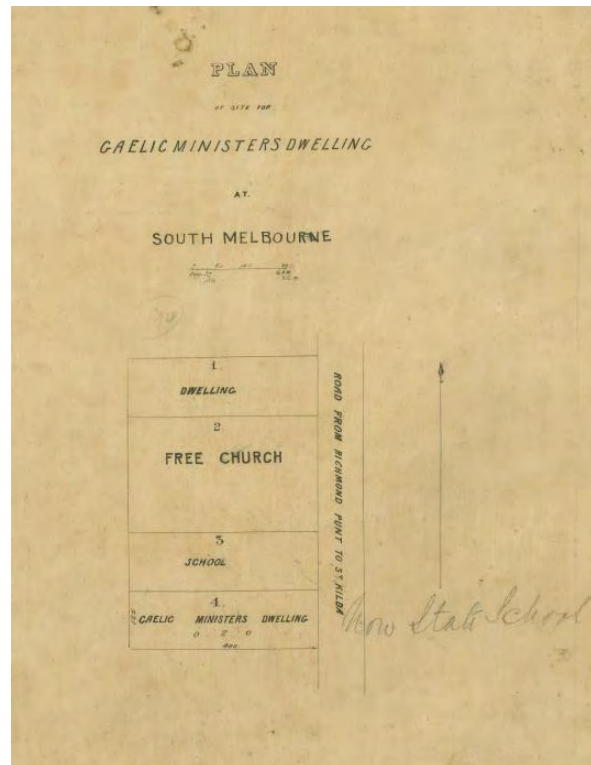


Figure 3.75 Plan for a Gaelic Minister's Dwelling at South Melbourne, 1854. (Source: VRPS 8168, P0005, Item 195, Historic Plans Collection, PROV)

In the early twentieth century two additional places of worship—a Catholic chapel of ease erected in 1915 and the Melbourne Hebrew Congregation Synagogue completed in 1930—were established in the Review area. Up until that time, the area had only provided places of worship for Protestant denominations.

Demand for a Catholic church in the local area had been increasing from the 1890s, however, on account of the many Catholic domestic servants working in the big houses in the area. There was a parish church of St Joseph's off Chapel Street in South Yarra, but this was some distance away. A

new chapel of ease was erected in Bromby Street in 1915 and dedicated to St Thomas Aquinas. In the 1950s the building was remodelled with a Baroque-inspired façade.

A new synagogue for the Melbourne Hebrew Congregation was erected in South Yarra in 1930 to replace the earlier synagogue established in Bourke Street in the 1840s. Some of the historical elements from the original building in Bourke Street were relocated to the new building. The movement of Jewish people to the South Yarra area saw the need for a new synagogue. A number of prominent Jewish families were established in the South Yarra area by the early twentieth century, including the Fink and Isaacs families. A Jewish day school was also in operation on St Kilda Road by 1948 (Mount Scopus).

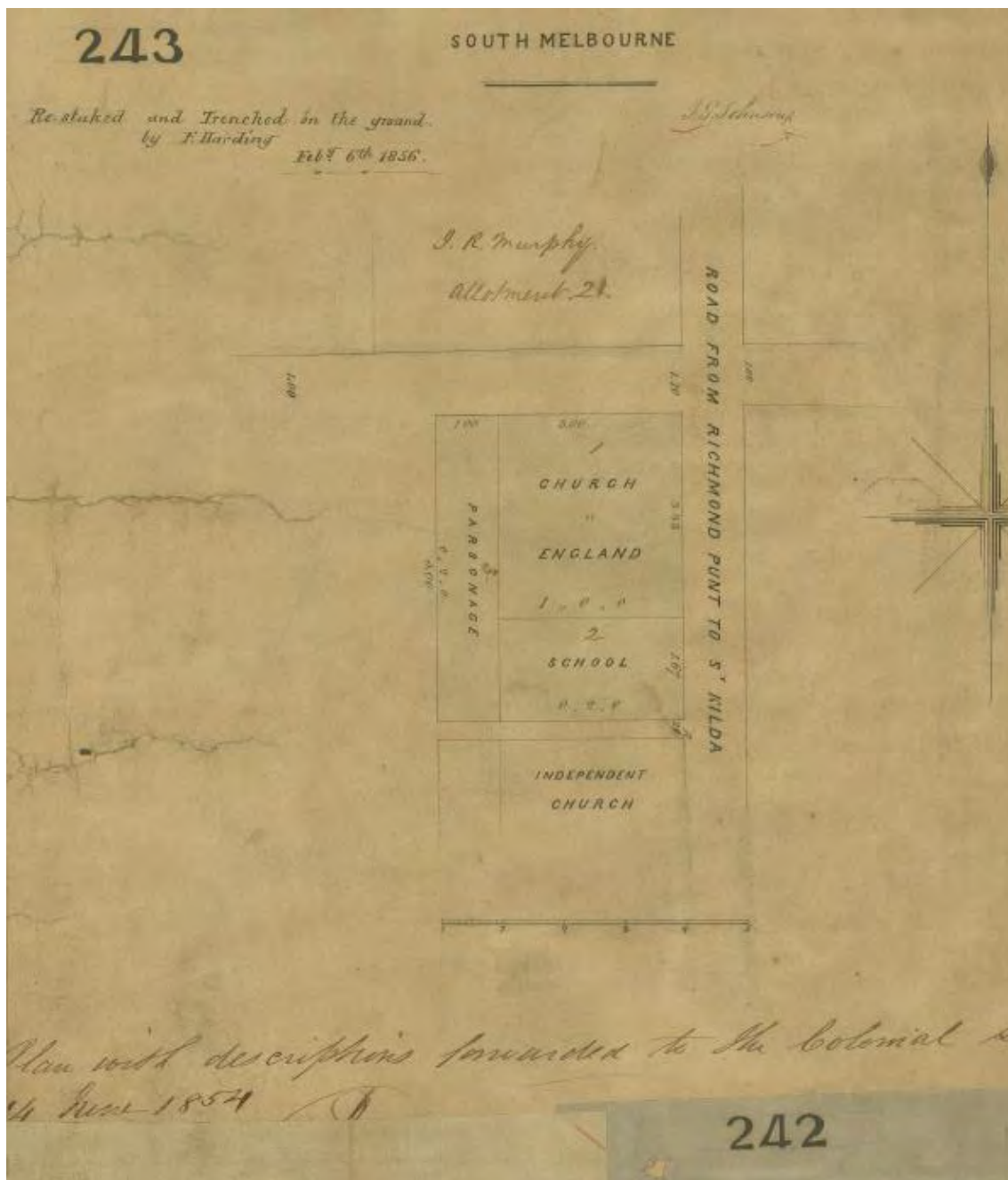


Figure 3.76 'Plan for a site for the Church of England at South Melbourne', 1856. (VPRS 8168 P0005, item 243, Melbourne South Church of England Reserve, 1856, Historic Plan Collection, PROV)

3.10 Public parks and gardens

The generous provision of land for public parks and gardens in the South Yarra area is a legacy of the colonial government's commitment to providing large areas of public open space. The reservation of extensive public parkland in the Review area shaped early settlement patterns. Large areas of land on the south side of the Yarra were reserved from sale from c.1838. These areas were formalised for the purpose of various parks and gardens by 1854.

The availability of large areas of Crown land in this part of Melbourne also provided places where Aboriginal people continued to gather, camp and hold corroborees. The public parks and gardens in South Yarra continued to be used by and accessible to Aboriginal people through the 1850s and 1860s. Aboriginal people continued to occupy and use Crown land (and also sometimes church sites) across the City of Melbourne, but the proximity in South Yarra to long-established Kulin meeting places as well as the site of the former mission made this area important to Aboriginal people. Some Aboriginal people—for example, the Bunurong in the Domain and at Fawkner Park (Presland 2001: 45)—continued to camp in this area after the establishment of Coranderrk Aboriginal Reserve, near Healesville, in 1863.

3.10.1 Royal Botanic Gardens

Superintendent C.J. La Trobe had initially selected Batman's Hill as a site for botanic gardens. This followed the acquisition of the Batman estate by the government following Batman's death. This site quickly proved unsuitable for the purpose, however, being exposed and without a source of fresh water. In 1846, La Trobe selected a second site on the south bank of the Yarra, constituting the former Aboriginal mission site. This was regarded as highly suitable for the purpose: it was place of beauty with the advantages of good soil, fresh water, undulating ground and good vantage points, and was within close proximity to town. The first gardener appointed at the Botanic Gardens, John Arthur, moved to the site in 1846 and initially lived in a tent (Slater 1987: 21).

Ferdinand Mueller was appointed director in 1857 and set about developing both a collection of plants from around the world and a botanic museum for the purpose of scientific research. Mueller approached the role as a botanist rather than as a landscape architect and arranged his expansive collections of plants by countries. He also introduced an aviary and a small zoo, and also encouraged the use of the gardens for a range of social events. Mueller was replaced by William Guilfoyle in 1873 who redesigned the gardens as a picturesque landscape, including the creation of the ornamental lake. The present-day gardens are a legacy of his vision. Later developments include a rock garden near the ornamental lake that was designed by Ellis Stones (Law-Smith 1984: 20). The area around the lake has since been re-designed with indigenous plantings.

3.10.2 The Domain

The reserve known as the Domain remained bushland in the 1850s and 1860s, with some areas cleared and leased for grazing. Avenues of trees were planted in the reserve by Ferdinand Mueller by the 1860s, but this was not done comprehensively (*Argus*, 9 June 1866: 4). Mueller also established a pinetum on the north side near the Government House Reserve. In 1873, a competition for a design for the Domain was won by Joseph Sayce Esq. of Caulfield; this plan was later adapted by Guilfoyle who succeeded Mueller as director of the Botanic Gardens the same year.

The Domain was re-designed in c.1900 in preparation for the royal visit of 1901. This included rockeries on the high bank of the Yarra below the Domain on Alexander Avenue. In the 1930s, a new

layout was designed by Hugh Linaker—the Pioneers Women’s Garden was installed in 1934 to mark the centenary of Victoria. As a public space, the Domain has been ornamented with a large number of monuments and memorials.

In the 1960s, La Trobe’s Cottage was relocated from Jolimont to the Domain.

3.10.3 Fawkner Park

Fawkner Park was still used by Aboriginal people as a living area and *ngaree* ground in the 1860s. This park had formerly been part of the larger area of public land referred to as ‘South Melbourne Park’, which incorporated land on both sides of St Kilda Road and included the Albert Park reserve. The reserve that is now Fawkner Park was originally named ‘South Yarra Park’ (and sometimes South Park). The area was first (unofficially) reserved from sale in 1854 around the time Governor La Trobe departed the colony (Sanderson 1932). It was presumably first fenced around this time. The park was re-fenced in 1857 and was used as a cricket ground from around this time (VGG, April 1857). A site of around 99 acres was temporarily reserved in 1862 (VGG, 1 August 1862: 1338) when it was named Fawkner Park after John Pascoe Fawkner, one of the founders of Melbourne.

The reserve was laid out by Nicholas Bickford and planted with European trees, but much of the park was leased as a grazing paddock. Two strips of land, the St Kilda Road boundary and along the Punt Road boundary, were excised in the early 1860s and allotments were taken up by ‘land speculators and friends of the Melbourne Council’, which drew public criticism (Carroll and Roger-Genersh 1974: 32). Another early challenge was the matter of nightsoil from the Alfred Hospital being disposed of in the park in the 1870s and causing a nuisance (Boyle 1881: 19). Tennis courts were laid in the 1920s, although stock still grazed in the park at that time. Management of Fawkner Park was transferred to the City of Melbourne in 1933.

3.10.4 Other reserves

Other smaller reserves were also set aside in the Review area and in some cases were landscaped or planted with ornamental trees. The reserve along the Yarra bank, which extends the length of the riverbank has been developed for public use since the 1850s. It has served as a pedestrian track, and then a road, and was significantly redesigned with the Yarra improvement works of c.1900.

A small irregularly shaped reserve was formed at the corner of Alexandra Avenue and Clowes Street with the creation of the Punt Road Bridge, built in 1938. A large elm tree was planted here in 1937.

3.10.5 Street trees and road reserves

In the 1850s and 1860s, streets were often poorly constructed and lacked any formal ornamentation. The work of levelling the road, removing tree stumps, and carrying out drainage and metalling were the early priorities. Mueller had advocated street tree planting from the 1850s, but it wasn’t until the 1870s that efforts at street beautification were made in the City of Melbourne. Street tree planting was restricted to the major roads, with the Mayor of Melbourne James Gatehouse planting the first shade trees in the city streets in 1875 (*Leader*, 29 May 1875: 12).

St Kilda Road was planted with elm trees in the mid-1880s and the 1890s (Context 2016b). By the 1890s, trees were also planted along Punt Road and Domain Road (MMBW 1895 and 1896). The locations of street trees in smaller streets, for example Mona Place, are also marked on the MMBW detail plans of the 1890s, along with squared tree guards (MMBW 1896, numbers 899 and 900).

The approach to Melbourne along St Kilda Road was lined with London Plane trees ahead of the royal visit in 1901. This major city thoroughfare and entrance to the city had been co-opted as part of a grand civic boulevard and was redeveloped for the visit of the Duke and Duchess of York in 1901 on the occasion of the opening of the first Federal Parliament. Alexandra Avenue was also created around this time and planted with Canary Island Date Palms that created a bold ornamental vista. St Kilda Road was again the celebrated entry point to the City of Melbourne in 1920, with the visit of the Prince of Wales. Referring to this occasion, local historian Charles Daley described St Kilda Road as a 'truly royal highway' (Daley 1940: 266). The grand boulevard was widely regarded as the most beautiful road in Melbourne.



Figure 3.77 Park Street, South Yarra, showing Christ Church steeple on the right, c.1908. The street trees appear to be London Planes or oaks. (Source: State Library Victoria)

Less typical were the low clipped shrubs in Marne Street in the 1930s, which had a domestic scale. *Home* magazine in the 1930s noted: 'A flagged walk and a strip of well-kept turf and miniature shrubs, well clipped, give Marne Street South the appearance of a private drive' (*Home*, c1930s).



Figure 3.78 A photograph of Marne Street in *Home* magazine c.1930.

3.11 Understanding the broader environment

3.11.1 Astronomy and weather observation

The first observatory in Melbourne was established at Flagstaff Hill, but as the city developed rapidly through the 1850s a new location outside of the city was required. The Astronomical Observatory was established on a high area within the Domain in 1863, and scientist Richard Ellery was appointed director. From 1869 this was the home of the Great Melbourne Telescope, which was the largest and most technologically advanced telescope in the world at the time. Some of the scientific staff who worked at the Observatory lived locally, including Georg von Neumayer who lived at 119 Domain Road.

Meteorological records were maintained at the Observatory from 1863 until 1908. A Stevenson Screen for weather observations was installed at the Royal Botanic Gardens, probably in the early 1900s (Context 2010; Context 2017a).



Figure 3.79 Main building of the Melbourne Observatory, situated in the Domain, c.1880s. (Source: Museum Victoria, ref. MM 39842)

3.11.2 Botany and horticulture

The Botanic Gardens were established in 1846 but were not developed as a botanical collection until 1853 when German-born Ferdinand Mueller was appointed the government botanist for Victoria. Appointed director of the Botanic Gardens in 1857, Mueller developed a vast collection of botanical specimens through the 1850s and 1860s, sourced from throughout Victoria as well as further afield. He corresponded with a wide network of botanic gardens and plant collectors all over the world and operated an extensive exchange of plants (Maroske and May 1992). Several of his plant collectors in Victoria were women. In his exploring and botanical collecting in Victoria in the 1850s, Mueller was

also assisted by Aboriginal guides, for example on his trips to the Victorian Alps and through Gippsland (Clarke 2008). For a period during the 1870s, Mueller was living in Millswyn Street, South Yarra (Mueller 1874); he is also believed to have resided for many years at 28 Arnold Street (VHD).

Mueller planted the Domain area with a diverse range of forest trees that he selected from different parts of the world. He tested different species for their suitability and usefulness as a way of learning which plant resources would adapt well for cultivation in the colony. Near the Government House Reserve he planted a pinetum. In the Domain he established the Botanical Museum (c.1861), where he aimed to collect every species of plant native to Victoria. The museum was demolished in 1935 and was replaced by the National Herbarium building, which houses a highly significant scientific collection.

Various German immigrants were appointed to the staff of the Botanic Gardens, including one staff member who resided at the Under Gardener's Cottage. The German-born scientist Carl Wilhemi lived nearby in South Yarra, on the east side of Punt Road (within the City of Stonnington) (Context 2016a).

3.12 Providing health and welfare services

3.12.1 Welfare and charitable institutions

Aboriginal welfare

The earliest provision of welfare by the colonial government was the Anglican Aboriginal mission that was established in 1837 on the site of the present-day Botanic Gardens. While the mission was short-lived, the encampment remained for several years afterwards. During the early settlement period, the medical attention provided to Aboriginal people in Melbourne was inadequate, and as a result there was widespread disease. Some Aboriginal people were treated at the Melbourne Hospital (est. 1848), the Benevolent Asylum (est. 1850) and the Alfred Hospital (est. 1871).

The wider operations of the Port Phillip Protectorate, established in 1838, provided a form of social welfare, albeit limited, to Aboriginal people who had been pushed off their country by settlers. The notion of ‘protection’ was a loaded term, laden with the social and cultural biases of British colonial imperialism. While striving to restrict Aboriginal people from the perceived social and moral dangers that would befall them through interaction with settlers, the Port Phillip Protectorate was unable to prevent, and often directly contributed to other damage being done—namely, loss of Country, loss of culture, loss of family and loss of resources. (See *Section 3.1 for further discussion of the mission*).

Charitable works

Since its early beginnings, the South Yarra area has had a high concentration of residents of considerable wealth and influence. With this came considerable activity in the area of charitable works and fund-raising, which continues today. The upper-class and upper-middle class women of this group were often closely involved in church activities and felt a strong sense of duty to serve the public interest. While they were generally relieved of the daily drudgery of domestic work, they nevertheless had to manage a large home and numerous servants, as well as keep up a busy schedule of social appointments. There were several women’s committees that raised money for the various hospitals and charitable institutions in Melbourne. One group of women was the Melbourne Young Women’s Society, which raised funds for the ‘Deaf and Dumb Mission’ (Cannon 1985: 149). The churches in the area also played an important role in fund-raising for charity.

The Freemasons established the Freemasons Homes in Punt Road in c.1856 as a temporary care home for people who were in need. This institution provided a number of cottages and each embraced a picturesque style in the manner of the Old Colonists Home in North Fitzroy (O’Neill 1993). The Freemasons Homes were expanded over the years, with a convalescents’ home built in 1906 and two accommodation cottages erected in 1924. By the 1930s, a number of individual cottages had been erected.



Figure 3.80 Malowie Alms Houses (run by the Freemasons), photograph by Charles Nettleton, 1870. This view was probably taken from Punt Road, looking south-west. (Source: State Library Victoria, Accession No. H96.160/1431)

Apart from the operation of the short-lived Aboriginal mission (1837–39), there is little evidence in the nineteenth century of local efforts to raise money or to work in other ways towards supporting Aboriginal people. Local resident David Ogilvie was on the committee of the Yarra Mission in the early 1840s, though the precise nature of his involvement is not known. Christ Church South Yarra raised funds for the Church of England's 'Mission to the Aborigines' from the 1860s until at least the 1890s. This supported the work of the Anglican mission stations at Lake Condah and Framlingham (*Herald*, 20 June 1868: 2).

Much of the work of the Board for the Protection of the Aborigines (established in 1860), through possibly 'well meaning' in the context of the time, was discriminatory and draconian. In the early to mid twentieth century there were possibly other people like Helen Baillie, who lived in South Yarra but outside the Review area, who were influenced by humanitarian concerns to support Aboriginal people in their fight for civil rights and land rights.

Gerard Kennedy Tucker, the founder of the Brotherhood of St Laurence, was born at Christ Church South Yarra in 1885. He spent his childhood years at Christ Church where his father, Horace Finn Tucker, was vicar. He became an Anglican minister like his father and later contributed enormously to Aboriginal welfare through his work in Fitzroy and Collingwood.

3.12.2 Industrial school

With the passage of the *Neglected and Criminal Children's Act 1864*, the Victorian Government established an industrial school at the Immigrants' Depot on St Kilda Road. Industrial schools were designed to provide training to children who were neglected, criminal and vulnerable. In reality, they were notorious for their harsh treatment of children. Even before an industrial school was officially

established at this site in 1864, children who were deemed to be ‘neglected’, vulnerable or in need, had been sent to the Immigrants’ Depot. Aboriginal children were also sent here in some instances—for example in 1861 (Stephens 2014, vol. 3: 336). From 1875, the industrial school on St Kilda Road was used exclusively as a girls’ reformatory school (VGG, 13 August 1875: 1551).

3.12.3 Emergency housing

While the Review area has little to no public housing, its proximity to central Melbourne has seen its large areas of public land used for makeshift and temporary housing at different times. In the early 1850s, newly arrived immigrants in need of accommodation were permitted to occupy Canvas Town, which was a tent city that had sprung up on both sides of St Kilda Road. The gold rush had brought large numbers of immigrants to Melbourne for whom there was a dire shortage of accommodation. The somewhat unregulated operation at Canvas Town was allowed to continue for several years, with the camping area referred to in 1854 as the ‘Government Camping Ground, South Melbourne’ (VGG, 14 February 1854: 430). An Immigrants’ Aid Society was established in this area on the north side of St Kilda Road in 1853—this operated the Immigrants’ Depot, which was also referred to as the Institution for Houseless Immigrants (Context 2015b: 132; VGG, 13 June 1854: 1353). Through the 1850s and 1860s, the depot drew large numbers of people in need and also provided a place for others to obtain an evening meal. Many homeless people gathered at the Immigrants’ Depot at night (Buckrich 2004: 3). Through the nineteenth century, the homeless also sought refuge in public parks, including the Yarra bank, Fawkner Park and the Domain.

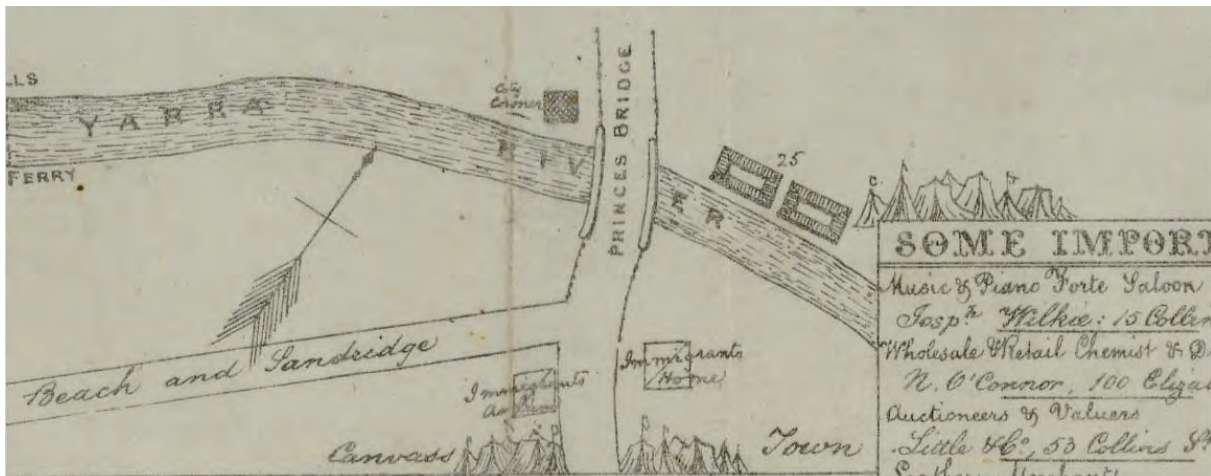


Figure 3.81 Detail from F. Proechel map of Melbourne c. 1853, showing ‘Canvas Town’ on both sides of St Kilda Road, immediately south of the Immigrants’ Home. (Source: State Library Victoria)

In the twentieth century, emergency housing was again provided on public land in the area when temporary accommodation was erected at Fawkner Park in the early 1950s. The area had formerly been used by the Australian Women’s Army Service during World War II. There were 74 families living at the park in 1954 (*Herald*, 8 December 1954: 7). A number of other public parks in Melbourne, including Royal Park and Carlton Gardens, were used for temporary housing in the postwar period owing to large-scale immigration and the consequent shortage of accommodation.



Figure 3.82 Public housing, Fawkner Park, 1954. (Source: *Herald*, 1954)

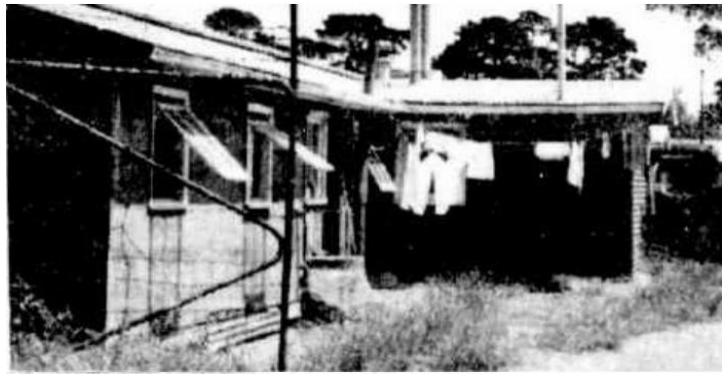


Figure 3.83 Public housing, Fawkner Park, 1954. (Source: *Herald*, 1954)

3.12.4 Hospitals

The earliest hospital in the City of Melbourne was operating by 1842 but was not formally established until 1846. Within the Review area, there was an early hospital within the Immigrants' Depot on St Kilda Road—it was reserved for immigrants and possibly the homeless and destitute (Hunter Payne and Swain 2007)

The Prince Alfred Hospital on the corner of Punt Road and Commercial Road was conceived in c.1869 and a building planned in 1870. The hospital opened in 1871 and was named after Prince Alfred, the Duke of Edinburgh, who had visited Melbourne in 1867–68. A purpose-built nurses' home was established at the site c.1870s–80s. The Alfred Hospital has been developed extensively since its establishment.

A number of private hospitals and hospices have operated in the South Yarra area, including maternity hospitals. Some were purpose built while others were accommodated in large residences. Coonara Hospital was erected in 1907 on St Kilda Road (near the corner of Toorak Road) and was established by the Kelly sisters who were nurses. The building was designed by architect Isidor George Beaver. The Dental Hospital also operated briefly within the Domain. The mansion Airlie in Domain Road was used for a period as a tuberculosis hospital (Slater 1987: 14). In the early twentieth century, another private hospital operated at 88 Domain Road.



Figure 3.84 The Alfred Hospital, 1898. (Source Facebook Group, Jan Webb; copyright restrictions may apply)

3.12.5 Providing aid to soldiers in wartime

While their husbands, fathers and brothers were serving in the military during World War I, women contributed significantly to efforts on the home front. Lady Helen Munro-Ferguson, the wife of the governor-general, established an Australian branch of the British Red Cross soon after the outbreak of war in August 1914. At that time the governor-general resided at Government House, Melbourne. Assisted by a team of influential and well-connected Melbourne women, Lady Munro-Ferguson commandeered vast quantities of donated linen and other items for despatch to Australian soldiers on overseas service, using the Government House ballroom as a main depot (*Punch*, 1916–17, photograph of Red Cross committee at Government House). Throughout the war, Lady Munro-Ferguson held Red Cross meetings at Government House. The Engineers' Depot in Alexandra Gardens (established c.1900s) was used as a collection point for an enormous volume of donated goods during World War I. It was here that knitted socks, linen and other donations were brought and sorted by volunteers of the Red Cross in readiness for despatch to Australian soldiers overseas.

During World War II, there was significant work carried out, again largely by women, to assist the war effort and to provide assistance and welfare to returned servicemen. In 1940, tennis champion Sir Normal Brooks and his wife Dame Mabel Brooks provided their home 'Kurneh' to the Red Cross for use as a convalescent home for officers returning from the war. The home on the corner of Domain Road and Anderson Street was 'suited admirably to the purpose' and could provide 50 beds, with room for up to 50 additional beds that could be accommodated through the erection of huts on the tennis court (*Argus*, 1 June 1940: 4).

Jeannie Poolman donated her home (Poolman House) to the Red Cross in 1940, probably for use as a military repatriation hospital (PM 2020–21). She later donated the house to Christ Church South Yarra for use as a home for the elderly (Slater 1987: 14). When that the United States military were based in Melbourne during World War II, the American Red Cross were based in Fairlie Court, South Yarra (*Launceston Examiner*, 4 July 1942, p. 5).

3.12.6 Establishing Infant welfare centres

A leading advocate of infant welfare centres was Dr Isabella Younger Ross who lived in Clowes Street, South Yarra (*Argus*, 2 April 1956: 1). Through her efforts, the first infant welfare centre in Victoria opened in Richmond in 1917. As part of the expansion of infant welfare centres across metropolitan Melbourne and country Victoria, an infant welfare centre opened in Fawkner Park in 1947, fronting Toorak Road. It occupied a small parcel of land excised from Fawkner Park, measuring 2 roods and 34 perches (approx. 2880m²) (VGG 1947: 4826). Although termed infant welfare centres, these centres also provided care and support to children up to the age of 4 or 5 years, as well as maternal health and welfare.

3.13 Developing trade and commerce

3.13.1 Hotels

The first commercial operations in the area were established to provide for those using the main roads, and this included the provision of hotels and boarding houses. The rapid increase in the immigrant population in Melbourne in the 1850s increased the demand for more hotels. There were also probably some licensed premises in Canvas Town in the early 1850s as well as some sly grog operations.

A number of hotels were operating in South Yarra by the mid-1850s. The Botanic (or Botanical) Hotel in Domain Road was established by 1854. On the north side of Toorak Road, facing Fawkner Park, the South Melbourne Hotel (later known as the Fawkner Club Hotel) opened in 1854. Homerton House, a private hotel also situated on Toorak Road, was operating by 1855 (Kearney 1855; PROV early plan; Slater 1987: 47–49). There was also an early hotel near Clowes Street (c.1850s?) (Melbourne Directory 1860). The South Yarra Club House, which appears to have been a private club, was located at the corner of Domain and Punt Roads by 1855 (Kearney 1855; Slater 1987).

The Governor Bowen Hotel at 82–84 Millswyn Street was first licensed in 1875 (*Herald*, 21 May 1875: 1). Later names were the Morton Family Hotel (by 1878) and the Lord Brassey Hotel. The hotel was delicensed by 1917 (*Argus*, 10 December 1881: 2; PROV). Publicans typically lived on site, for example Harriet Dixon who was the resident licensee of Morton's Family Hotel in 1885 (*Herald*, 1 October 1885: 3).



Figure 3.85 Former stables at 83 Mason Street, erected c.1880s–1900s, and later converted to a motor garage. The building was originally associated with Morton's Family Hotel in Millswyn Street. (Source: GML Heritage 2021)

There was a relatively small number of hotels in the area, compared to other early residential areas of Melbourne. F.W. Reichelt operated a dandelion ale brewery on Clowes Street in the late 1880s and early 1890s (*Age*, 27 November 1889: 8). This appears to have been part of the complex known as the Concordia Club (MMBW 1900; S&Mc 1896: 492).

The *Licensing Act 1916* led to many hotels being delicensed in 1917.

3.13.2 Retail development

Commercial development in the South Yarra area of the City of Melbourne was not extensive. The area was predominantly residential with discrete commercial activity that was largely confined to on and around the corners of the main roads. On the west side of Punt Road, near Toorak Road, for example, there was a group of shops by the 1850s (*Argus*, 14 October 1933: 11).

Corner shops were established as residential developed increased. There was one such shop on the corner of Park Street and Domain Road, where Mr S. Dunne supplied newspapers in the 1860s (Cooper 1924, vol 1: 144; *Leader*, 19 April 1873: 31; S&Mc 1869).

A small group of shops and business premises were established in Millswyn Street by the late 1850s; this included a grocer (James Clerk), a butcher (Morton) and a baker (*Argus*, 2 November 1859: 3; S&Mc 1860: 134; 1885–86: 29). The Wimmera Bakery in Millswyn Street was built in 1888–89 to a design by Norman Hitchcock, and this included manufacturing operations (1945 aerial; Slater 1987: 42). Morton's Family Hotel sat between the Wimmera Bakery and a butcher's premises.

Several shops also emerged in Domain Road between the Botanical Hotel and Park Street, including a newsagency on the corner by the late 1860s (S&Mc 1869). A block of flats erected at 88 Millswyn Street in the early 1940s, named Ardlui, included a shop front on the ground floor (Grow 2003: 19).



Figure 3.86 The former Wimmera Bakery, 80 Millswyn Street, South Yarra, c.1970s. (Source: National Trust of Australia (Vic.))

The large warehouse complex in Millswyn Street, established for the Mutual Store Ltd in c.1889, became known as the Mutual Store Depot in the c.1900s. It facilitated the company's soft manufacturing departments, including the furnishing workroom and bakehouse through to the 1950s. The building had formerly been a two-storey grain store (c.1889) and stables complex. The Mutual Store Ltd used the building as a focal point for goods despatched for warehousing and for supplying the Mutual Store retail store in Flinders Street. It possibly also facilitated mail orders. In 1934, notable items sold by the Mutual Store Ltd included a souvenir china jug made for the occasion of the Victorian Centenary Celebrations in 1934–35.



Figure 3.87 Jug made by William Adams & Sons Ltd for the Mutual Store Ltd and sold on the occasion of the Victorian Centenary Celebrations of 1934–35. The jug depicts John Batman arriving at the Yarra River in 1835 assisted by Aboriginal guides from Sydney. (Source: Melbourne Museum, Item SH 210)

By the c.1920s–30s, there was modest commercial activity at the corner of St Kilda Road and Toorak Road. A double-storey row of shops at the corner of Domain Road and Park Street developed in the 1930s, probably owing to the growing population in the area due to the increase in the development of flats. The store on the corner of Domain Road and Park Street was built in the c.1920s, but probably replaced an existing shop/s (S&Mc, 1920s–30s).

3.13.3 Commercial enterprises

There was a number of discrete but significant commercial enterprises in the Review area, including boat-building and motor car showrooms.

James Edwards (later J. Edwards & Sons) ran a boat-building operation on the south bank of the Yarra River, just east of Princes Bridge, from the early 1860s. He erected gabled timber structures on the riverbank. A prize-winning boat-builder, Edwards built a range of vessels but was renowned for the quality rowing boats he built for competition. Boat builders Fuller and Jerram also occupied the area by 1901 (Buckrich 1996: 199).

Kellow Falkiner Pty Ltd Automobile Showroom (VHR) was established in St Kilda Road in 1928 on the site of the former Tramway Engine House. Designed by notable architect Harry A. Norris and richly decorated, it was regarded as the most sumptuous motor car showrooms in Melbourne. The Kellow Falkiner building subsequently became the prestigious Rolls Royce showroom and was later re-developed as the Royce Hotel.

In addition, there were other small commercial operations in the area, including Isaac Matthews, a boot manufacturer in Bromby Street in c.1901 (he had possibly established his business by the 1880s; (Buckrich 1996: 200). There was a carpet-beating service operating on the corner of Millswyn Street in 1865 (Trove 1865).

3.13.4 Professional services

By the late-nineteenth century, the residents of South Yarra represented a wide range of professions, including doctors, solicitors, accountants, architects and scientists. Some had their business premises within the Review area.

3.14 Sports and recreation

3.14.1 Sports grounds

The first public cricket ground in the area was set aside at Fawkner Park in c.1864 and was used by the South Yarra Cricket Club, which was established by the early 1850s. The ground was located not far from the eastern boundary of the park. Later, Fawkner Park also provided facilities for various sporting uses, including a football oval, tennis courts and a bowling green (Boyle 1991: 19). Fawkner Park was the home ground of the South Yarra Football Club, which was established by 1859–1860 and reputedly had its own version of Australian Rules. The club was made up of ‘mostly gentlemen and white-collar workers, many of whom had played football at well-known English public schools’ (Blainey 2010: 26–27).



Figure 3.88 The original area set aside for a cricket ground at Fawkner Park, as shown on the Captain Cox Survey of Melbourne, 1865. (Source: State Library Victoria)

Opposite Melbourne Grammar School on Domain Road, there was a smaller public sports ground that has been used by the school for a long period of time. This has also been used for district cricket matches. Public tennis courts were laid out at Fawkner Park by 1925.

The Tan was originally laid out as an equestrian track in 1901 along Alexandra Avenue; its name refers to the tan bark that it was surfaced with. In 1974 the Tan was developed as a ‘fun and fitness track’ and extended to form a circuit around the Domain and the Botanic Gardens. At this time the track was resurfaced and exercise stations installed along the route (The Tan Track: <https://sites.google.com/a/runthetan.com/home/thetan>). It has been the venue for various fun-runs and charity events, including the Melbourne Marathon and the Sussan Women’s 10km.

3.14.2 Water sports

The Yarra River has been used for swimming and recreation for many thousands of years.

There were water sports on the Yarra from the late 1830s with early rowing races. The annual Melbourne Regatta, which followed a course from Princes Bridge to the Botanical Gardens Bridge, was operating on the Yarra from at least the 1870s (Thomas 1873: 77). The popular boating regatta known as the Henley-on-Yarra first took place in 1904. This drew enormous crowds and had a festival atmosphere. It included a competition open to groups that involved creating a themed boat. Rowing was an important sport among the 'public schools', and the most prestigious school boat race, 'The Head of the River', was first held on the Yarra in 1868.

Boat sheds on the Yarra were first established in the 1860s (Context 2017a). Although they came to be exclusively associated with recreational rowing, they were first established by James Edward as part of his boat-building operations. By 1901, there were a large number of rowing clubs with premises along the riverbank, including University, Civil Service, Scotch College, Trinity, Ormond College, Queens College, Melbourne Melbourne Amateur Athletic Club, Mercantile, Yarra Yarra and Banks (Buckrich 1996: 199).

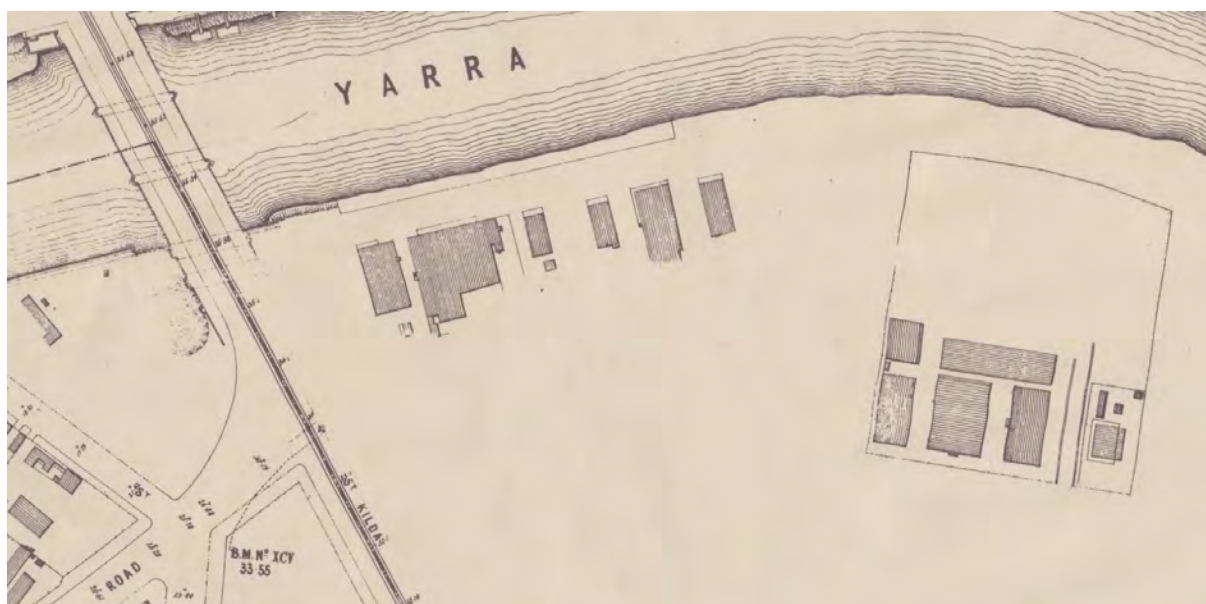


Figure 3.89 Detail from MMBW detail plan No. 26, South Melbourne and Melbourne, 1894, showing boat sheds on the Yarra Bank and boat launching area. (Source: State Library Victoria)

3.14.3 Horseracing and horse riding

Although only used for a brief period, there is believed to have been a horse-racing track on the site of the Alfred Hospital (possibly in the 1840s). There was no other known racing track in the area, although the area has strong links to horse racing and horse riding. Given the large number of wealthy landowners associated with the South Yarra area, it is likely there was a large number of racehorse owners among them. Several well-known racehorses were trained in the Domain, including Archer, who was stabled at the Botanical Hotel in Domain Road in 1861, the year he won the Melbourne Cup (Farrer 2012). There was extensive stabling attached to the Botanical Hotel, where racehorses were kept during the second part of the nineteenth century. The stables were lost in a fire in 1889 (*Argus*, 8 July 1889: 6). Horses were also later trained at the Tan.

The use of the Tan for horse riding would also suggest a relatively high participation rate in of recreational horse riding compared to other parts of metropolitan Melbourne. The carpark associated with St Martin's Theatre was formally occupied by stables where horses could be hired for riding around the Tan (Slater 1987: 30).

3.15 Enjoying social and community life

3.15.1 Social life

In the nineteenth and twentieth century, social life in the Review area was strongly defined by class structures and heavily influenced by inherited social mores and traditions from Britain. Much of the resident population within the Review area was middle or upper-middle class. Membership of a particular social class, as well as a social group, also shaped the ways in which people spent their leisure time.

From the middle of the nineteenth century, the south bank of the Yarra developed as a fashionable and exclusive residential area of Melbourne. The locality was highly desirable, within walking distance of the business district in central Melbourne but protected from the noise, dust, dirt and pollution of the streets, and the less savoury social aspects of city life. The geography of the area provided a degree of seclusion, with the river forming a natural barrier on one side, and with limited road access. Within this exclusive enclave, a high concentration of the population was well-heeled and well-connected. Some had pretensions or at least distant connections to the aristocracy. Many leading figures of Melbourne society lived in this area, from prime ministers to high-ranking military officers and members of the judiciary as well as retired pastoralists and successful merchants and industrials. As historian Manning Clark alluded, some of the nation's political decisions and influences took place in the drawing rooms of fabled 'Yarraside' (Clark 1987). The wealthy among the population were almost exclusively Protestant. Many were members of exclusive social clubs, and their children attended expensive private schools and often went 'Home' to England to pursue their education.

Social life was dominated by the seasonal events enjoyed by the social elite, such as the racing season and boating regattas. The winter was ball season and high summer was a period when people left for the seaside or for cooler climes (Mount Macedon and Hobart were popular destinations). For men, social life was oriented around private clubs and professional circles, while for women, social life was oriented around each other's private homes. The women of this class had established days for which they notified their availability to be called upon at home. The tradition of the 'At Home' and the use of calling cards were essential elements of middle-class social life and were an important means of managing social engagements and defining the membership of a social circle.

For much of the population, social life was organised by or revolved around the activities of the local churches. There were social hierarchies at play among the churches—both between the different denominations and within the individual church congregations. Christ Church South Yarra was an important point of connection for the members of the Church of England. On a par with St John's, Toorak, Christ Church was a church of choice for members of Melbourne Society—as the venue for glamorous society weddings and as the parish church attended by the governor of Victoria (the vice-regal position was almost exclusively occupied by an Anglican). The congregation of the Presbyterian Church in Punt Road also included some influential local figures. The activities of the small chapels established in South Yarra by the Anglicans and Methodists were generally attended by the working class.

Community meetings were the domain of the churches and chapels, the schools and the men's clubs. In the 1850s and 1860s, early community meetings were held in the church halls and schoolhouses—for example, at the schoolhouse of the Presbyterian Free Church on Punt Road (news article, 1856). The hotels were generally the domain of the workers, although the hotels in the Review area were perhaps less working class in their patronage than the hotels in the traditional working-class suburbs

of Melbourne. While women worked in the local hotels (including the Botanical Hotel and the Morton Family Hotel), it was likely that they had fewer female drinkers owing to the prevailing conservatism and middle-class mores of the locality and the tendency for middle-class women not to drink in hotels until around the 1960s.

Much of the social calendar amongst Society figures in South Yarra revolved around philanthropic events. It was primarily upper middle-class women who were occupied with this philanthropic work. Within this exclusive social world, wealthy, prominent and well-connected women managed philanthropic organisations that raised funds for hospitals, kindergartens, and the poor and disadvantaged. Through an array of social events, including dinners, soirees, fetes and garden parties, they also raised significant funds for churches and schools in the area.

During both world wars, social life was heavily constrained and social events were more often than not in some way connected to the war effort. During World War I, the women of South Yarra hosted card games, café chantants (musical events), fêtes and musical events at their homes. The visit of French soldiers from Tahiti to Melbourne in 1917 provided the occasion for a social event at Rhianva, where soldiers were entertained with refreshments and a café chantant (*Punch*, 13 December 1917: 40). While the end of World War I marked the end of the lavish lifestyles of Melbourne's upper class, elaborate parties, soirees and 'At Homes' continued. The 1920s were a busy social whirl before the Depression impacted on spending and lifestyle.

There were a small number of working-class people living in the Review area, the majority of whom were 'in service'—there were few factory-workers or tradespeople. By comparison, the neighbouring area of Prahran was home to a large number of factory workers, and residents of South Yarra often perceived that this group posed a threat to the social order of the more salubrious environs of South Yarra. The persistence of nefarious activities in Fawkner Park, such as the gambling and boxing that were a problem in the c.1900s–20s, was a constant cause for middle-class alarm.

3.15.2 Clubs and organisations

South Yarra lacked the typical range of social clubs that would usually be found in an inner suburb of Melbourne. Social clubs served the social class of the area: wealthy, conservative and predominantly Protestant. Many of the men in the area would have been members of the exclusive clubs in the city, including the Melbourne Club and the Australian Club; their female counterparts would have been members of the Lyceum and the Alexandra Club.

The Concordia Club, situated close to the river in Clowes Street, operated in the late 1890s and early 1900s with attractions that included a bowling alley (MMBW 1900, nos 891 and 892). This appears to have been a private club, probably with attractions such as music and dancing. It was most likely a resort for the 'fast crowd' or bohemian types, rather than for polite society or teetotallers. The club, which served alcohol to club members, was charged with sly grog selling in 1898 (*Age*, 9 March 1896: 6)

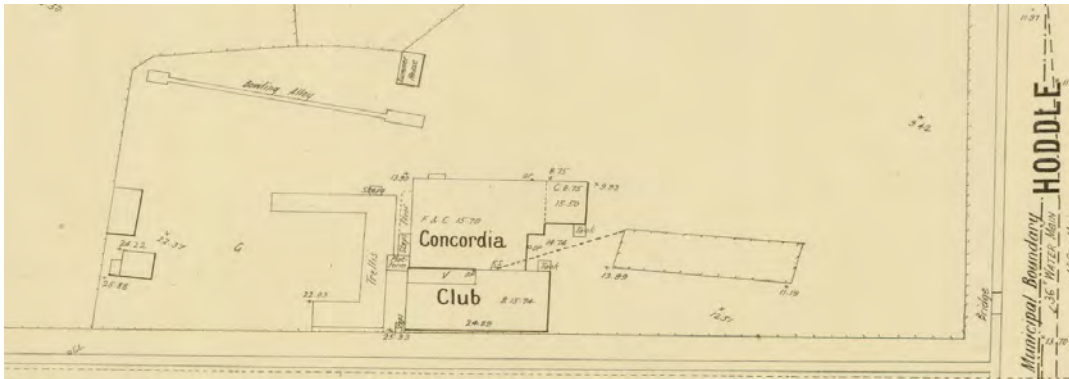


Figure 3.90 The Concordia Club was depicted in MMBW Detail Plan Nos 890 and 891, City of Melbourne, dated 1900. (Source: State Library Victoria)

3.15.3 Private entertainment and reception centres

As Melbourne's second most fashionable suburb (after Toorak), South Yarra was known for its elegant parties, balls and soirees held in private homes. In the nineteenth and early twentieth century many of the large private homes, including Maritimo and Fairlie House, were appointed with substantial reception rooms, including ballrooms, and were often used for social functions. The 'chapel-like ball room' at Rhiانva was used for many balls as well as a private wedding in 1896 ('A Woman's Letter', 1896). The Emmertons' Raveloe had a ballroom added in 1905, allegedly to improve the social opportunities of their only child Mabel (Brooks) (Poynter 1993).

Social events were also held at Government House, where functions included formal receptions for royal visits, the annual Queen's Birthday Ball, and other state occasions. Residents of South Yarra were often the guests at such gatherings as members of fashionable society or through their connections with philanthropy. On its completion in 1876, Governor Bowen and Lady Bowen hosted a lavish celebration in the ballroom for the annual Queen's Birthday Ball. The ballroom was renowned as the largest in the British Commonwealth.



Figure 3.91 Samuel Calvert, Queen's Birthday Ball in the ballroom at Government House, 1876. (Source: State Library Victoria, Accession No. IAN04/10/76/152)

The late 1920s were the last years of the era of high living before the onset of the Great Depression and the significant changes that came with the war. In 1928, a ballroom was added to Poolman House with an open fireplace and a concert stage ('South Yarra: Architecture', Australian for everyone website; *Australian Jewish News*, 1988).

A number of grand Victorian residences in Melbourne were adapted as reception centres from the c.1930s onwards—in part a response to the Great Depression. One of these venues was at 203 Domain Road, which was in use for this purpose in the 1950s. Since the 1990s, private functions have been held at Gardens House, the former director's residence at the Royal Botanic Gardens.

Reception centres in the Review area have hosted weddings, engagements, coming-of-age parties and bar mitzvahs. The Dorchester was a popular venue for social functions from the 1920s to the 1970s (Context 2017a). Many large social gatherings have also been held in the public parks and gardens of the Review area, including those of church groups, sporting clubs and schools.



Figure 3.92 Advertisement for a timber flooring treatment that depicts the celebrated ballroom at Government House, *Australian Home Beautiful*, 1928. (Source: National Library of Australia)

3.15.4 Public entertainment

The South Yarra area was also notable as a place of public entertainment that used the public parks and gardens as their setting. These events drew a large spectrum of the population, rich and poor alike. A range of public events and civic celebrations have been held in the public reserves from the late 1830s, including musical events, fetes and sporting events. In 1838, a regatta was held on the Yarra to commemorate the third anniversary of the settlement at Port Phillip (Doyle 2003). In 1857, Ferdinand Mueller permitted a Spring Fair in the Botanic Gardens.

There were festivities associated with the opening of Princes Bridge in September 1850, the same day that Superintendent La Trobe announced the news of Separation (of the Port Phillip District from NSW) under a majestic River Red Gum in the Botanic Gardens—a tree that became known as the 'Separation Tree'. A large gathering was present at both events, including members of the Native Police Corps.

In 1863, public celebrations were held in Melbourne, and across Victoria, to honour the British royal wedding. Permission was sought by the Melbourne Town Council to erect a pavilion and several tents

on the Government House reserve. Permission was apparently granted to the request, designed to 'make arrangements for public rejoicings in the City in honour of the marriage of His Royal Highness the Prince of Wales'. The pavilion was for use by His Excellency the Governor to present an address and the gathering probably constituted the first Vice-Regal function at the Government House site (Trethowan Context Lewis 2012: 26, citing Rs file).

There were also lavish celebrations to celebrate royal visits to Melbourne. On the occasion of the visit of Prince Alfred, the Duke of Edinburgh, in 1867–1868 there was an extensive program of civic events and lavish decorations across the city. The Duke of Edinburgh stayed at Rhanva in Punt Road, South Yarra, and a grand ceremonial 'welcome' archway was erected in his honour at the corner of Toorak Road and Punt Road (*Age*, 3 September 1932: 18).

The Henley-on-Yarra regatta, named after Henley-on-Thames, was a popular public event that commenced in 1904 and continued through to at least the 1940s. When the Moomba festival was first held, it was partly designed to replace the riverside festival that had attracted Melburnians for the previous fifty years or so. Moomba, first held on the Labour Day holiday in 1955, had wide popular appeal. The day included a parade of floats that concluded in the Alexandra Gardens where there were children's rides and a carnival atmosphere.

The Sidney Myer Music Bowl was erected in the Domain in 1959. Designed by Boyd and Romberg, it featured an innovatively designed sound shell and relied on a pioneering tensile construction technique. This became the venue for the annual event, Carols by Candlelight, and a range of other concerts and events.

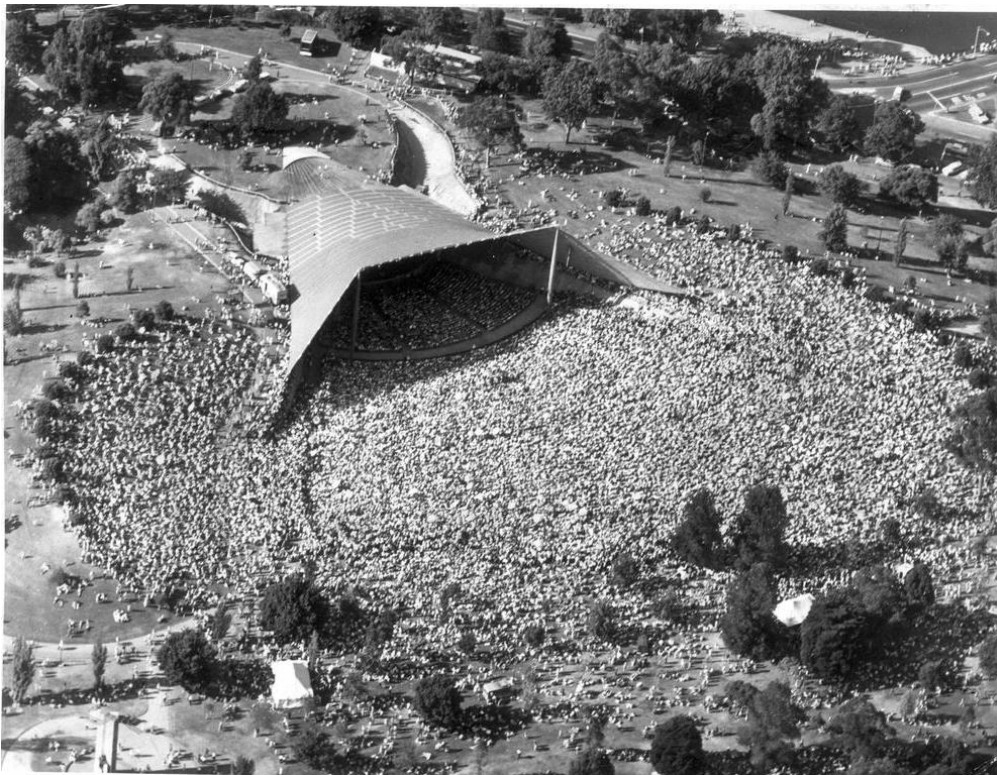


Figure 3.93 The Seekers in concert at the Sidney Myer Music Bowl in 1967. (Source: Herald-Sun Archives; copyright restrictions may apply)

There were displays of both vice-regal flavour and of new national pride on the occasion of the opening of the First Parliament of the Commonwealth of Australia in Melbourne in 1901, which coincided with a royal visit. From 1901, Melbourne was elevated to the seat of the governor-general, which resulted in the introduction of new ceremonial events. The area of St Kilda Road, the Yarra bank and the Domain underwent extensive improvements in preparation for the events of 1901. To honour the royal visit of the Duke and Duchess of Cornwall and York in May 1901, imperialistic decorations were installed, including a large archway on Princes Bridge (Otto 2009: 10).

Subsequent British royal visits (in 1920, 1934 and 1954) saw a similar decorative treatment of public spaces. The royal visit of 1934–35 was to mark the occasion of the centenary of Victoria's foundation, which was an extravaganza of festivities, including exhibitions, fireworks on the Yarra and various events in the Domain.

Subsequent civic events in the Review area have included the Centenary of Victoria celebrations and jubilee of the Commonwealth in 1951, and the royal visit of Queen Elizabeth II in 1954. The centenary of Federation celebrations of 2001, which included a Federation Arch on Princes Bridge, failed to excite public enthusiasm.

There were also nefarious social activities in the public parks and gardens, including gambling in Fawkner Park, where a two-up school was operating in the 1920s (Whitehead 2008, 'Fawkner Park'; various news articles, 1920s).

In the 1970s some of the public parks and gardens in the Review area were the venue for Free Entertainment in the Parks (FEIP). This saw a diverse range of music and dance performances, highlighting Melbourne's multicultural community. There was no commercial picture theatre in the Review area, but in the early 1990s a popular outdoor cinema enterprise, Moonlight Cinema, began screening movies at night in the Botanic Gardens. More recently, the Botanic Gardens and public parks have been the venue of a range of festivals and other public events, including White Night.

There were various places of refreshment that operated on public land—on the Yarra Bank and in the public parks and gardens. Branders Tea Rooms was operating c.1900, and possibly earlier (John Patrick 2003). There was also a café on the Yarra Bank (Context 2017a). The kiosk at the Royal Botanic Gardens opened in the c1960s.



Figure 3.94 Musical event in the Botanic Gardens, 1869. (Source: State Library of NSW)



Figure 3.95 A large crowd of people at Moomba, Alexandra Gardens, 1967. (Source: National Archives of Australia)

3.15.5 Guesthouses, holiday flats and residential hotels

The fashionable upper-middle class held lavish parties and other social functions, and guests would often stay in the area for the occasion, making use of a family ‘flat’ or staying at a guesthouse such as Kilbride in Park Street. Most of the guesthouses in the Review area were located in Park Street, Marne Street, Toorak Road West and on St Kilda Road. One example was Millswyn Court on the corner of Millswyn Street and Toorak Road. The Tilba on Toorak Road West was operating from the c.1890s. A more refined boarding house was Kilbride in Walsh Street, established in the 1930s (Colman 1972: 10–11).

In the 1920s and 1930s hotel accommodation embraced new notions of glamour. The long-established Botanical Hotel in Domain Road was developed as a residential hotel in 1925, while the Chevron Hotel, built in 1934, was designed as a luxury residential hotel, complete with golf and swimming pool. The Chevron remained a glamorous destination in the postwar years, and in the 1960s was presenting a ‘sparkling floor show every night of the week’ (RACV 1960: 10).

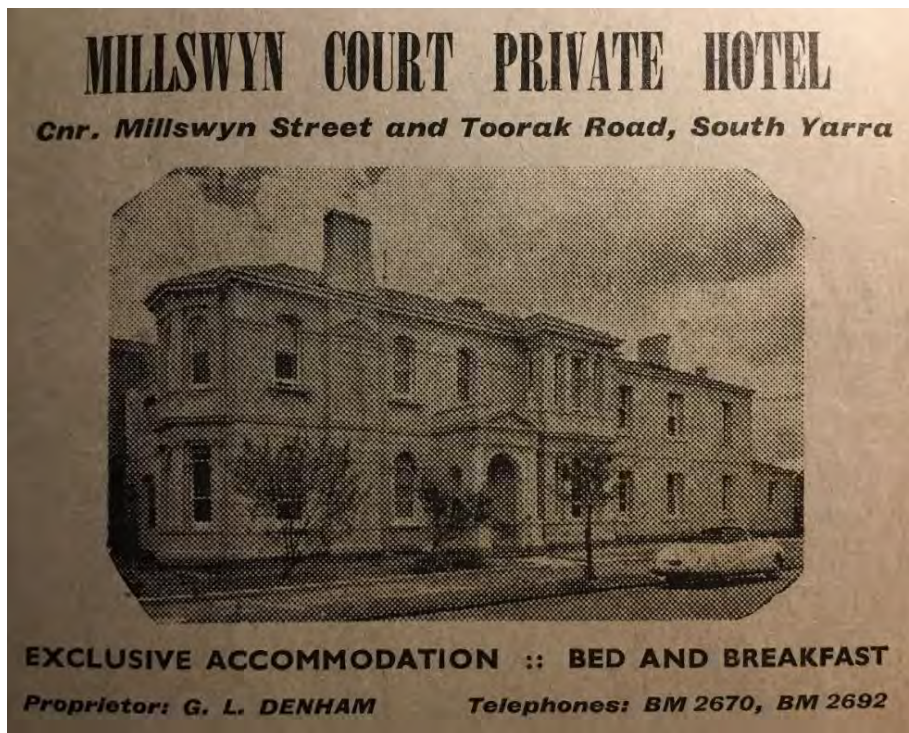


Figure 3.96 Advertisement for the Millswyn Court Private Hotel in the 1960s. (Source: *RACV Accommodation Guide*, 1960, p. 19)

3.16 Shaping creative and cultural life

3.16.1 Writers

Among the residents of South Yarra, there have been a number of well-known writers. The novelist Katherine Susannah Pritchard, the author of *Coonardoo* (1929), taught for a short time at Christ Church Grammar School, c.1907–08 (Pierce 1987: 368; Cowan 1996). Henrietta Drake-Brockman, author of several historical novels and plays, lived at 19 Marne Street in the 1940s, where she entertained various literary figures. Novelist and historian Dame Mabel Brooks (née Emmerton) grew up at Raveloe in Domain Road; after marrying Sir Norman Brooks she moved across the road to Kurneh (Poynter 1993). Her family memoir, *Riders of Time* (1967), details much of the history of early Melbourne. Horace Finn Tucker, the progressive Anglican vicar at Christ Church South Yarra (1880–1908), wrote a number of books, including the utopian novel *The New Arcadia* (1894), which centred around Tucker's co-operative rural settlement ideals. He also published a book of poetry, *After Many Days* (1905) (Carter 1990).

A number of noted writers, including several historians, were educated in the Review area—at Melbourne Grammar School (Manning Clark, A.G.L. Shaw), Melbourne Girls Grammar School (Margaret Kiddle), Wesley College (Geoffrey Blainey), and the Victorian School for the Blind (Tilly Aston). The influential architect Robin Boyd resided in Walsh Street from 1959, where he wrote one of his influential works *The Australian Ugliness* (1960). In 2006, the former guesthouse known as Tilba on Toorak Road West was restored to a single residence by Li Cunxin, author of the bestselling autobiography, *Mao's Last Dancer* (2003).

The Review area has been represented in numerous notable works of fiction, including Martin Boyd's *The Cardboard Crown* (1952) and Jessie Couvreur's *Uncle Piper of Pipers Hill* (1889) (Pierce 1987: 368). In Manning Clark's 6-volume *History of Australia* the location of South Yarra appears under the pseudonym of 'Yarraside' (Clark 1987).

The names of several private homes in the area are allusions to classic works of English literature. Examples include Raveloe (203 Domain Road), taken from George Eliot's *Silas Marner: The Weaver of Raveloe* (1861), and Shangri-La (61 Park Street) (Slater 1987).

Other significant figures in Australian cultural life have resided in the Review area, including the film director Fred Schepisi who lived at 'Wavendon' in Walsh Street.

3.16.2 Aboriginal art and culture

There is a long history of creative expression across the Melbourne area going back tens of thousands of years. Decorative elements were among the many items that Aboriginal people made, including tools, weapons and implements, which were created and decorated in a particular manner. Possum-skin cloaks were marked with fine patterning according to Kulin tradition. Women made baskets and jewellery following particular patterns and utilising a range of resources from plants and animals.

Once British settlers arrived at Port Phillip, traditional Aboriginal cultural practices suffered, including many forms of art and creativity. The resources that were needed to practise traditional techniques also diminished from the local area as settlement increased. Nevertheless, a large quantity of Aboriginal cultural material was traded and sold in early Melbourne, including bags and baskets, skins and furs, lyrebird feathers, and tools and weapons. Much of this early trade would have taken place or been facilitated by intermediaries in the area of the camps south of the Yarra. The Wurundjeri and

Bunurong who settled at Coranderrk in 1863 continued to practise their traditional skills and also continued to sell, trade and gift their artwork.

Wurundjeri Elder William Barak was a noted artist, and some of his artworks are held in collections within the South Yarra Review area. In the 1880s, the Governor of Victoria, Sir Henry Loch, was eager to see a corroboree, but when he was unable to do so Barak sent him a painting of a corroboree, which Barak's friend Ann Bon noted, 'the Governor accepted and placed on the walls beside the pictures by the old masters' (Bon 1931: 6). It is not known whether Government House retains this artwork.

In the mid-twentieth century, Yorta Yorta Wiradjeri man and Aboriginal rights activist Bill Onus produced a range of objects, including tools and furniture. He had a studio in Belgrave and often exhibited his work in the Melbourne area. He performed boomerang-throwing demonstrations in Alexandra Gardens as part of Moomba in 1955 (*Argus*, 9 March 1955: 11). In 1963, he was given permission to take away felled poplars on St Kilda Road for the purpose of making boomerangs (*Canberra Times*, 25 July 1963: 33).

3.16.3 Art and art-collecting

The visual beauty of the area, especially its parks and gardens and the river, has attracted and inspired many artists. The proximity of the area to the Victorian College of the Arts has also promoted interest in the area from local artists. Some notable artists who painted in the area include Frederick McCubbin and Arthur Streeton of the Heidelberg School. After returning from Europe in August 1923, Streeton rented the top floor of Fairlie House in Anderson Street (Clark 1996). Clarice Beckett lived in South Yarra and was educated at Melbourne Church of England Girls Grammar School. The commercial illustrator Charles Troedel, who developed a successful lithography technique, resided in Walsh Street in the 1880s (S&Mc 1885–86).

There are a number of notable art collections held in the area, and there have also been many wealthy benefactors of art in the South Yarra area as well as many significant supporters of the arts more broadly.



Figure 3.97 Arthur Streeton, *The Yarra at South Yarra*, 1887. (Source: National Gallery of Australia)



Figure 3.98 Arthur Streeton, *Souvenir of South Yarra*, 1927. (Source: Special Collections and Grainger Museum, <https://spcgm.omeka.net/items/show/10>; copyright restrictions may apply)



Figure 3.99 Alf Flood, painting of Princes Bridge, 1892, showing James Edwards' boatbuilding premises on the left. (Source: State Library Victoria, Accession No. H6461)



Figure 3.100 Clarice Beckett, *Evening, St Kilda Road*, c.1930. (Source: Art Gallery of New South Wales)

3.16.4 Theatre

Community theatre developed in the South Yarra area in the early twentieth century. Notable was St Martin's Theatre that was established in the Anglican church hall known as St Chad's in the 1930s. The public parks and gardens in the Review area have been used as a venue for outdoor theatrical performance for several decades. Since the 1990s, the Royal Botanic Gardens has been the venue for the long-running children's show *The Wind in the Willows* as well as an annual performance of a number popular Shakespeare play, including *A Midsummer Night's Dream* and *Romeo and Juliet*.

3.16.5 Erecting monuments and memorials

The large area of the public parks and gardens in South Yarra, including the Domain, Fawkner Park and the Royal Botanic Gardens has a rich Aboriginal heritage, but this is not publicly or visibly acknowledged. Some exceptions to this include a plaque (1985) marking the site of the former Aboriginal mission in the Botanic Gardens and the burial stone in the Domain (1985).

Statues and monuments were part of the landscape of Melbourne's public parks and gardens from the 1850s. An early monument in the Review area was the 'Temple of the Winds', a romantic Classically styled monument, which was erected in 1889 to mark the jubilee of the commencement of office of the first Lieutenant-Superintendent of Victoria, C.J. La Trobe.

St Kilda Road and the Domain developed from the beginning of the twentieth century as a showpiece of the new nation and of British loyalty. Between 1901 and 1927, Melbourne was the de facto federal capital, which encouraged a high level of imperial and nationalistic symbolism and celebration, strongly expressed in the large number of monuments and statues through this area, which was an important entry-point to the city. The civic values reflected in the Domain are those represented in the earlier memorials and monuments, which are dominated by civic leaders, philanthropists, royalty and military leaders. They are predominantly erected to honour male figures, although exceptions are the Lady Janet Clarke rotunda (1913), the Pioneer Women's Garden (1934), and the more recent Tilly Aston Bell (1999).

Later monuments include the Floral Clock, installed in 1966 and given to the City of Melbourne by the Watchmakers of Switzerland and a statue of Weary Dunlop (1995) by Peter Corlett, the doctor who endured a prisoner of war camps during World War II. Since the 1990s, there has been extensive use of the Domain for public memorials, and these include the Police Memorial and the Hellenic Memorial.

War memorials are particularly prominent in the Review area. The earliest known memorial to military service in the area was the Boer War memorial, erected in St Kilda Road in 1905. With its proximity to Government House and the central city, the wide parklands on the south side of the river were considered a suitable place to honour those who served and to express both imperial sentiment and new strains of nationalism.

There were early efforts made in the Domain to honour and remember soldiers who had died. This was partly owing to the proximity of the parklands to the national military headquarters, Victoria Barracks, which sat opposite on St Kilda Road. Early memorials in the Domain included the planting of a grove of trees on the first commemoration of Anzac Day on 25 April 1916. Another early memorial was the oarsmen war memorial erected in 1918 near the boatsheds. In 1926, the Purple Cross Memorial Horse Trough was opened by Sir John Monash at the corner of St Kilda Road and Domain Road (*Weekly Times*, 15 May 1926: 9). The Nurse Cavell memorial was also unveiled the same year.

In 1916, within two years of hostilities commencing, local schools and places of worship in the review area, including Wesley College, Melbourne Grammar School and Christ Church, also erected honour boards and other memorials to the fallen. A notable collection of war memorials exists at Wesley College, which includes two marble lions (1916) guarding the front steps. Christ Church South Yarra erected a new parish hall in 1922 that was designated a Soldiers' Memorial Hall, while the South Yarra State School erected a war memorial gateway facing Punt Road in 1924 (*Prahran Telegraph*, 28 November 1924: 3. Cowling 2021). The Oarsmen Memorial Cenotaph was erected in 1918 and the Judges Memorial Stand was erected on the Yarra Bank on 1930. The Melbourne Hebrew Congregation installed a Scroll of Honour in the c.1940s.

The Shrine of Remembrance, designed as a national war memorial, was constructed on a high point of the Domain between 1927 and 1934. The movement to establish a national war memorial gained support in Melbourne in the 1920s. One of the key local proponents of the plan was Theodore Fink, who lived in Walsh Street and who was one of many in the local population who lost a son in World War I. Since its completion, the Shrine has been a focal point for the commemoration and memorialisation of military service, notable with the Anzac Day and Remembrance Day services.

3.16.6 Appreciating heritage

The Review area includes a large number of heritage-listed places on the State heritage register. Some of these places were first identified through the National Trust, which was active in the Review area from its early establishment. The National Trust retrieved the ornate front gates from the Nareeb mansion before it was demolished and had them reinstalled on Domain Road as a gateway to the Botanic Gardens. Another heritage building, La Trobe's Cottage, a prefabricated dwelling brought out from England in 1840, was relocated to the Domain in the 1960s.

References

Primary sources

Archival sources

Batman, John. Diary, 1835. (Manuscript Collection, SLV)

Blazey, Town Clerk, Richmond City Council to the Town Clerk, Prahran City Council, 28 December 1911, SHC, ref. PH174.1 (catalogue entry only; not cited).

Cole, R.K. Hotel Records. (SLV)

Mueller, Ferdinand 1874. Letter.

Selby, Isaac. Papers. (RHSV)

Waugh, John. Reminiscences. (RHSV)

Key maps and plans

Cox, Henry L. 1865. *Victoria-Australia, Port Phillip*. Admiralty, London. (SLV)

De Grunchy and Leigh 1866. (SLV)

Ham, Thomas 1854. *Plan of the City of Melbourne embracing Collingwood, South Melbourne and Sandridge, shewing part of Richmond, Prahran & St. Kilda*. Cyrus Mason, Melbourne. (SLV)

Ham, Thomas 1888. 'South Yarra Hill'. (SLV)

Hoddle, Robert 1842. Plan of South Melbourne, showing proposed cultivation allotments, 26 July 1842 (Sydney M/10). VPRS 8168, P0002, Unit 6169. (PROV)

Jika Jika Parish Plan, c.1851–52. (SLV)

Kearney, James 1855. *Plan of Melbourne and Suburbs*. Melbourne: Surveyor-General. (SLV)

Melbourne Harbour Trust (MHT) 1879. 'General Plan Shewing [sic] Harbour Improvements, as recommended by Sir John Coode in his report of 17 Feby 1879'. (SLV)

Melbourne & Metropolitan Board of Works (MMBW) 1894. Detail plan no. 26, South Melbourne and Melbourne. (SLV)

Melbourne & Metropolitan Board of Works (MMBW) 1895. Detail Plan numbers 897, City of Melbourne. (SLV)

Melbourne & Metropolitan Board of Works (MMBW) 1900. Detail Plan numbers 891, 892, 899, 900, 901. City of Melbourne. (SLV)

'North Melbourne, South Melbourne', Melbourne, 1846. (SLV)

Proeschel, F. [1853?]. *The Most Complete Popular & Mercantile Map of Melbourne, Victoria* [n.d.] 1853?. Printed by J.B. Philp, lithographer. (SLV)

Public Record Office Victoria (PROV) 1854a. Melbourne South Free Gaelic Church, 1854, Historic Plans Collection, PROV, VPRS 8168, P0005, Unit 195.

Public Record Office Victoria (PROV) 1854b (1855?). Melbourne Grammar School, Historic Plans Collection, VPRS 8168, P0005, Unit 223.

Public Record Office Victoria (PROV) 1856. 'Prahran Municipality', Historic Plans Collection, VPRS 8168, P0003, Unit 3509.

Selwyn, A.S. 1860. *Geological Survey of Victoria, No. 1, Melbourne*. Melbourne: Department of Crown Lands and Survey. (NLA)

Select newspapers and journals

Age.

Albury Banner and Wodonga Express.

Argus.

Australasian.

Australian Home Beautiful (AHB).

Australian Jewish News.

Australian News for Home Readers.

Building.

Church of England Messenger.

Geelong Advertiser.

Hamilton Spectator.

Herald.

Journal of the Royal Victorian Institute of Architects.

Launceston Examiner, as cited.

Prahran Telegraph.

Port Phillip Gazette.

Punch (Melbourne).

Table Talk.

The Home: An Australian Quarterly.

Victorian Agricultural and Horticultural Gazette.

Victorian Naturalist.

Published sources: General

Bonwick, James 1883. *Port Phillip Settlement*. London: Sampson Low, Marston, Searle, & Rivingston.

Bride, T.F. (ed.) 1898. *Letters from Victorian Pioneers*. Melbourne: Trustees of the Public Library.

- Chapman, Frederick Revans 1917. 'South Suburban Melbourne 1854–1864', *Victorian Historical Magazine*, vol. 5, no. 20, pp. 171–188.
- Cooper, W.B. 1924. *The History of Prahran: From its first settlement to a city 1836–1924*. (First published 1912). Melbourne.
- Cooper, John Butler 1931. *The History of St Kilda: From its first settlement to a city and after, 1840 to 1930*. 2 vols. Melbourne: Printers Proprietary.
- Daley, Charles 1940. *The History of South Melbourne*. Melbourne: Robertson & Mullens.
- Garryowen (Edmund Finn) 1888. *The Chronicles of Early Melbourne, 1835–1852*. 2 volumes. Melbourne: Fergusson and Mitchell.
- Greenham, Charles G. 1924. *Beauty Spots of Our City: Melbourne, Australia*.
- Leavitt, T.W.H. (ed.) 1888. *The Jubilee History of Melbourne and Victoria Illustrated*. Melbourne: Duffus Bros.
- Melbourne: The City of Beauty*, 1930.
- Melbourne Centenary 1934.
- Melbourne Directory 1860.
- RACV 1960. *RACV Accommodation Guide*, Second Edition. Melbourne: Royal Automobile Club of Victoria.
- Robb, E.M. 1934. *Early Toorak and District*. Melbourne: Robertson & Mullens.
- Sands and McDougall (S&Mc). Melbourne Directories.
- Selby, Isaac 1924. *The Old Pioneers' Memorial History of Melbourne*. Melbourne: Old Pioneers' Memorial Fund.
- Shillingworth, John (ed.) 1879. *Historical Records of Port Phillip: The first annals of the Colony of Victoria*. Melbourne: John Ferres (Government Printer).
- Smith, James (ed.) 1903. *Cyclopedia of Victoria*. Melbourne: The Cyclopedia Co. Ltd.
- South Yarra Presbyterian Church 1905. *South Yarra Presbyterian Church: Jubilee history illustrated, 1854–1905*. Melbourne: Rae, Munn & Gilbert.
- Sutherland, Alexander (ed.) 1888. *Victorian and its Metropolis: Past and present*. 2 volumes. Melbourne: McCarron, Bird & Cameron.
- Sinclair, James 1856. *The Beauties of Victoria: Notices of two hundred of the principal gardens round Melbourne*. Melbourne.
- Thomas, Henry 1873. *Melbourne Handbook of Recreations and Calendar for 1873*. Melbourne: H. Thomas.
- Westgarth, William 1888. *Personal Recollections of Early Melbourne and Victoria*. Melbourne: George Robertson & Co.
- Whitworth, Robert P. 1870. *Bailliere's Victorian Gazetteer*. Melbourne: Bailliere's.
- Whitworth, Robert P. 1879. *Bailliere's Victorian Gazetteer*. Melbourne: Bailliere's.

Yeo, Crosthwaite & Co. 1936. *Catalogue of the magnificent mahogany furnishings, choice china, antique silver, pictures, and persian carpets, etc.* [Kilbride, South Yarra]. Melbourne: Ingleson & Fullwood.

Published sources: Aboriginal history

Barak, William 1882 'My Words', transcript of Barak's reflections dictated at Coranderrk, *Argus*, 12 December 1931, p. 11 (transcribed by Mrs Aeneas Gunn).

Bon, Anne F. 'Barak: An Aboriginal statesman', *Argus*, 28 November 1931, p. 6.

Bonwick, James 1856. *William Buckley: The wild white man and his Port Phillip Friends*. Melbourne: Geo. Nicholls.

Bunce, Daniel 1857. *Australasian Reminiscences*. Melbourne: J.T. Hendy.

Cannon, Michael (ed.) 1982. *Historical Records of Victoria, vol. 2A: The Aborigines of Port Phillip 1835–1839*. Melbourne: Victorian Government Printing Office.

Cannon, Michael (ed.) 1983. *Historical Records of Victoria, vol. 2B: Aborigines and Protectors 1838–1839*. Melbourne: Victorian Government Printing Office.

'Centenary Celebrations of South Yarra School, No. 583', 1954. (Held National Library of Australia)

Clark, Ian D. (ed.) 2000. *The Papers of George Augustus Robinson, Chief Protector, Port Phillip Aboriginal Protectorate. Volume 1: Chief Protectors Office Journal 1839–1850*. Clarendon: Heritage Matters.

Clark, Ian D. (ed.) 1998. *The Journals of George Augustus Robinson, Chief Protector, Port Phillip Aboriginal Protectorate, Volume 2, 1 October 1840 – 31 August 1841*. Melbourne: Heritage Matters.

Edgar, Lucy 1865. *Among the Black Boys*. London: Emily Faithfull.

Howitt, A.W. 1904. *The Native Tribes of South East Australia*. London: Macmillan and Co.

Kerr, John Hunter 1872. *Glimpses of Life in Victoria by a Resident*. Edinburgh: Edmonston & Douglas.

'Lino' 1904. 'Sunday in the Botanic Gardens', *Argus*, 22 August 1904, p. 9.

McCrae, George Gordon 1912. 'Some Recollections of Melbourne in the "Forties"', *Victorian Historian Magazine*, 7, pp. 114–36.

McCrae, Hugh (ed.) 2013. *Georgiana's Journal: Melbourne 1841–1865*. Braddon: Halstead Press.

Maclean, Donald 1942. *Balwyn 1841–1941*. Melbourne: Catherine Gregson.

Smyth, Robert Brough 1878. *The Aborigines of Victoria*, 2 volumes. Melbourne: J. Ferres.

Stephens, Marguerita (ed.) 2014. *The Journal of William Thomas*, 4 volumes. Fitzroy: VACL.

Government publications

Victoria. *Annual Report of the Board for the Protection of Aborigines*, 1861, 1864, 1866.

Victoria 1873. *Report of the Secretary for Agriculture; to which is appended the Annual Report of the Inspector-General of Parks, Gardens and Reserves*. Royal Botanic Gardens. John Ferres, Government Printer, Melbourne.

Victoria 1859. *Report of the Select Committee on Aborigines*. Melbourne: Government Printer.
Victorian Government Gazette.

Victorian Year Books, 1968, 1973, 1984.

Secondary sources

Sources relating to Aboriginal history (published and unpublished)

Attwood, Bain 2003. *Rights for Aborigines*. Sydney: Allen & Unwin.

Attwood, Bain with Helen Doyle 2009. *Possession: Batman's treaty and the matter of history*. Carlton: Melbourne University Press.

Barwick, Diane E. 1998. *Rebellion at Coranderrk*. Canberra: Aboriginal History Inc.

Berg, Jim and Shannon Faulkhead 2010. *Power and the Passion: Our Ancestors return home*. Melbourne: Koorie Heritage Trust.

Boyce, James 2012. *1835: The Founding of Melbourne and the Conquest of Australia*. Melbourne: Black Inc.

Broome, Richard 2005. *Aboriginal Victorians: A history since 1800*. Sydney: Allen & Unwin.

Cahir, Fred, Ian D. Clark and Philip A. Clarke 2018. *Aboriginal Biocultural Knowledge in South-eastern Australia*. Clayton: CSIRO Publishing.

Campbell, Alistair 1991. *John Batman and the Aborigines*. Malmesbury, Kibble Books.

Cannon, Michael 1990. *Who Killed the Koories?* Port Melbourne: William Heinemann

Christie, M.F. 1979. *Aborigines in Colonial Victoria 1835–86*. Sydney: Sydney University Press.

Clark, Ian D. and Fred Cahir (eds). *The Children of the Port Phillip Aboriginal Protectorate*.

Clark, Ian D. and Toby Heydon 2004. *A Bend in the Yarra: A history of Merri Creek Protectorate Station and the Merri Creek Aboriginal School, 1841–1851*. Canberra: Aboriginal Studies Press.

Clark, Ian D. and Laura Konstanski 2006. 'An Indigenous History of Stonnington'. Prepared for the City of Stonnington, Malvern.

Clark, Mary Rhyllis 1996. [re: Fairlie House] *Age*, 7 December 1996, Travel section, p. 3.

Clarke, Phillip. (2008). *Aboriginal Plant Collectors: Botanists and Australian Aboriginal people in the nineteenth century*. Kenshurst (NSW): Rosenberg Publishing Pty Ltd.

Cotter, Richard (ed.) 2005. *A Cloud of Hapless Foreboding: Assistant Protector William Thomas and the Port Phillip Aborigines 1839–1840*. Sorrento: Nepean Historical Society Inc.

Eidelson, Meyer 2014. *Yalukit Willam: The river people of Port Phillip*. St Kilda: City of Port Phillip.

Eidelson, Meyer 2011. *Melbourne Dreaming: A guide to exploring important places of the past and present*. Canberra: Aboriginal Studies Press.

Fels, Marie Hansen 2011. *I Succeeded Once. The Aboriginal Protectorate on the Mornington Peninsula, 1839–1840*. Canberra: ANU Press.

Fels, Marie Hansen 1988. *Good Men and True: The Aboriginal police of the Port Phillip District 1837–1853*. Carlton: Melbourne University Press.

Joy, Shirley 2003. 'References which relate to the Victorian Westernport or Boon-oor-rong Tribe of Australian Aboriginals'. December 2003.

Massola, Aldo 1969. *Journey to Aboriginal Victoria*. Adelaide: Rigby.

Pascoe, Bruce 2014. *Dark Emu: Black seeds: Agriculture or accident?*. Broome: Magabala Books.

Presland, Gary 2001. *Aboriginal Melbourne: The lost land of the Kulin people*. Forest Hill: Harriland Press (first published 1985).

Presland, Gary 2010. *First People: The Eastern Kulin of Melbourne, Port Phillip and Central Victoria*. Melbourne: Museum Victoria.

Pybus, Cassandra 2020. *Truganini: Journey through the apocalypse*. Sydney: Allen & Unwin.

Rae-Ellis, Vivienne 1996. *Black Robinson: Protector of Aborigines*. Carlton: Melbourne University Press.

Yarra City Council in partnership with Wurundjeri Tribe Land & Compensation Cultural Heritage Council 2013. 'An Aboriginal History of Yarra: A history of the relationship between Aboriginal peoples and the land currently known as the City of Yarra', *Agora*, vol. 48, no. 4, 2013, pp. 66–73.

Zola, Nelly and Beth Gott 1992. *Koori Plants, Koori People: Traditional Aboriginal food, fibre and healing plants of Victoria*. Melbourne: Koorie Heritage Trust.

Published sources: General

Adam-Smith, Patsy 1979. *Victorian and Edwardian Melbourne from Old Photographs*. Sydney: John Ferguson.

Aitken, Richard and Michael Looker (eds) 2002. *The Oxford Companion to Australian Gardens*. South Melbourne: Oxford University Press.

Akehurst, Christopher 2020, 'Melbourne News: St Thomas Aquinas, South Yarra': <http://melbournecatholic.org.au/Melbourne-News/ArtMID/453/ArticleID/24216/St-Thomas-Aquinas-South-Yarra>

Annear, Robyn 1995. *Bearbrass: Imagining early Melbourne*. Port Melbourne: Reed Books.

Apperly, Richard, R. Irving and P. Reynolds 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*. Sydney: Angus & Robertson.

Barnard, Jill and Jenny Keating 1996. *People's Playground: A history of the Albert Park*. Burwood: Chandos Publishing,

Bate, Weston and Helen Penrose 2002. *Challenging Traditions: A history of Melbourne Grammar*. Kew: Australian Scholarly Publishing.

Barrett, Bernard 1971. *The Inner Suburbs: The evolution of an industrial area*. Carlton: Melbourne University Publishing.

Blake, Les (ed.) 1973. *Vision and Realisation: The centenary of state education in Victoria*. Melbourne: Victorian Government Printer.

- Blainey, Geoffrey 2010. *A Game of Our Own: The origins of Australian football*. Melbourne: Black Inc.
- Boyd, Robin 1952. *Australia's Home*. Carlton: Melbourne University Press.
- Boyle, Rhonda 1992. *A Guide to the Parks and Gardens of Melbourne*. Melbourne: Cicada Press.
- Brookes, Mabel 1967. *Riders of Time*. South Melbourne: Macmillan of Australia.
- Broome, Richard et al. (eds) 2016. *Remembering Melbourne: 1850–1960*. Melbourne: Royal Historical Society of Victoria.
- Brown-May, Andrew 2001. *Melbourne Street Life: The itinerary of our days*. Kew: Australian Scholarly Publishing.
- Buckrich, Judith and Antoinette Birkenbeil 1996. *Melbourne's Grand Boulevard: The story of St Kilda Road*. Melbourne: State Library of Victoria.
- Buckrich, Judith 2009. *Well Rowed University: Melbourne University Boat Club: The first 150 years*. Melbourne: Melbourne University Boat Club Inc.
- Buckrich, Judith Raphael 2004. *Lighthouse on the Boulevard: A history of the Royal Victorian Institute for the Blind 1866–2004*. Kew: Australian Scholarly Publishing.
- Burchell, Lawrence 1980. *Victorian Schools*. Carlton: Melbourne University Press.
- Cannon, Michael 1991. *Old Melbourne Town*. Mt Eliza: Loch Haven Books.
- Cannon, Michael 1985. *The Long Last Summer: Australia's upper class before the Great War*. Melbourne: Thomas Nelson.
- Cannon, Michael 1973. *The Land Boomers*. Carlton: Melbourne University Press (first published 1966).
- Carter, Ruth 1990. 'Tucker, Horace Finn (1849–1911)', *Australian Dictionary of Biography*, Volume 12. Carlton: Melbourne University Press.
- Carroll, Brian and Arbo Roger-Genersh 1974. *Toorak and South Yarra Sketchbook*. Adelaide: Rigby.
- Christ Church, South Yarra: 1856–1956*.
- Clark, C.M.H. 1987. *A History of Australia*, vol. 6. Carlton: Melbourne University Press.
- Clerehan, Noel 1984. 'Sale recalls the battle of Castle Towers', *Bulletin*, vol. 104, no. 5414, 1 May 1984, p. 80.
- Connell, R.W. and T.H. Irving 1980. *Class Structure in Australian History: Documents, narrative and argument*. Melbourne: Longman Cheshire.
- Cowan, Peter 1996. 'Drake-Brockman, Henrietta Frances (1901–1968)', *Australian Dictionary of Biography*, vol. 14. Carlton: Melbourne University Press.
- Cowling, Ray 2021. Reproduction of Rosemary Lawton's 'South Yarra State School 1854–1954'. West Melbourne: The author.
- Davison, Graeme 1978. *The Rise and Fall of Marvellous Melbourne*. Carlton: Melbourne University Press.

- Dingle, Tony 1999. 'Pathways, waterways and railways. Melbourne and the Yarra: an uneasy relationship', *Historic Environment*, vol. 14, no. 3, 1999, p. 5.
- Dingle, Tony and Carolyn Rasmussen 1990. *Vital Connections: Melbourne and its Board of Works*. Ringwood: McPhee Gribble.
- Doyle, Helen 2015. *Suburbs at War: The cities of Malvern and Prahran during the Great War*. Malvern: City of Stonnington.
- Dunstan, David 1984. *Governing the Metropolis: Politics, technology and social change in a Victorian city: Melbourne 1850–1891*. Carlton: Melbourne University Press.
- Edquist, Harriet (ed.) 2009. *The Architecture of Neil Clerehan*. Melbourne: RMIT University.
- Farrer, Yashti 2012. 'First Past the Post: The Melbourne Cup of 1861', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/essay/1/text25546>, published 1 February 2012.
- Flannery, Tim (ed.) 2002. *The Birth of Melbourne*. Melbourne: Text Publishing.
- Forge, Suzanne 1981. *Victorian Splendour: Australian Interior Decoration 1837–1901*. Sydney: Mead & Beckett Publishing for Oxford University Press.
- Freestone, Robert 2001. 'Imagineering the City Beautiful: Parks, gardens and town planning thought' in Georgina Whitehead (ed.), *Planting the Nation*. Melbourne: Australian Garden History Society,, pp.159–186.
- Giblett, Rod 2019. *Modern Melbourne: City and site of nature and culture*. Bristol: Intellect.
- Goad, Philip 2009. *Melbourne Architecture*. Boorowa (NSW): The Watermark Press.
- Goad, Philip and Julie Willis (eds). *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.
- Graham, Sandy 2015. 'Memories of Irene Mitchell and the Melbourne Little Theatre': <https://theatreheritage.org.au/on-stage-magazine/general-articles/item/219-melbourne-little-theatre>
- Green, O.S. 1979. 'Aston, Tilly (1873–1947)', *Australian Dictionary of Biography*, volume 7. Carlton: Melbourne University Press.
- Grishin, Sasha 2015. *S.T. Gill and his Audiences*. Canberra: National Library of Australia.
- Lamb, Rohan 1996. 'Under Pressure: The evolution of the water supply of the Royal Botanic Gardens', *Victorian Historical Journal*, vol. 67, no. 1, April 1996, pp. 66–82.
- Law-Smith, Joan 1984. *The Royal Botanic Gardens Melbourne*. South Yarra: Maud Gibson Trust.
- Lemon, Andrew (ed.) 1996. *Melbourne's Pride and Glory, special issue of the Victorian Historical Journal*, April 1996.
- Lemon, Andrew 2003. *A Great Australian School: Wesley College examined*. Wahroonga (NSW): The Helicon Press.
- Lewi, Hannah and Philip Goad 2019. *Australia Modern: Architecture, landscape and design*. Port Melbourne: Thames & Hudson.

- Lewis, Miles 1999. *Suburban Backlash: The battle for the world's most liveable city*. Hawthorn: Bloomings Books.
- Lewis, Miles et al. 1995. *Melbourne: The city's history and development*. Melbourne: City of Melbourne.
- Lewis, Miles 1991. *Victorian Churches*. Melbourne: National Trust of Australia (Vic.).
- Lewis, Miles 1983. 'An Industrial Seed-bed: Architectural and historical survey of South Bank', vol. 2, Melbourne: Department of Planning.
- Major, Harry C. 1954. *South Yarra Presbyterian Church, Punt Road: Centenary History*. South Yarra: South Yarra Presbyterian Church Centenary Committee.
- Maroske, Sara and Andrew May 1992. "'Horticultural Embellishments": Public conferment from the Melbourne Botanic Garden, 1870', *Australian Garden History* 4(4), 1993, pp. 8–14.
- McConville, Chris 1989. *Airds Guide to Melbourne*. Flemington: Airds Books.
- Mitchell, Ann M. 1977. *The Hospital South of the Yarra: A history of the Alfred Hospital Melbourne from foundation to the nineteen forties*. Melbourne: Alfred Hospital.
- Morris, Deborah 2001. *Royal Botanic Gardens Melbourne*. Crows Nest (NSW): A Sue Hines Book, Allen & Unwin.
- O'Hanlon, Seamus 2002. *Together Apart: Boarding house, hostel and flat life in pre-war Melbourne*. Melbourne: Australian Scholarly Publishing.
- O'Neill, Frances 1993. *Picturesque Charity: The Old Colonists' Homes, North Fitzroy*. Clayton: Department of History, Monash University.
- Otto, Kristin 2005. *Yarra: A diverting history*. Melbourne: Text Publishing.
- Otto, Kristin 2009. *Capital: Melbourne when it was the capital city of Australia, 1901–1927*. Melbourne: Text Publishing.
- Parish of South Yarra 2012. '125 Years: Historical Notes', prepared for the Parish of South Yarra.
- Paterson, Helen 1996. *5.30 Nurse! The Story of the Alfred Nurses*. Melbourne: History Books.
- Pascoe, Bruce 2014. *Dark Emu: Black seeds: Agriculture or accident?* Broome: Magabala Books.
- Pescott, R.T.M. 1982. *The Royal Botanic Gardens, Melbourne: A history from 1845 to 1970*. Melbourne: Oxford University Press.
- Pierce, Peter (ed.) 1987. *The Oxford Literary History Guide to Australia*. Melbourne: Oxford University Press.
- Poynter, J.R. 1993. 'Brooks, Dame Mabel Balcombe (1890–1975)', *Australian Dictionary of Biography*, Volume 13. Carlton: Melbourne University Press.
- Presland, Gary 2009. *The Place for a Village: How nature has shaped the City of Melbourne*. Melbourne: Museum Victoria.
- Priestley, Susan 1983. *Making Their Mark*. McMahons Point (NSW): Fairfax, Syme & Weldon.
- Priestley, Susan 1996. *South Melbourne: A history*. Carlton: Melbourne University Press.

- Rickard, John 1996. *A Family Romance: The Deakins at home*. Carlton South: Melbourne University Press.
- Shirley Roberts 1985. *Charles Hotham: A biography*. Carlton: Melbourne University Press.
- Scates, Bruce 2009. *A Place to Remember: A history of the Shrine of Remembrance*. Port Melbourne: Cambridge University Press.
- Slater, L. Oscar 1987. *Walking Tour of South Yarra West*. South Yarra: Prendagast Publications.
- Serle, Geoffrey 2002. *John Monash: A biography*. Carlton: Melbourne University Press.
- Shaw, A.G.L. 1996. *A History of the Port Phillip District: Victoria before Separation*. Carlton: The Miegunyah Press.
- Smyth, Dacre 1980. *The Bridges of The Yarra: A book of paintings, poetry and prose*. Second edition. Melbourne: Crystal Offset Printers.
- Stapleton, Maisy (ed.) 1983. *Historic Interiors*. Sydney: Sydney College of the Arts Press.
- Theobald, Marjorie R. 1996. *Knowing Women: Origins of women's education in nineteenth-century Australia*. Melbourne: Cambridge University Press.
- Tipping, Marjorie 1977. *Melbourne on the Yarra*. East Melbourne: Lansdowne Editions.
- Tout-Smith, Deborah 2008. *Melbourne: A city of stories*. Melbourne: Museum Victoria.
- Townshend, Stephen 2001. *The Rough Guide to Melbourne*. London: Rough Guides.
- Whitehead, Georgina 1997. *Civilising the City: A history of Melbourne's public gardens*. Melbourne: State Library of Victoria.
- Whitehead, Georgina 1992. 'Melbourne's Public Gardens: A family tree' in Graeme Davison and Andrew May (eds) 1992, *Melbourne Centre Stage: The Corporation of Melbourne 1842–1992, special issue of Victorian Historical Journal*, vol. 63, no. 2 and 3, October 1992, pp. 101–117.
- Wilde, Sally 1993. *The History of Prahran, volume 2, 1925–1990*. Carlton: Melbourne University Press.
- Williams, Lloyd C. 1957. *History Trails in Melbourne*. Sydney: Angus & Robertson. (See Chapter VIII 'The Gateway to the City')
- Wright, Clare 2003. *Beyond the Ladies Lounge: Australia's female publicans*. Carlton: Melbourne University Press.
- Wright, Ray 1989. *The Bureaucrats' Domain: Space and the public interest*. Melbourne: Oxford University Press.
- Yewers, J.E. 1956. *One Hundred Years of Progress: Christ Church, South Yarra*. South Yarra: Christ Church.

Unpublished reports and theses

- Allom Lovell & Associates 1998. 'City of Yarra Heritage Review: Heritage Overlay Precincts'. Prepared for the City of Yarra.

Australian Cultural Heritage Management (ACHM) 2010. 'Indigenous Cultural Heritage and History within the Metropolitan Melbourne Investigation Area.' Prepared for the Victorian Environmental Assessment Council.

City of Melbourne 2000. 'Fawkner Park Master Plan'.

Colman, James 1972. 'Melbourne–South Yarra: A case for conservation in an historic inner suburb: a report to the Melbourne – South Yarra Group'.

Context 2006. 'Stonnington Thematic Environmental History'. Prepared for the City of Stonnington.

Context 2007. Victoria Water Supply Heritage Study: Prepared for Heritage Victoria and Melbourne Water.

Context 2010. Regional Water Supply Heritage Study: Melbourne Region. Prepared for Melbourne Water.

Context 2015a. 'Acknowledging Places with Shared Heritage Values'. Prepared for a Joint Committee of the Heritage Council of Victoria and the Victorian Aboriginal Heritage Council.

Context 2015b. 'Southbank Boulevard and Dodds Street'. Prepared for the City of Melbourne.

Context 2016a. 'Stonnington Victorian Houses Study'. Prepared for the City of Stonnington.

Context 2016b. 'South Melbourne Boer War Memorial CMP'. Prepared for the City of Port Phillip.

Context 2017a. 'Domain Parklands Conservation Management Plan'. Prepared for the City of Melbourne/RGB.

Context 2017b. 'Life on the Bend: A social history of Fishermans Bend'. Prepared for the Fishermans Bend Taskforce.

Context 2018. 'Banyule Thematic Environmental History'. Prepared for the City of Banyule.

Context with Ochre Imprints and On Country 2019. 'Hoddle Grid Heritage Review', Volume 4: Aboriginal History'. Prepared for the City of Melbourne.

Dingle, Tony and Andrew Brown-May 2008. 'Yarra River', eMelbourne, <https://www.emelbourne.net.au/biogs/EM01663b.htm>

Doyle, Helen 1999. 'Organising Recreation: A cultural sites network study', Prepared for the Department of Natural Resources and Environment.

Gould, Meredith 1985. 'South Yarra Conservation Study'. Prepared for the City of Melbourne.

Hunter-Payne, Gwynned and Shurlee Swain 2007. 'Hospitals', in eMelbourne, School of Historical & Philosophical Studies, The University of Melbourne: <https://www.emelbourne.net.au/biogs/EM00726b.htm>

Heritage Victoria 2009. *Victoria's Framework of Historical Themes*. Heritage Council of Victoria, Melbourne.

Hubbard, Timothy Fletcher 2003. 'Towering Over All: The Italianate villa in the colonial landscape'. PhD thesis, Deakin University.

Jordan, Kerry 2003. 'Houses and Status: The grand houses of nineteenth century Victoria'. PhD thesis, Faculty of Architecture, Building and Planning, University of Melbourne.

Lewis, Miles 2018. 'Fitzroy North Former Gasworks site: Miles Lewis evidence', DELWP Panel hearing commencing 23 April 2018.

Lovell Chen 2015. 'South Yarra Forum Presentation (South Yarra Precinct HO6)', prepared for the City of Melbourne.

Patrick, John (with Allom Lovell & Associates) 2003. 'Domain Parklands Conservation Analysis'. Prepared for the City of Melbourne.

Sawyer, Terry 1982. 'Residential Flats in Melbourne: the development of a building type to 1950'. Research report, 5th Year Architecture, University of Melbourne.

Swanson, Rex 1984. 'Melbourne's Parks and Gardens', prepared for the City of Melbourne.

Tibbits, George 1983. 'History of the Development of Prahran', prepared as part of Nigel Lewis & Associates, 'Prahran Conservation Study' for the City of Prahran.

Trethowan Context Nigel Lewis 2012. 'Government House, Melbourne, Conservation Management Plan, vol 1'. Prepared for Government House, Melbourne.

Digital resources

Australian War Memorial website. <https://www.awm.gov.au/>

Barry, John V. 1966. 'Anderson, Joseph (1790–1877)', *Australian Dictionary of Biography*, vol. 1: <https://adb.anu.edu.au/biography/anderson-joseph-1705>

Batters, William: <https://www.williamsbatters.com.au/marne-street-south-yarra/>

Built Heritage Pty Ltd. 'Dictionary of Unsung Architects'. <http://www.builtheritage.com.au/dictionary.html>

Burchett Index: <https://www.hothamhistory.org.au/burchett-index-search/>

City of Melbourne collection. <https://citycollection.melbourne.vic.gov.au/>

Encyclopedia of Melbourne (eMelbourne): <https://www.emelbourne.net.au/>

First Peoples — State Relations. ACHRIS: <https://achris.vic.gov.au/#/dashboard>

Graham, Sandy 2015. 'Memories of Irene Mitchell and the Melbourne Little Theatre': <https://theatreheritage.org.au/on-stage-magazine/general-articles/item/219-melbourne-little-theatre>

Heritage Victoria. Victorian Heritage Database: <https://vhd.heritagecouncil.vic.gov.au/>

Hone, J. Ann 1969. 'Clapp, Francis Boardman (1933–1920)', *Australian Dictionary of Biography*, vol. 3: <https://adb.anu.edu.au/biography/clapp-francis-boardman-3209>

Kew Historical Society, online collection: <https://kewhistoricalsociety.org.au/khs/collection/>

Lewis, Miles (ed.) 2011. *Australian Architecture Index*: <https://www.mileslewis.net/australian-architectural/>

Lewis, Miles. *Melbourne Mansions*: <https://www.mileslewis.net/melbourne-mansions/>

Monument Australia: <https://www.monumentaustralia.org.au/>

Museum Victoria: <https://museumsvictoria.com.au/>

National Archives of Australia: <https://www.naa.gov.au/>

National Gallery of Australia: <https://nga.gov.au/>

National Gallery of Victoria: <https://www.ngv.vic.gov.au/>

National Trust of Australia (Vic). Register: <https://www.nationaltrust.org.au/services/heritage-register-vic/>

National Trust of Australia (Vic). Significant Tree Register.

Public Record Office Victoria: <https://www.prov.vic.gov.au/>

RAIA Victorian Chapter. '20th Century Buildings Register':
<https://repository.architecture.com.au/download/chapters/vic-chapter/vic-notable-buildings/vicregister08xls.pdf>

Register of the National Estate: http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=search_form;list_code=RNE

Royal Historical Society of Victoria—Collections: <http://www.historyvictoria.org.au/collections>

St Martins Youth Theatre: <https://stmartinsyouth.com.au/page/history>

State Library Victoria Picture Collection: <http://guides.slv.vic.gov.au/pictures>

Stonnington History Centre: <https://www.stonnington.vic.gov.au/Library/Visit-us/Stonnington-History-Centre>

The Tan Track: <https://sites.google.com/a/runthetan.com/home/thetan>

Victorian Collections: <https://victoriancollections.net.au/>

Victorian Heritage Database: <https://vhd.heritagecouncil.vic.gov.au/>

Victorian Places 2005. 'South Yarra': <https://www.victorianplaces.com.au/south-yarra>

Whitehead, Georgina 2008, 'Fawkner Park', eMelbourne, School of Historical & Philosophical Studies, The University of Melbourne: <https://www.emelbourne.net.au/biogs/EM00553b.htm>

Wilde, Sally 2008. 'South Yarra', eMelbourne, School of Historical & Philosophical Studies, The University of Melbourne: <https://www.emelbourne.net.au/biogs/EM01404b.htm>

4 Appendix A: Historical maps of the study area

The following maps are included to provide a broader historical context for the development of the Review area.

4.1 James Kearney, *Plan of Melbourne and its suburbs, 1855*



Figure 4.1 James Kearney 1855, *Plan of Melbourne and its Suburbs* (northern end). (Source: State Library Victoria)

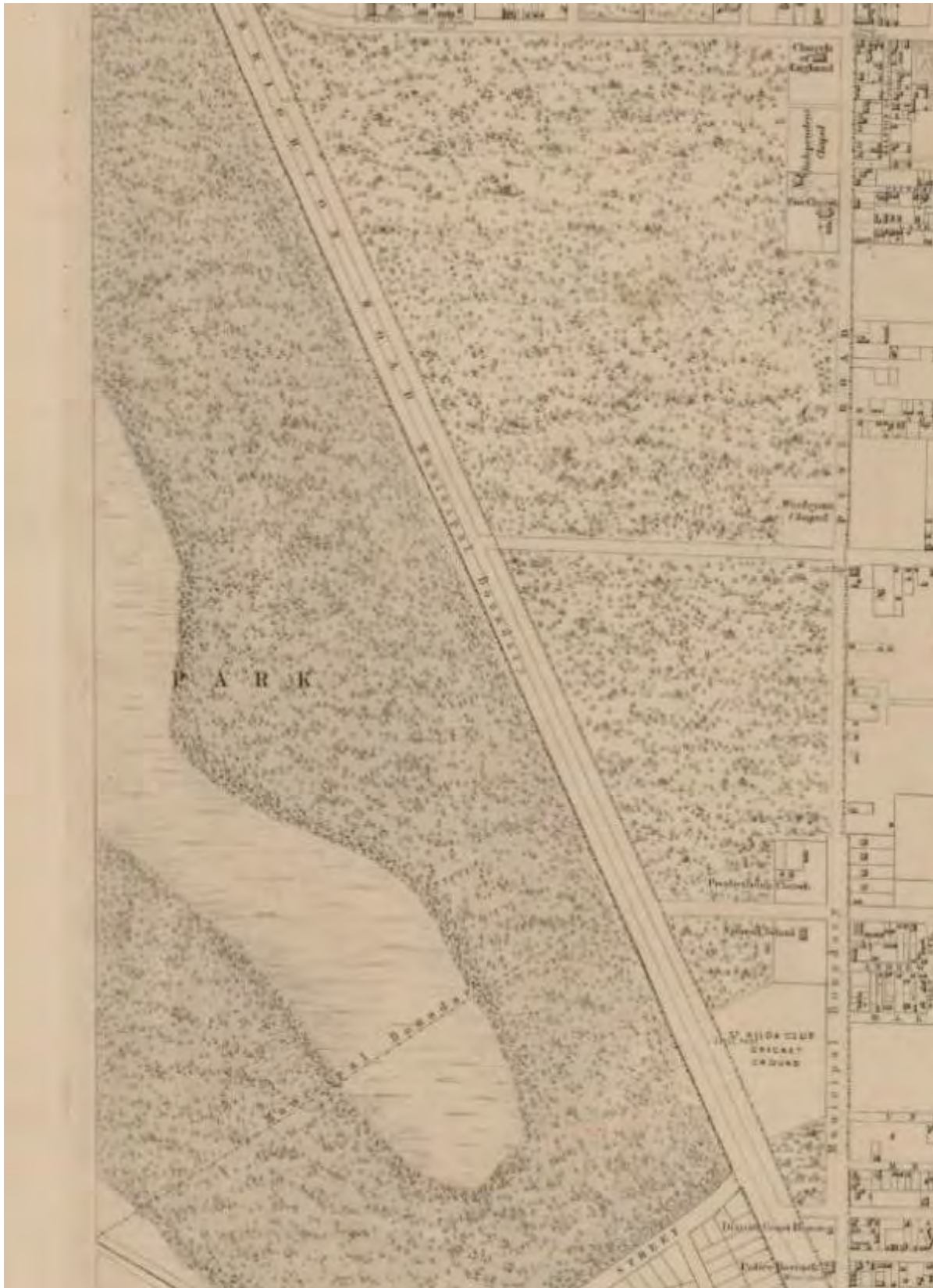


Figure 4.2 James Kearney 1855, *Plan of Melbourne and its Suburbs* (southern end). (Source: State Library Victoria)

4.2 A.S. Selwyn, Geological Survey of Melbourne, 1860



Figure 4.3 A.S. Selwyn, Geological map of the Melbourne area, c1860. (Source: State Library Victoria)

4.3 Henry Cox, survey of Melbourne, 1865



Figure 4.4 H.L. Cox map of Melbourne, 1865. (Source: State Library Victoria)

4.4 De Gruchy and Leigh, Isometrical Map of Melbourne, 1866



Figure 4.5 De Gruchy and Leigh, Map of Melbourne, 1866. (Source: State Library Victoria)



South Yarra Heritage Review

Volume 4: Citations

Report prepared for City of Melbourne

September 2022



Acknowledgement of Country

We respect and acknowledge the Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
2607	1	Final Report	1 September 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Indigenous cultural and intellectual property

We acknowledge and respect the inherent rights and interests of the First Peoples in Indigenous Cultural and Intellectual Property. We recognise that Aboriginal and Torres Strait Islander people have the right to be acknowledged and attributed for their contribution to knowledge but also respect their rights to confidentiality. We recognise our ongoing obligations to respect, protect and uphold the continuation of First Peoples rights in the materials contributed as part of this project.

References to Aboriginal cultural values in this volume have been reviewed and approved by Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

Copyright

© GML Heritage Pty Ltd 2022

This report has been prepared by GML Heritage Victoria Pty Ltd (GML). In accordance with the contract terms for this project:

- Copyright in material produced by GML vests with City of Melbourne with the exception of material for which permission to reproduce this heritage study has been granted from the copyright holder, or which is out of copyright or in which copyright is held by a third party (including Traditional Owners); and
- GML retains attribution of authorship within moral rights.

Cover image

[VE Charnley c1914–1933, 'Synagogue, Toorak Road, South Yarra']. (Source: State Library Victoria: Victorian scenes, 1914-1933)

Contents

Volumes of the South Yarra Heritage Review	iii
1 Individual place citations	1
54–60 Anderson Street, South Yarra	2
Part 62–108 Anderson Street, South Yarra	21
39–45 Bromby Street, South Yarra	58
191–201 Domain Road, South Yarra	82
2–14 Hope Street, South Yarra	101
Part 112–118 Millswyn Street, South Yarra	125
431–439 Punt Road, South Yarra	156
585–601 Punt Road, South Yarra	175
603–627 Punt Road, South Yarra	205
663–681 Punt Road, South Yarra	231
737–743 Punt Road, South Yarra	260
447–453 St Kilda Road, Melbourne	278
485–491 St Kilda Road, Melbourne	303
Part 519–539 St Kilda Road, Melbourne	327
Part 567–581 St Kilda Road, Melbourne	351
2W–8W Toorak Road, South Yarra	395
2 Serial listing place citation.....	422
St Martins Youth Arts Centre complex.....	423
3 Revision to existing individual Heritage Overlay.....	458
HO421 Hoddle Bridge	459
4 Precinct citations	476
Pasley Street and Park Place Precinct	477
Yarra Boathouses Precinct	516
5 Revision to existing precinct Heritage Overlay.....	556
5.1 HO6 INTRODUCTION	559
5.2 HISTORICAL CONTEXT	562
5.3 HO6 AREA 1	570
5.4 HO6 AREA 2	594



5.5	HO6 AREA 3	644
5.6	HO6 AREA 4	661
5.7	HO6 AREA 5	683
5.8	PRECINCT INTEGRITY	718
5.9	COMPARATIVE ANALYSIS	719
5.11	RECOMMENDATIONS	724
6	Appendix A	761

Volumes of the South Yarra Heritage Review

The findings of the Review are presented in four volumes:

- Volume 1—Methodology report

Volume 1 explains the methodology used to review and assess the heritage values of precincts and individual places. This Volume also presents the key findings and recommendations of the Review.

- Volume 2—Aboriginal Cultural Values

Volume 2 summarises the outcomes of consultation with Traditional Custodian organisations and provides an assessment of the Aboriginal Cultural Values associated with the Review area. It provides an overview of Aboriginal heritage places in the area listed in Aboriginal Cultural Heritage Register and Information System (ACHRIS) and new information found during historical research and provided by Traditional Custodians during consultation. It provides a rationale in some cases for the potential nomination or change to the extent of Aboriginal heritage places in the Victorian Aboriginal Heritage Register (VAHR).

- Volume 3—South Yarra Thematic Environmental History

Volume 3 presents an illustrated thematic history of the South Yarra Review area, tracing its physical development and social history complementing the City of Melbourne Thematic Environmental History (Context, 2010). It develops each theme briefly and identifies examples of places for each theme. The thematic history adopts a shared values approach, recognising both Aboriginal and non-Aboriginal history and cultural values of the broader area and specific places within it.

- Volume 4—Citations (this volume)

Volume 4 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place in the Schedule to the Heritage Overlay in the Melbourne Planning Scheme. Aboriginal heritage values have been identified for two places assessed in this Review.

1 Individual place citations

SITE NAME: Fairlie flats
STREET ADDRESS: 54–60 Anderson Street, South Yarra
PROPERTY ID: 100427



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Yuncken Freeman Brothers, Griffiths & Simpson	BUILDER:	EA Watts Pty Ltd
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1961

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
6 Shaping a residential area	6.4 Postwar residential development

RECOMMENDATIONS

Recommend inclusion of 54–60 Anderson Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Extent of overlay: Refer to map.

SUMMARY

Designed by Yuncken Freeman Brothers, Griffiths & Simpson, Fairlie was built in 1961 by EA Watts Pty Ltd. The nine-storey Modernist block of flats overlooking the Royal Botanic Gardens is one of the earliest luxury high-rise blocks of flats and is an important early example of this building type, predating the enactment of the *Strata Titles Act 1967*. Embracing modular design aesthetics, Fairlie is distinguished for its delicate design, restricted palette, and the interplay of light and shadow. Its lightweight ground-floor treatment is also distinctive.

HISTORICAL CONTEXT

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was erected in Collins Street in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O'Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly low rise, comprising two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn (O'Hanlon 2008). While flats were favoured by single people or young couples, they also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009:145). Some examples in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. The economic downturn made it unfeasible for many to run a grand home on a large estate, and by the 1930s many large older residences in Melbourne had been divided into flats.

The self-ownership, or 'own-your-own' (OYO), model came about at the end of the 1940s, in response to the problem of inflated building costs, which prevented economic return on investment in flats for rent (*Construction*, 21 April 1954:32). The OYO flats built in Hawthorn in 1949 and Stanhill in Queens Road, Melbourne (1945–50), both designed by Frederick Romberg, were pioneering examples of modern flats and they introduced the model of owner-occupied flats to Melbourne in the postwar period (Heritage Alliance 2008:23). Another leading promoter of 'self-ownership' flats was Sir Bernard Evans (an architect, and lord mayor of Melbourne in 1959–61), who campaigned for apartment buildings in the city and the subsequent introduction of strata title legislation (Butler-Bowden and Pickett 2007:114).

The fact that Melbourne's population was concentrated near the city centre contributed to the development of larger and taller blocks in inner suburbs in the postwar period. As Robin Boyd had pointed out, high-rise residential development was considered a solution for the increased density around the city centre (Serle 1996: Chapter 11).

High-rise residential buildings built in the early 1960s became landmarks on the city's periphery (Heritage Alliance 2008:23). Built on the edge of the Royal Botanic Gardens, the nine-storey Fairlie flats, at 54–60 Anderson Street, South Yarra (Yuncken Freeman, 1961), was one of the first luxury high-rise block of flats in Melbourne. The 13-storey Edgewater Towers (Mordechai Benshemesh, 1961), on St Kilda Beach, was one of the earliest, completed by October 1961, and was the highest residential tower in Victoria for a short period. The record was broken the following year when the 17-storey Emerald Hill Court, South Melbourne (Sir Bernard Evans, 1962), designed for the Housing Commission of Victoria, and the 20-storey Domain Park, South Yarra (Grounds, Romberg and Boyd, 1962), were completed.

Private developers often called the high-rise blocks 'apartments' (typically between six and 20 or more storeys) for marketing purposes, distinguishing this new type of building from low-rise flats or Housing Commission flats (O'Hanlon 2008).

The introduction of the individual strata title in 1967, following the enactment of the *Strata Titles Act 1967*, led to the apartment boom; however, subsequent developers did not embark upon a battle for height (Heritage Alliance 2008:23; Butler-Bowden and Pickett 2007:114). Domain Park remained the tallest until the end of 1960s, when luxury high-rise blocks of flats were built at the eastern end of the city centre. Viennese-born émigré architect Kurt Popper built two blocks in central Melbourne: the 20-storey Park Tower at 199–207 Spring Street (1969), and a 22-storey block at 13–15 Collins Street

(1970). Treasury Gate at 93–101 Spring Street (Moore & Hammond, 1971) followed the trend with 28 storeys. The 11-storey Exhibition Towers at 287–293 Exhibition Street, Melbourne (Kenneth McDonald & Associates 1969–71), was initially designed as a private residential block but was opened as the Courtesy Inn Motel in 1971 due to low sales.

SITE HISTORY

The place occupies the traditional Country of both the Bunurong and Wurundjeri Woi Wurrung people. The land at 54–60 Anderson Street, South Yarra, which occupies high ground on the steep south bank of the Yarra, was part of an area of 895 acres that was reserved for an Aboriginal mission. George Langhorne's Anglican mission was established in 1837 on the land set aside by Robert Hoddle east of Anderson Street, South Yarra, and closed in 1839 (Clark and Konstanski 2012:31).

The land is part of Crown Allotment 10, purchased in 1846 by Colonel Joseph Anderson with adjacent Allotment 9 (CoMMaps). Anderson built a prefabricated house Fairlie (also known as Fairlie House, Old Fairlie or Fairlie Cottage), named after his mother Fairlie Anderson (née Gordon) who died in 1790, the year that Anderson was born. In 1870, Anderson's eldest son, William Acland Douglas Anderson, erected a villa residence on Crown Allotment 10. This three-storey villa residence was also named Fairlie. After the construction of the second Fairlie, the earlier house was known as Old Fairlie. Following WA Anderson's death, Fairlie was let in 1882. The villa was advertised as a 'spacious and commodious family residence ... situated on the highest ground, next to and overlooking the Botanical gardens and Domain'. The property was set on four acres of 'pleasure grounds, comprising orchard, flower and vegetable gardens, and five lawn-tennis court' (*Argus*, 11 March 1882:5). The property underwent various changes overtime, including subdivision of land and alterations and additions to the houses and outbuildings. The 1870 villa was one of the first Melbourne mansions converted to flats during World War I (*Herald*, 17 September 1937:14; 23 September 1937:3).

When sold in 1936, the property comprised the 1870 villa (by this time most popularly known as Fairlie House) and another two-storey residence known as Little Fairlie. The earlier prefabricated house had been demolished by this time (*Argus*, 12 September 1936:2; Pratt c1937). An adjoining property, comprising a brick residence known as Bonooke, was acquired by the new owner of Fairlie House, who intended to subdivide the site into smaller residential allotments. In October 1937, the building materials and fixtures of Fairlie House and Little Fairlie were sold at a demolition sale, which was followed by the subdivisional sale of Fairlie in December (*Argus*, 2 October 1937:18; 1 December 1937:18). The land at today's 54–60 Anderson Street was vacant until the end of 1950s (S&Mc 1960).

Built in 1960 to a design by Yuncken Freeman Brothers, Griffiths & Simpson for the building company Jarden Towers Pty Ltd, Fairlie at 54–60 Anderson Street, South Yarra, is a nine-storey block of 16 flats overlooking the Royal Botanic Gardens (*Age*, 31 May 1960:3). Acknowledged as the firm's most notable high-rise residential block, Fairlie was designed by John Freeman and Tom Freeman, who were responsible for the firm's residential work, as well as Roy Simpson (Goad 2018:782; Butler-Bowden and Pickett 2007:114).

On 15 May 1960, an application to build a 16-unit block of flats at a cost of £205,000 was submitted to Melbourne City Council (MBAI 1960). The building work began a week later, despite local opposition. Architect Thomas J Buchan, then a City of Melbourne Councillor residing in Fairlie Court, opposed the construction on the grounds of the right of light and maximum height prescribed by the uniform building regulations. Buchan argued that the construction should not be permitted as the proposed structure, including lift machinery, tank and fan rooms, was to rise 17 feet above the permitted maximum height of 88 feet (26.8 m). The building's location on the arterial road was also considered problematic by some. There were concerns that it would cause potential parking issues and create traffic hazards for the 900

pupils of nearby Melbourne Girls Grammar School. Despite the opposition of Buchan and other residents, Melbourne City Council's building committee granted a permit by mid-June 1960 (*Age*, 31 May 1960:3; 16 June 1960:5).

Fairlie was open for inspection by August 1961, a few months earlier than the 13-storey Edgewater Towers (Mordechai Benshemesh, 1961) on St Kilda Beach, which was completed in October 1961 (*Age*, 12 August 1961:2; 25 October 1961:26).

With only two large flats per standard floor, Fairlie was the first luxury postwar block of flats in Melbourne. When it opened in 1961, it held the record for the most expensive flats in Australia; they were priced from £17,850, significantly more than the average price of a three-bedroom suburban home in Melbourne at the time (*Age*, 11 September 1961:10; 12 August 1961:2). The building was equipped with a central heating system and ducted ventilation. Each flat had a large sun terrace and luxury fittings (*Age*, 24 November 1961:2; 27 October 1962:44).

No external building work since the time of its construction is recorded in Melbourne City Council's historical building application index (MBAI). Today, Fairlie remains as private residential apartments.

Yuncken Freeman Brothers, Griffiths & Simpson, architect

In the 1960s Melbourne-based Yuncken Freeman was one of the largest architectural practices in Australia, with a reputation for high-quality corporate buildings and an ongoing commitment to Modernism. The firm originated in 1933 when Otto Abrecht Yuncken (1903–1951) established a practice with brothers John Freeman (1898–62) and Tom Freeman (1904–1971). In the 1930s the firm's work concentrated on hospital design and residential work in suburbs that included Toorak, Brighton and South Yarra. William Balcombe Griffiths (1907–1991) and Roy Simpson joined the firm in the mid to late 1930s, and it became known as Yuncken Freeman Brothers, Griffiths & Simpson. Notable work during this time included additions to the Austin Hospital, in Heidelberg (1937), overseeing completion of the Sidney Myer tomb at Box Hill Cemetery (1934–38), and designing one of Melbourne's early Modernist houses for Dr Geoffrey Smith in Toorak (1934) (Goad 2012:781–782).

Following World War II, the firm was involved in residential work including the prefabrication housing scheme for the Victorian Government, known as 'Operation Snail', and works for the Preston & Northcote Community Hospital in Preston (1951). The commercial and corporate side of the business was built by Barry Patten (1927–2003) and John Gates (1924–1996) when they joined the firm as partners in 1951, following the death of Yuncken. The Freeman brothers and Simpson focused on residential work and were responsible for projects that included Fairlie in South Yarra (1961). The firm also developed apartment blocks in South Yarra and Toorak for a variety of clients, including AV Jennings (Goad 2012:781–782; Butler-Bowden and Pickett 2007:114).

John Yuncken joined the firm in 1960, and by 1962 it had become known as Yuncken Freeman. Throughout the 1960s and 1970s Yuncken Freeman was the most successful and prolific architecture firm in Victoria, designing many award-winning office buildings in Melbourne's city centre. These included Eagle House at 473 Bourke Street, built in 1971 (VHR1807, HO901); BHP House at 130–148 William Street (VHR1699, HO767); and the Royal Insurance building at 430–442 Collins Street (1965). At the time of its completion, BHP House was the tallest steel-framed building in Australia and the tallest building in Victoria. By this time, the firm had offices around Australia as well as in Hong Kong, and served as a training ground for many of Melbourne's most promising young architects. The firm continued until the late 1980s, and completed work for the University of Melbourne, among many large institutional and corporate clients (Goad 2012:781–782).

SITE DESCRIPTION

Fairlie at 54–60 Anderson Street, South Yarra, is a nine-storey block of flats with Modernist elements. It is located at the northeast corner of Fairlie Court and Anderson Street, overlooking the Royal Botanic Gardens towards the west (Figure 1). The building has a slight setback, on which garden beds with bluestone edging are formed. Hedging is established along the property boundaries on the north, west and east. The concrete steps with metal balustrades to the portico are provided on Anderson Street (Figure 2).



Figure 1. 54–60 Anderson Street, outlined in light yellow. (Source: Nearmap 2021 with GML overlay)



Figure 2. Concrete steps to the entry portico. Note the intact arched pilotis, modular frames and metal balustrading. (Source: GML Heritage 2021)

The building has a rectangular plan and is raised above arched pilotis, providing a portico, or porte cochère, with a driveway underneath for covered access to the building from a car (Figure 3). Constructed with reinforced concrete, the expressed floor plates represent the internal structure. The building has a centrally located lift and service well. On the top floor, the penthouse has a flat roof with overhanging eaves and is set in from the building edge. The design of the top floor differs from standard floors between the first and seventh floors, having three two-light windows on each of the east, west and south elevations. On the north elevation, there is a six-bay full-height window flanked by two-light windows on either side.

Over seven levels above the ground floor, the primary (west) elevation features balconies divided into 12 uniform bays. There are two units on each standard floor. One of these units occupies eight bays and the other, four bays. The fully glazed walls are set in from the thin modular prefabricated concrete frames, providing a continuous open balcony across the entire width of each apartment. Thin metal balustrades are installed in between vertical fins. The centrepiece of the ground-floor lobby, the spiral staircase is enclosed by fully glazed walls with security doors with brass handles on both sides (Figure 4).

The 12-bay side (north and south) elevations comprise a curtain wall system with spandrel panels over six central bays. Similarly, the rear (eastern) elevation comprises 12 bays of which the four outer bays to each side are glazed using the same curtain wall system.

Overall, a sense of lightness is expressed by the use of various elements including the floating concrete frames over fully glazed walls, use of arched pilotis and the undercroft with driveway, strips of curtain wall systems on the side and rear elevations, and the glass box-like lobby.

A metal sign featuring the building's name 'Fairlie' is on the brick wall on the right-hand side of the lobby (Figure 5). The brick walls extending from either side of the lobby enclose the rear of the property, where carports are provided. It is likely that the garage doors are later additions (Figure 6).



Figure 3. Entry portico. (Source: GML Heritage 2021)



Figure 4. View of the portico and lobby enclosed by the fully glazed walls. The entrances are provided on both sides. (Source: GML Heritage 2021)



Figure 5. Metal signage with lettering 'Fairlie', by the lobby. (Source: GML Heritage 2021)



Figure 6. Side and rear elevations comprising 12 bays and incorporating vertical strips of curtain walls. Carports at the rear of the property to the east, enclosed within the brick fence. (Source: GML Heritage 2021)

INTEGRITY

Fairlie at 54–60 Anderson Street, South Yarra, is highly intact, with very few changes to original or early fabric. The building retains its original rectangular built form with setbacks from the street. Also intact are the overall sense of lightness, the uniform composition of the primary, side and rear elevations, and the detailing of the exterior. Key detailing includes floating concrete frames over fully glazed walls, the use of arched pilotis, the fully glazed lobby (on the primary elevation), original infill panels, and modular prefabricated concrete frames (on the side and rear elevations). Other key original elements include metal window frames and the spiral staircase in the lobby. The intact original enclosing brick walls on the ground level, and bluestone edging to the garden beds near the entrance, also contribute to the integrity of the place. Changes include the installation of garage doors to the carports and new garden beds and plantings besides the central steps. Overall, the building retains a very high integrity.

COMPARATIVE ANALYSIS

Fairlie represents a new building type in its form and aesthetics—namely, the modern residential tower building—that gained popularity in Melbourne in the late 1960s and early 1970s. These architect-designed multistorey flats/apartments adopted Modernist elements and were characterised by their simplicity of structure and minimisation of decoration. Built in Melbourne’s inner suburbs, the earliest high-rise flats are gradually gaining heritage recognition. The 13-storey Edgewater Towers (Mordechai Benshemesh, 1961) on St Kilda Beach, one of the earliest examples in Melbourne, was recommended as an individually significant place by the City of Port Phillip in *Port Phillip Heritage Review Update, 2019* (prepared by David Helms Heritage Planning). The block of flats at 333 Beaconsfield Parade, St Kilda (Sol Sapir, 1968–70), which is noted as the best and biggest example of St Kilda’s high-rise flats, is listed on the Heritage Overlay (HO287, City of Port Phillip).

In the City of Melbourne, the following examples are comparable to Domain Park at 191–201 Domain Road. Four residential towers from the postwar period are on the Heritage Overlay with interim protection and Fairlie flats at 54–60 Anderson Street, South Yarra, is recommended as individually significant in this study.

Park Tower, 199–207 Spring Street, Melbourne (HO1263)

Designed by émigré architect Kurt Popper, Park Tower is an early example of the residential apartments that emerged in central Melbourne in the late 1960s and early 1970s. The 20-storey residential building has a two-storey base/podium built to the property boundary with a 16-storey tower set back from the street and two levels of basement carparking. It is distinctly Modernist in form and aesthetic, with a curtain-walled façade that features an abstract arrangement of brick spandrels and masonry balconies (Context and GJM Heritage 2020:1190–1203).



Figure 7. 199–207 Spring Street, Melbourne, built in 1969. (Source: Context 2017)

13–15 Collins Street, Melbourne (HO1265)

Also designed by Kurt Popper, 13–15 Collins Street, Melbourne, is an example of residential apartments that emerged in central Melbourne in the late 1960s and early 1970s. Completed in late 1970, 13–15 Collins Street was one of Melbourne’s most luxurious blocks of strata title residential apartments. It is distinctly Modernist in form and aesthetic, with a curtain walled façade that features a rhythmic arrangement of brown brick spandrels and masonry balconies (Context and GJM Heritage 2020:200–207).



Figure 8. 13–15 Collins Street, Melbourne, built in 1970. (Source: Context 2017)

Treasury Gate, 93–101 Spring Street, Melbourne (HO1262)

Treasury Gate was designed by architects Moore & Hammond as a combined office and residential complex. The 28-floor block comprises 19 residential floors, four levels of office spaces, a recreation floor, a ground-level retail floor and three levels of underground parking areas. It is distinctly Modernist in form and aesthetic, and suggestive of the Brutalist style in its deliberate expression of concrete and brick (Context and GJM Heritage 2020:1171–1187).



Figure 9. 93–101 Spring Street, Melbourne, built in 1971. (Source: Context 2018)

Former Exhibition Towers, 287–293 Exhibition Street, Melbourne (HO1333)

The Former Exhibition Towers, a multistorey building on the northwest corner of Exhibition and Little Lonsdale streets, was designed by architect Kenneth McDonald & Associates, for owners Danbry Pty Ltd. It was initially designed and advertised as residential apartments but opened as the Courtesy Inn Motel in 1971 (Context and GJM Heritage 2020:686–702).



Figure 10. 287–293 Exhibition Street, Melbourne, built in 1969–71. (Source: GJM Heritage 2020)

Domain Park, 191–201 Domain Road, South Yarra (recommended as an individual heritage place in this Review)

Designed by prominent architect Robin Boyd in 1959, Domain Park was constructed in 1960–62 by Civil and Civic Pty Ltd for Lend Lease Development. The 20-storey Modernist block of own-your-own (OYO) apartments overlooking the Royal Botanic Gardens is a pioneering example of this building type. Embracing the aesthetic preoccupations of the Modernism, Boyd's spatial concerns are reflected in the building's narrow rectangular form with separated service towers and the abstract composition of its façade. Comprising two service towers with a height of 180 feet (55 m), Domain Park was the tallest residential building in Melbourne at the time of its construction.



Figure 11. 191–201 Domain Road, South Yarra, completed in 1962. (Source: Context 2021)

As an intact early example of the postwar high-rise flats, Fairlie compares well with the above examples in the City of Melbourne. The subject building demonstrates the key characteristics observed in all examples described above. The characteristic elements include the use of the reinforced concrete frame, non-loadbearing wall surfaces such as curtain walls juxtaposed against the opaque infill panels. The combination of a high level of glazing and open balconies in the primary elevation is a key element. This sets the residential blocks of flats apart from the high-rise office blocks developed around the same period, as these often adopt flat, fully or almost fully glazed façade systems.

Domain Park at 191–201 Domain Road, South Yarra (recommended as individually significant in this review), and the inner-city examples such as Park Tower at 199–207 Spring Street (Interim HO1263), 13–15 Collins Street (Interim HO1265), Treasury Gate at 93–101 Spring Street (Interim HO1262) and Exhibition Towers at 287–293 Exhibition Street (Interim HO1333), embraced a slightly different approach with their façade treatments, incorporating bays of open balconies combined with bays of windows. Unlike Fairlie, the use of more traditional domestic material, face brick, as the non-loadbearing cladding or infill, is also typically observed in all these examples.

One of the earliest examples of high-rise apartments in Melbourne, Fairlie is distinguished for its delicate design in terms of its form and modular aesthetics, restricted palette, and the interplay of light and shadow. Its lightweight ground-floor treatment is also distinct from other examples. The façade design, characterised by regularity and consistency, provides depth by way of the uniform composition of the prefabricated concrete grid, echoing many postwar high-rise office designs that reached Melbourne in the mid–1950s. In this case, however, the thin prefabricated concrete modules that float over the fully glazed wall planes provide a continuous open balcony across the entire width of each apartment. In comparison to Domain Park and later inner-city examples, the structure presents a distinctive lightness and delicacy.

Fairlie compares closely with Domain Park, in terms of its construction period and its location close to the edge of the Royal Botanic Gardens. The later examples of inner-city apartments in Melbourne included podiums and ground-level shops, but Fairlie and Domain Park are fully residential.

Characterised by its highly refined design, Fairlie is an important early example of a postwar high-rise block of flats that features elements influenced by Modernist architecture.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 54–60 Anderson Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Ancestry.com.

Argus, as cited.

Butler-Bowden, Caroline and Pickett, Charles 2007. *Homes in the Sky: Apartment living in Australia*, Carlton: The Miegunyah Press.

Clark, Ian D and Laura M Kostanski 2006. 'An Indigenous History of Stonnington'. Prepared for the City of Stonnington.

Context and GJM Heritage 2020. *Hoddle Grid Heritage Review*. Prepared for the City of Melbourne.

GJM Heritage 2020. *Hoddle Grid Heritage Review, Vol. 2b*. Prepared for the City of Melbourne.

Goad, Phillip 2009. *Melbourne Architecture*. Boorowa (NSW): Watermark.

Goad, Philip 2012. 'Yuncken Freeman' in Philip Goad and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.

Heritage Alliance 2008. *Survey of Post-War Built Heritage in Victoria: Stage One*. Prepared for Heritage Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed 3 March 2021.

Nearmap, as cited.

Serle, Geoffrey 1995. *Robin Boyd: A life*. Carlton: The Miegunyah Press.

Sievers, Wolfgang 1961. 'Fairlie Flats, Anderson Street, South Yarra, Victoria; architects Yuncken Freeman', National Library of Australia: Wolfgang Sievers photographic archive, PIC WS 3075 R LOC Album 1032/195, accessed 3 March 2021.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Fairlie flats

PS ref no: HOxxx



What is significant?

Fairlie at 54–60 Anderson Street, South Yarra, completed in 1961 to a design by Yuncken Freeman Pty Ltd, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original rectangular form, materials and detailing
- building's high level of integrity to its original design, including the composition of the primary elevation with its intact fully glazed walls behind the prefabricated concrete frames
- detailing of the exterior including the steel-framed pilotis and non-loadbearing vertical curtain walls and opaque cladding on the side (north and south) and rear (east) elevations, as well as the penthouse with projecting eaves
- pattern and size of original metal frame windows and spandrels
- other original elements including fully glazed lobby, spiral stairwell, brick fence enclosing the original carports and the metal signage reading 'Fairlie' by the lobby.

Original bluestone edging to the garden beds near the entrance also contributes to the significance of the place. More recent alterations and additions are not significant.

How is it significant?

Fairlie at 54–60 Anderson Street, South Yarra, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Fairlie is historically significant as one of the earliest high-rise blocks of flats built in Melbourne. Completed in 1961, Fairlie predated the introduction of *Strata Titles Act 1967*. The nine-storey block of flats was designed by Yuncken Freeman Brothers, Griffiths & Simpson, one of the largest architectural practices in Australia. Described in 1961 as the most expensive flats in Australia, it was one of the earliest luxury high-rise blocks in Melbourne when completed. The site's connection to the Victorian-era mansion Fairlie House, which formerly occupied the site, is of local interest. (Criterion A)

Fairlie is an important early example of a new and distinctive building type that emerged in the 1960s: the high-rise block of flats. The building displays elements influenced by Modernist architecture, characterised by a simplicity of structure and a minimisation of decoration. Its use of prefabricated concrete panels, reinforced concrete construction, and a non-loadbearing curtain wall system are representative of the residential towers built in the City of Melbourne in the 1960s and 1970s. (Criterion D)

Fairlie is aesthetically significant for its demonstration of key elements influenced by Modernist architecture. The rectangular building is raised on arched pilotis, providing a portico with a driveway underneath for covered access to the building from a car. A move away from a traditional loadbearing wall system is evidenced in its use of thin modular prefabricated concrete frames and the use of curtain walls on all elevations. Its lightweight ground-floor treatment is also distinct. Fairlie is distinguished for its delicate design with modular aesthetics, restricted palette, and the interplay of light and shadow. Its visual dominance in the streetscape, as well as the immediate views from the Royal Botanic Gardens, also contribute to the building's aesthetic significance. (Criterion E)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Melbourne Girls Grammar School

STREET ADDRESS: Part 62–108 Anderson Street, South Yarra

PROPERTY ID: 100426



SURVEY DATE:	April 2021	SURVEY BY:	GML
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	A
DESIGNER / ARCHITECT / ARTIST:	Oakden & Ballantyne (Merton Hall); North & Williams (assembly hall, now chapel); Reed & Barnes (likely, Yarra House/Phelia Grimwade House); Gawler & Drummond (1930 additions to Phelia Grimwade House, 1937 boarding wing)	BUILDER:	Swanson Brothers (Merton Hall) Clements Langford Pty Ltd (1937 boarding wing)
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940) Postmodern (c1975–c2000)	DATE OF CREATION / MAJOR CONSTRUCTION:	c1881–c1967

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
8 Education	8.2 Private schools

RECOMMENDATIONS

Recommend inclusion of part of 62–108 Anderson Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

Melbourne Girls Grammar School at 62–108 Anderson Street, South Yarra, is a large Anglican girls' school located opposite the Royal Botanic Gardens. The school originally occupied Merton Hall at another location in South Yarra. In 1900 it relocated to a new purpose-built building at the current site. As the number of enrolments grew, the school expanded the campus in a piecemeal fashion through the purchase of neighbouring properties. New buildings, including the school assembly hall (now Chapel of St Luke), and extensions, were constructed between 1910–19 and 1930–37. The school is notable as the first Anglican girls' school in Victoria, and for being the place of education of many significant women in Victorian and Australian history.

HISTORICAL CONTEXT

Private girls' schools in Melbourne

Education in Melbourne's early settlement period was provided by government-aided institutions, by private (independent) schools established by the various Christian denominations, or at home by private tutors or governesses. Following separation of Victoria from the Colony of New South Wales in 1851, a dual system of education was established in Victoria. The Denominational Schools Board was responsible for administering private schools while the National Schools Board was responsible for public schools. In 1862 these two boards were abolished and replaced with the Board of Education, which funded both private and public schools. In addition to the private and public schools, a third category of educational institution was introduced in 1854, called 'public grammar schools'; the University of Melbourne was established that year and these schools would prepare boys for university entrance (Hooper 2008).

The major Christian denominations had each aspired to a church-run 'grammar' school for boys, with Melbourne Grammar School and Wesley College being established in South Yarra and Scotch College and St Patrick's College established in East Melbourne in the 1850s and 1860s. While a number of church-run boys' schools were established in Melbourne from its early period of development, there were initially no church-run secondary schools for girls apart from classes provided by Catholic convents. Girls from middle-class families were taught at home or attended small private girls' schools close to home.

Although girls' education continued to fall significantly short of that provided for boys, the Catholic, Presbyterian, and Methodist churches recognised the need for similar institutions for girls. The Academy of Mary Immaculate was founded in Fitzroy in 1857, Presbyterian Ladies College in East Melbourne in 1875, and the Methodist Ladies College in Kew in 1882. Many small non-denominational girls' schools opened in the fashionable suburbs of Melbourne, although most were not permanent institutions. Usually opened in private homes, these schools were characterised by their small student numbers and were often conducted by only one or two teachers who typically owned the institution.

SITE HISTORY

Melbourne Girls Grammar School at 62–108 Anderson Street, South Yarra, comprises a complex of buildings repurposed, constructed and modified in successive waves of development. The following map indicates the names and build dates of the buildings that currently occupy the site (Figure 1). Two houses fronting Walsh Street (known as 283 and 285 Walsh Street) are part of the school premises at 62–108 Anderson Street, but are excluded from the extent of the overlay.



Legend

- | | | | |
|---|--|----|---|
| 1 | Merton Hall (1900) and rear extension (1919, after 1938) | 8 | Jessie Bage House (1979) |
| 2 | Chapel of St Luke (former Assembly Hall) (1917) | 9 | Nina Crone Library (1987, 2006) |
| 3 | Phelia Grimwade House (former Yarra House) (1881–82) | 10 | Christine Briggs Building (2004) |
| 4 | Phelia Grimwade House extension (1930) | 11 | Hub (c2010s) |
| 5 | Gilman Jones Hall (1937) | 12 | Wildfell Centre (2010) |
| 6 | Former Nursery (c1940) | 13 | Artemis Centre (2014–17) |
| 7 | Ross Hall and Edith Mountain Centre (c1970–80s) | 14 | Two c1930s residences known as 281 and 285 Walsh Street (incorporated as part of the complex in the late twentieth century) |

Figure 1. Aerial photograph of 62–108 Anderson Street, South Yarra (dashed outline), with key buildings (Numbers 1–6) and later structures (Numbers 7–13). Note 62–108 Anderson Street includes two residences fronting Walsh Street (Number 14), which are not integral to the key period of development of the site. Pink denotes structures constructed from the 1970s. (Source: Neormap 2022 with GML overlay)

The place occupies the traditional Country of both the Bunurong and Wurundjeri Woi Wurrung people. The land at 62–108 Anderson Street, South Yarra, is part of Crown Allotment 10, which was purchased by Colonel Joseph Anderson in 1846; Anderson had also purchased adjacent Allotment 9 (PROV VPRS 16171). Both land parcels were opposite the Botanic Gardens, which had been used as an Aboriginal mission in the late 1830s and remained an area occupied by Aboriginal people into the 1840s.

In the late 1840s, Colonel Anderson constructed a bungalow (believed to have been imported from India), in the general location of the current Artemis Centre (Figure 1: Number 13). Anderson named it Fairlie after his mother, Fairlie née Gordon, who died in 1790, the year he was born (Theobald 2009:33; Ancestry.com). Anderson died in 1870 and his son, Colonel W A D Anderson, built a new family residence that year, which was also named Fairlie. This was situated south of the school boundaries. After the construction of the second 'Fairlie', the earlier house was known as Old Fairlie. During the 1870s, it appears that Old Fairlie was briefly rented by a school known simply as the Ladies' College, South Yarra, which was operated by the Thompson sisters (Theobald 2009:33). They left the site within a matter of years, by which point they had also sold their small private school.

Melbourne Girls Grammar School was founded in 1893 as Merton Hall on Domain Road, South Yarra, by Emily Hensley and Alice Taylor. Taylor and Hensley had arrived in Melbourne in 1890 to take charge of the Trinity College Hostel (which would eventually become Janet Clarke Hall) at the University of Melbourne. Hensley had been one of the first five female students to attend Cambridge University. The name Merton Hall is drawn from the house that accommodated the newly founded Newnham College, the second women's college at Cambridge, where Hensley had been a resident (*Argus*, 14 April 1928:8).

Hensley became the sole administrator at the school when Taylor left her role after getting married in 1895. The school was subsequently purchased in 1898 by WE Morris, the registrar for the Anglican Diocese of Melbourne, to be run by his two daughters Mary and Edith Morris (*Argus*, 14 April 1928:8). The school was renamed as the Melbourne Church of England Girls Grammar School in 1900, becoming the first official Anglican girls school in Victoria (*Argus*, 9 February 1900:3). It was noted at this time that the school had acquired land (just north of Old Fairlie) on Anderson Street where they planned to build a new schoolhouse.

The new Merton Hall building (Figure 1: Number 1) was designed by Oakden & Ballantyne, and constructed by the Swanson Brothers in 1900 (Woods 1984:21; *Church of England Messenger for Victoria*, 1 December 1900:188). The following description of the new Merton Hall building was published in December of 1900:

... the buildings occupy a commanding site overlooking the new Anderson Street bridge. The site is bounded on the west by Anderson Street, fronting which street is the main building for residential purposes. This building is three storeys high, and contains 27 rooms, together with ample bathrooms and other sanitary accommodation, besides bicycle rooms, &c, in the basement. At the rear of, but attached to, and communicating directly with this building is the scholastic portion forming the eastern wing of the group, and containing six school and classrooms, besides lavatories and all other sanitary appointments. The access to the upper school and classrooms is by a stone staircase with fireproof landings and approaches.

The two large schoolrooms on the ground floor are divided by sliding doors, so that they may be used as one large hall for opening services, and for any other proceedings in which the whole school is expected to join. The size of this hall is 48ft. x 20ft. The walls are of red brick, with bands and arches of light and dark moulded brick, and with dressings of freestone and cemented weathering. The roofs are covered in Marseilles tiles. The eaves have a very bold projection; and the gables are treated with framed barge boards and vertical tiling. The interior treatment is simple but effective, the greatest attention being paid to securing abundance of light and efficient ventilation.

The ceilings throughout the residential portion are of plaster; those of the schoolrooms of panelled Californian pine, with cornices in the same material. On the eastern boundary of the ground adjoining Walsh Street will be placed a tennis court and gymnasium, leaving a wide playground between the court and the rear of the school. There will also be entrances from Walsh Street, both for scholars and vehicles, together with stables of ponies, buggy shed &c. (Church of England Messenger for Victoria, 1 December 1900:188).

Advertisements for the school, placed in newspapers in early 1901, indicate that the new premises had been completed (*Australasian*, 9 February 1901:4). The school was formally taken over by the Anglican diocese in 1903 (*Argus*, 14 April 1928:8).

The school quickly acquired Old Fairlie for overflow accommodation of boarding students, however it was likely demolished to make way for Morris Hall, the school's new kindergarten and preparatory school in 1910 (*Sunday Sun*, 11 September 1910:10). This building has also since been demolished, with Morris Hall moving to a site on Caroline Street, South Yarra.

Tenders were called by architects North & Williams for the construction of a new assembly hall (Figure 1: Number 2) at the Melbourne Church of England Girls Grammar School in August 1916; the building was completed in 1917 (*Herald*, 24 August 1916:5; MGS 2021a; Woods 1984:48–49).

Alterations and additions at a cost of £6000 were undertaken to the school (Figure 1: Number 1) in 1919, and it is likely that these additions were to the rear wing of Merton Hall (MBAI 1875). Further alterations to this wing, including the construction of a short octagonal tower, were undertaken at an unknown date after c1938 (Woods 1984:48–49).

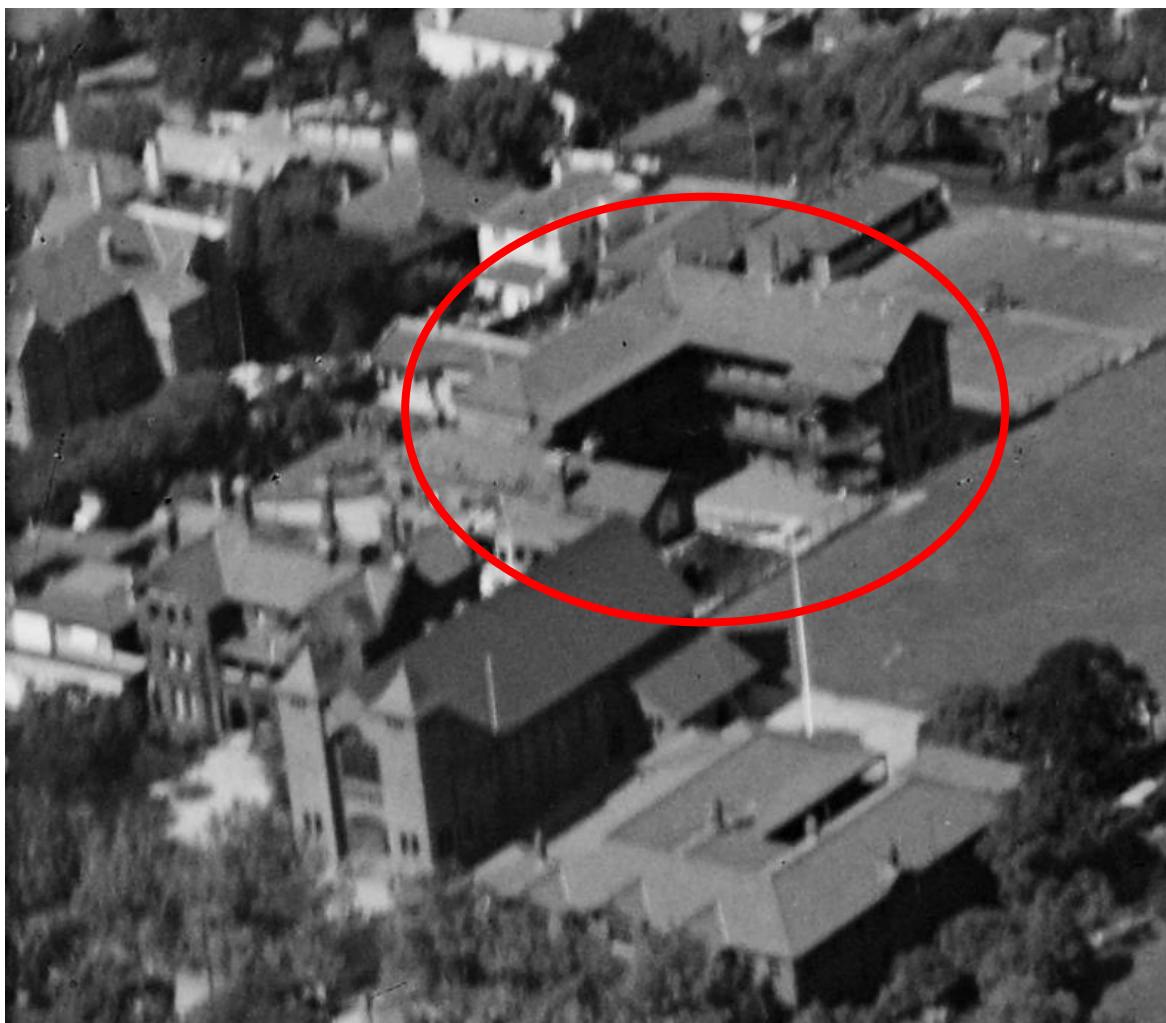


Figure 2. Detail from a c1937 aerial photograph of South Yarra taken by Charles Daniel Pratt, showing the Melbourne Girls Grammar site. The short octagonal tower on the rear wing of Merton Hall had not yet been built at this time. (Source: Charles D Pratt c1937, State Library Victoria: Airspy collection, Accession No. H91.160/1709)

The school acquired the building known as Yarra House (Figure 1: Number 3), on the corner of Anderson Street and Clowes Street, in 1929 from E Norton Grimwade (Figure 3). Yarra House was constructed between 1881 and 1882 for William Cain, a successful builder, businessman, pastoralist, councillor, and Member of the Upper House. Cain died in 1914, and it is likely the house remained in the family until at least that time (Hone, 1969). Although the architect has not been confirmed, it is widely believed to have been designed by Reed & Barnes (Goad 2004:72–73). Grimwade purchased the property in 1923, when it was occupied by a guesthouse, and he took up residence in 1925 (*Herald*, 23 April 1923:5).

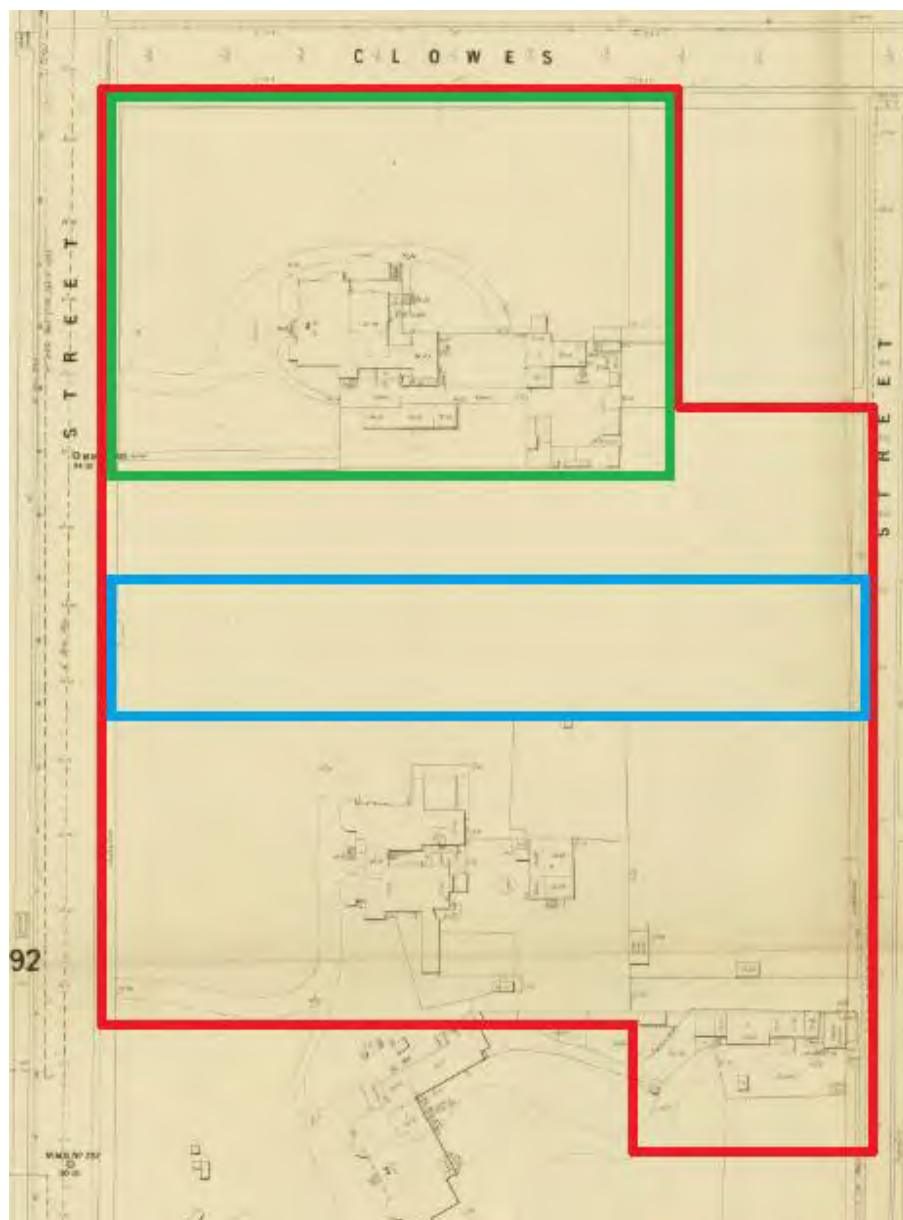


Figure 3. Extract from MMBW detail plan no 891, dated 1895, with the red border showing the current land parcel of the school, excluding the Early Learning Centre. The Yarra House property is bordered in green; the blue indicates the size of the land initially acquired for the new schoolhouse. (Source: State Library Victoria)

The school's purchase of Yarra House was assisted by Grimwade, who offered the building to the school at a highly reduced price. In honour of this, the building was renamed Phelia Grimwade House, after E Norton Grimwade's wife (*Herald*, 28 May 1930:17). The Grimwades had initially intended to subdivide the land into villa allotments, however made the offer upon hearing of the school's need to expand. The family gave a sizeable cash donation to the school at the same time (*Argus*, 26 July 1929:7). Grimwade also donated a set of doors, removed from a medieval monastery in Granada (Spain), to adorn the front entry to Phelia Grimwade House (now the school reception).

In 1930, the school undertook extensive additions to Phelia Grimwade House (Figure 1: Number 4) in order to accommodate boarding students (Figure 4). The cost of the extensions to Phelia Grimwade house were expected to be £12,000 (*Herald*, 31 January 1930:1).

The new portion of the building was designed by Gawler & Drummond, and was described in a newspaper article prior to the commencement of works:

A series of large, airy sleep-out bedrooms will face east, with window space occupying practically the entire wall. On the other side of each storey is situated a number of smaller bedrooms for those who prefer them, and ample sanitary bathing and shower accommodation fitted with a plentiful hot water supply and with tiled walls and impervious floors and ceilings. The ground floor of this wing is entirely occupied by the dining room, to seat 200. It is planned to accommodate not only the boarders, but also a large number of day girls who desire to have dinner at school. The present kitchen wing of the house is to be enlarged and remodelled to form an ideal up-to-date kitchen and offices. The walls will be tiled, and the floors finished in impervious materials. Cooking will be done by gas and electricity.

The fine rooms in the existing house will hardly be touched. The drawing room, entrance hall, hall, boarders' sitting rooms and private dining room are all finished beautifully. The floors of rich parquetry, the panelled walls, decorated ceilings, and elaborate light fittings will give a setting to the house that will be very comfortable and attractive to both girls and staff. All the important rooms are heated with a system of hot-water radiators.

It is proposed to follow the construction of the present house as far as possible. Brick walls and slate roof will, of course, be used. The windows, however, will be of metal sprayed with zinc, and the walls finished in cement sand-finish, giving a modern soft tone, and at the same time a hard surface not easily damaged. Some of the floors are to be finished in linoleum glued down to concrete undercoat: others are to be polished Australian hardwood.

An escape staircase of concrete is housed in the tower shown at the corner of the new wing, while the necessary water tanks are housed in the top of the new tower. In the basement, where some accommodation is available owing to the fall in the ground, a number of practise rooms are placed, somewhat conveniently away from the teachers' staff rooms (Herald, 28 May 1930:17).

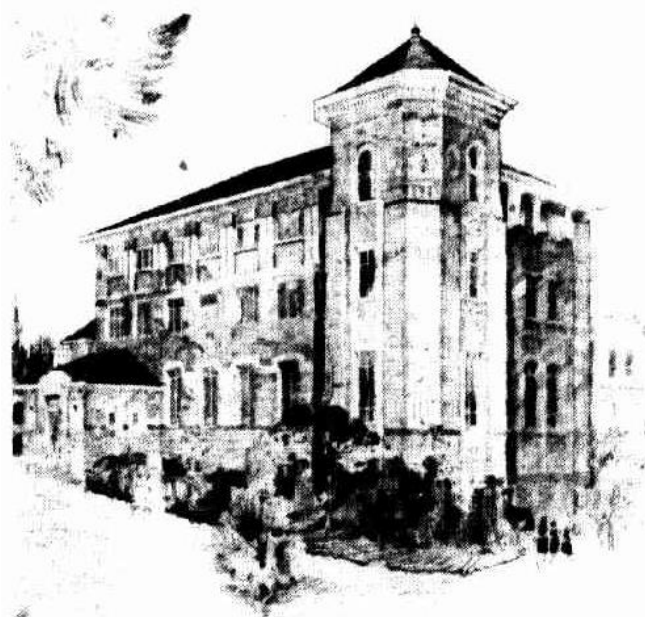


Figure 4. A sketch of the new extension to Phelia Grimwade House (formerly Yarra House), published prior to construction in 1930. (Source: *Herald*, 28 May 1930:17)

A new boarding house (Figure 1: Number 5), initially to be named New Merton Hall, was built to designs by Gawler & Drummond in 1937 and constructed by Clements Langford (Figure 5) (*Herald*, 8 May 1937:6). The building was estimated to take 18 weeks to complete, at a cost of £12,000. The building was instead named Gilman Jones Hall in honour of the long-serving principal Kathleen Gilman Jones, during whose tenure it was built. The building was to be connected to the adjacent Phelia Grimwade

House by a covered walkway (Age, 7 May 1937:11). The name Merton Hall is evident in stained glass above the principal entry to the building.

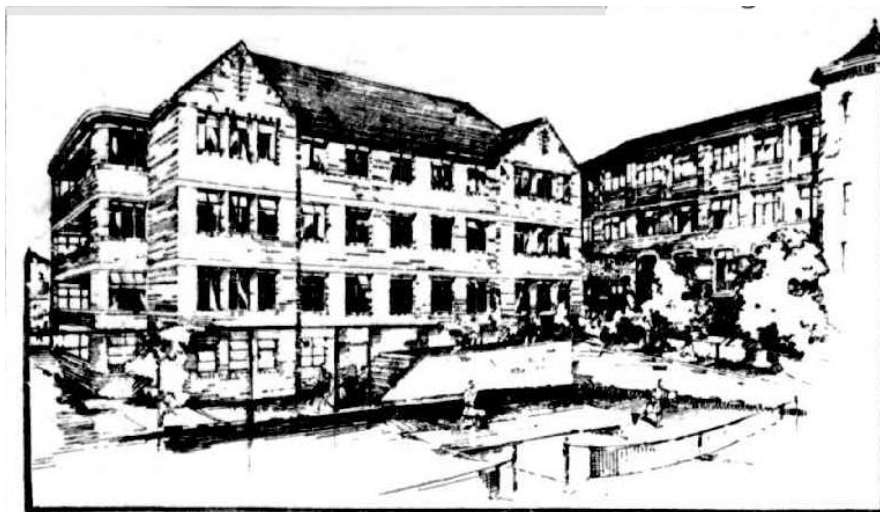


Figure 5. A sketch of the New Merton Hall, later Gilman Jones Hall (accommodation for boarding students), published in May 1937 just prior to building works commencing. (Source: *Herald*, 8 May 1937:6)

A large c1920s house named Greyholm, located between Phelia Grimwade House and Merton Hall, was purchased by the school in 1948. The building was remodelled as a pre-primary school before being renamed Ross Hall, in honour of the principal DJ Ross (Woods 1984:123). The building was later demolished, likely in the 1970s, and replaced with the current Ross Hall and Edith Mountain Centre. A small timber structure (Figure 1: Number 6) located in the gardens of Phelia Grimwade House, near the corner of Anderson Street and Clowes Street, was built as a classroom for nursery students. This may have occurred in 1940, when it was noted that a playroom was constructed on the site (MBAI 21498). The small structure was used as a garden shed before being repurposed as an office, likely during the early 2000s.

In 1967, the original assembly hall was consecrated as the Chapel of St Luke, providing the school with a place of worship. Prior to this, Christ Church, 677 Punt Road, South Yarra, was used by the school. The conversion of the hall into a chapel included the insertion of a floor dividing the building into two levels), creating an under-croft area, and with the chapel occupying the entire first floor of the building. To mark the building's conversion to a chapel, the school's Old Grammarians Association donated a large stained-glass window, inserted on the western façade. The Old Grammarians have since donated multiple other windows for installation in the chapel, the most recent being in memory of Dorothy Jean Ross, principal of the school between 1939 and 1955. Some of these windows have been created by the artist David Wright OAM (MGGS 2021b).

Multiple later additions have been made to the school site. These include, but are not limited to, a new library and science centre (1961, since demolished), Jessie Bage House (Figure 1: Number 8, 1979), Ross Hall and the Edith Mountain Centre (Figure 1: Number 7, likely c1970–1980s), the Nina Crone Library (Figure 1: Number 9, 1987, remodelled in 2006), the Christine Briggs Building (Figure 1: Number 10, 2004), The Hub (Figure 1: Number 11, likely c2010s), the Wildfell Centre (Figure 1: Number 12, 2010), and the Artemis Centre (Figure 1: Number 13, 2014–17). Other work has been undertaken on the sporting fields. The school has also purchased numerous properties on Walsh Street and Clowes Street for its use.

Percy Oakden, architect

Percy Oakden was born in Launceston, Tasmania. Educated in Ross and articulated in Hobart, Oakden later went to London to work under Sir Matthew Digby Wyatt, which gave him experience in the popular classical and Gothic Revival styles of the time. Oakden returned to Australia in 1868, where he joined JH Fox in partnership, and was responsible for designs including the Wesleyan Church in Brunswick (Edquist, 2012:508).

In 1874, Oakden became a junior partner of Leonard Terry, forming Terry & Oakden. Terry had gained popularity for his designs for the Melbourne Club, 36 Collins Street, Melbourne, and many Gothic Revival churches. Following Terry's death in 1884, Oakden took GHM Addison into partnership, and the firm was later renamed Terry, Oakden & Addison. In 1886, HH Kemp joined the office, which again restyled as Oakden, Addison & Kemp. Notable works by the firm include Queen's College at the University of Melbourne, and the 12-storey Queen Anne style Australia Building in Elizabeth Street, now demolished but once the tallest building in Melbourne. The partnership was dissolved under the pressures of the 1890s depression, after which Oakden returned to solo practice (Edquist 2012:508).

In 1901, Oakden took Cedric Ballantyne into partnership, forming Oakden & Ballantyne. Ballantyne had been his former pupil and drafter, and brought with him a preference for the Arts and Crafts style that would come to be associated with the firm in the early years of the twentieth century (Edquist, 2012:508).

North & Williams, Architects

The firm of North & Williams was formed by Alexander North and Louis Reginald Williams (Maidment, 1988). North was born in England, where he studied at the Lambeth School of Art. After winning awards for his drawings of cathedrals in the National Competition of Schools of Art, he left for Australia, arriving in 1885. North was involved in many partnerships over the following years and gained a reputation for being an 'outstanding' church architect. North eventually became the architect for the Diocese of Hobart, and while practising in Tasmania became a fellow of the Royal Victorian Institute of Architects in 1902 (Maidment 1988). After this, he formed the Tasmanian Association of Architects (acting as president at multiple times). By now practising as North and Williams, the firm moved to Melbourne in 1913 (Maidment 1988).

The firm continued their church work in Melbourne, and perhaps the best-known example of their designs is the Chapel for Trinity College at the University of Melbourne, described as 'an architectural triumph' (Maidment, 1988). The partnership of North and Williams dissolved in 1920; both partners continued to work on extensive church commissions (Maidment 1988).

Reed & Barnes, Architects

The firm of Reed & Barnes was formed in 1862 by Joseph Reed (1822–1890) and Frederick Barnes (1823–1884). Reed was born in Cornwall, England, and professionally trained in London, before moving to Melbourne in 1853. Arriving during a period of great wealth brought on by the gold rush, Reed was faced with many opportunities to design substantial buildings for the growing city. Reed's first major success was the 1854 design for the Melbourne Public Library (now the State Library Victoria). This was quickly followed by commissions for a Collins Street bank and a Wesleyan church in Lonsdale Street. Following other successful designs for residences, town halls and places of worship, Reed became the architect for the University of Melbourne and was responsible for many of the early buildings on the campus. He was also the first elected member of the Victorian Institute of Architects in 1856 (Tibbits and Goad 2012:586–587).

Frederick Barnes had arrived in Melbourne from London in 1852, and had worked for Reed since at least 1856. When he joined Reed as a partner in 1862, the firm continued their large commissions, however their designs became increasingly eclectic. Reed's trip to Europe in 1863 gave him further inspiration, evident in the Romanesque references and polychromatic brickwork that appeared in many of his designs from this period. Examples of his application of polychromatic brickwork designs include the Independent Church on Collins Street, St Jude's in Carlton, and the residential mansion Rippon Lea designed for Frederick Sargood (Tibbits and Goad, 2012:587). Showing the versatility of Reed & Barnes's work, the firm also designed the more restrained Melbourne Town Hall in the French Second Empire Style, the classically styled Trades Hall in Carlton, and the gothic-designed Scots Church on Collins Street (Tibbits and Goad 2012:587).

The firm achieved even further widespread fame with their design for the Royal Exhibition Building in 1878–80. The building was designed on the scale of a cathedral, surmounted with a large Florentine style dome, which continues to be a significant landmark in Melbourne.

Barnes resigned from the practice in the early 1880s due to illness, and died in 1884. By 1883, Reed had taken new partners into the firm, becoming Reed, Henderson & Smart. The firm continued to be successful after Reed's death, but the name of the practice changed multiple times as different partners joined and departed. The firm continues today under the name Bates Smart (Tibbits and Goad 2012:588).

Gawler & Drummond, Architects

Melbourne firm Gawler & Drummond practised from 1914 to 1940 and are best known for their association with the University of Melbourne. Their work includes additions to the southern ends of the east and west wings and cloisters of the University of Melbourne quadrangle (1854–57) in the 1920s, the Grainger Museum (1935–36, 1938), and the Metallurgy Building (1939) (Goad 2012:269). British-born John Gawler (1885–1978) had travelled extensively across the United States, England and Europe, and these influences were later expressed through use of novel architectural techniques such as brick veneer construction. His work with Walter Alexander Drummond (1890–1930) also included the Arts and Crafts style Baptist Church in Coburg (1918), Romanesque style Church for the Deaf and Dumb [sic] Society in Jolimont (1929–30), as well as numerous domestic, commercial and industrial buildings (Goad 2012:269).

COMMUNITY CONNECTIONS

Melbourne Girls Grammar School at 62–108 Anderson Street, South Yarra has been continually used as a place of education for over 160 years, serving its pupils past and present, parents, families, teachers, benefactors, and administrators on site since 1854. Community connections are demonstrated in this longstanding use and the school retains a visible and active presence in the community. The school holds close connections with the community of women who have been educated there, their families and former staff. The school community's connection with the site is especially evident in the Chapel of St Luke, where the Old Collegians' Association has been responsible for the donation of multiple stained glass memorial windows which provide a tangible link to previous generations. The Chapel continues to be used by members of the community as their principal place of worship, and for major life events such as weddings and funerals.

SITE DESCRIPTION

Melbourne Girls Grammar School at 62–108 Anderson Street in South Yarra, is an example of a large site that has been continuously developed for use by a single school since 1900. The site is bounded by Anderson Street to the west, Clowes Street to the north, Walsh Street to the east and residential dwellings to the south.

The site is characterised by its consistent use of red face brick and terracotta or slate roofing across the various phases of development. Other details such as articulated brickwork, render banding, arched windows and vertical elements like towers, provide a continuity between buildings. The two earliest buildings on the site, Phelia Grimwade House and Merton Hall, are united in scale, materiality and their setback from Anderson Street. These buildings create a reference point for many of the later additions, which appear to be designed to consciously complement existing structures and incorporate similar materials or details. Contemporary structures on the site are easily distinguished from earlier fabric, and indicate careful site planning.

The site is surrounded on all road boundaries with significant fencing and retaining walls built variously in red brick and bluestone, with sandstone or render detailing. The section of fencing on Anderson Street, at the front of the Merton Hall building, chapel and Artemis Centre, features Art Nouveau detailing and ornate wrought iron gates bearing the school crest. The original or early boundary wall at the front of Phelia Grimwade House is completed in brick above a bluestone foundation. The bluestone foundation acts as a retaining wall for the garden behind it; thus the wall appears significantly higher when viewed from the street. This wall, which wraps around the Clowes Street frontage, is adorned with sandstone pillars at the primary entry, along with two pedestrian gates with sandstone lintels.

A section of wall on Anderson Street in front of Ross Hall is completed in precast concrete panels with an arch motif, and is set back from the footpath to allow for a garden bed. Although this section breaks with the continuity of the red brick fencing either side of it on Anderson Street, it is a likely remnant from the interwar house that had stood on that land prior to the school's ownership.

Part of the Walsh Street frontage of the site features a large red brick retaining wall with buttresses, which allows for the levelling of the land above for use as sporting fields. As the land falls to the north, this retaining wall gains significant height before terminating at the Wildfell Building.

The site features a number of mature trees of various species. A range of trees are especially evident in the former gardens of Phelia Grimwade House, near the corner of Clowes Street and Anderson Street (see descriptions and locations under 'Mature trees' below).

Views to the school, and from within the school, have evidently been considered in the development of the site. This is particularly demonstrated at Phelia Grimwade House, placed prominently on the corner of Clowes Street and Anderson Street with designed elevations to both sides. The site's garden setting enhances the visual presentation of the school and creates a visual relationship with the Royal Botanic Gardens on the opposite side of Anderson Street.

The following descriptions of elements in the subject site is to be read in conjunction with the site plan (Figure 1).

Merton Hall, including rear wing (1901, c1919 and later additions) (Figure 1: Number 1)

Merton Hall is a large, three-storey red brick building with symmetrical façade. The building has a transverse terracotta tiled hipped roof with projecting west facing gable roof bays to either end (Figure 6). The building exhibits extensive use of polychromatic brick work and render detailing. Bands of brickwork and render wrap around the building at different heights. Five chimneys are extant on the original 1901 built form (Figure 7). Windows are predominantly double hung with low arched heads.

Between the two projecting gable sections of the main (west) façade is a two-storey verandah. At the ground floor, the verandah features three brick arches. The arches are emphasised by cream brick and render detailing. The arches are supported with brick columns, with a band of dark bricks with render capitals located at the spring point of the arches. The upper floor of the verandah has open balustrading in pressed cement, with the central section projecting slightly and supported by a row of brick corbels. The terracotta roof is supported by brick columns with rendered capitals.

The two projecting gable sections of the main (west) façade feature bay windows and buttresses to the ground and first floors (Figure 8). The bay windows have symmetrically set paired windows at both levels with square headed windows at ground floor and segmental arch headed windows to the first floor. At the second floor, the wall plane projects to the depth of the bay windows below. At this floor, both wings feature two windows flanking a central blind window. The central section of the building above the verandah has a row of windows. The windows to the second floor have segmental arch heads. The gable ends of the two projecting wings feature shingle tiles and large brackets.



Figure 6. The principal (west) façade of the Merton Hall. (Source: GML Heritage 2021)

The rear wing that extends from the north of the building is also constructed in red face brick with terracotta tiled roofs. This wing stretches east before returning southwards to form an elongated U-shape form (Figure 7). This portion of the building is generally less ornamented, however the south façade features terracotta detailing set within the gable end (Figure 9). The octagonal tower is built into the centre of the southern elevation. It features a terracotta tiled roof, cornice and chamfered corners (Figure 7). Recent infill development has been added on the southern façade, on either side of the octagonal tower, and is known as the Arts Centre.

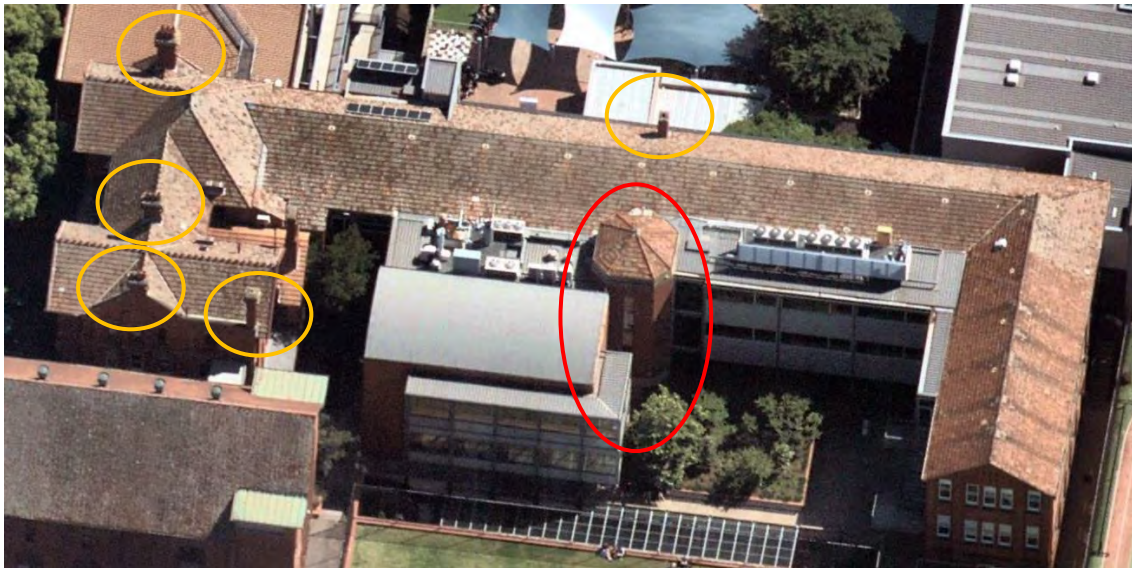


Figure 7. Detail from aerial photograph showing the U-shaped built form. The octagonal tower is outlined in red, on either side of the tower infill development is visible. Outlined in yellow are extant chimneys. (Source: Nearmap 2020)



Figure 8. Photograph showing projecting wing. (Source: GML Heritage 2021)



Figure 9. Photograph showing part of the southern façade of the rear extension. The terracotta tile detailing on the gable end is visible. (Source: GML Heritage 2021)



Figure 10. Side elevation of Merton Hall, facing east. (Source: GML Heritage 2021)

Chapel of St Luke (former assembly hall, 1916 and 1967) (Figure 1: Number 2)

The chapel is a two-storey, rectilinear redbrick building with steep terracotta shingle gable roof. The principal façade faces west and is dominated by two symmetrically placed square towers with copper bell-cast roofs that tightly frame the large gable end (Figure 11). At the centre of the gable end is a large Gothic-style opening containing a stained-glass window (added 1967). Between the window and the doorway is an inset terracotta panel with Art Nouveau inspired detailing and the school crest. The centrally placed front door has a large stained-glass fanlight. There is another large Gothic-style stained-glass window on the eastern façade (Figure 12). Windows on this building feature terracotta mullions. A covered stairway projects on the north side of the façade. To the rear of the building (facing east), a small single-storey portion to the south of the building has been demolished. The roofline on this façade has been altered to allow for the addition of dormer windows (Figure 13).



Figure 11. The principal elevation of the Chapel of St Luke. (Source: GML Heritage 2021)



Figure 12. Detail showing stained glass windows, terracotta panelling, and fine brickwork. (Source: GML Heritage 2021)



Figure 13. Rear façade of the chapel, facing east. The addition of dormer windows has changed the profile of this roofline, evident in the two horizontal projecting rooflines shown in this picture. (Source: GML Heritage 2021)

Phelia Grimwade House (1881–82) (Figure 1: Number 3)

Phelia Grimwade House is a large three-storey asymmetrical building with a central four-storey tower (Figure 14). It is constructed in red face brickwork with concrete render detailing and a slate roof. The house varies between two and three-storeys (excluding the tower) in different sections. The central tower rises above the height of the building and has a low-slung hipped roof.

The first floor features a loggia facing Anderson Street to the west, while an open verandah is still visible on the northern elevation of the ground floor. A relief of the school crest has been erected above the principal opening to the loggia. The front entry is adorned with a pair of doors originally from a Spanish monastery. An early, but likely not original, one-storey wing projects to the south on the primary façade. Windows on the ground and first floors have segmental arch heads, while the second floor and tower above have round headed arch windows.

The building has been significantly altered to the rear (east), with a large extension having been undertaken in 1930.



Figure 14. The principal elevation of Phelia Grimwade House, facing Anderson Street. (Source: GML Heritage 2021)

Phelia Grimwade House extension (1930) (Figure 1: Number 4)

The Phelia Grimwade House extension is a three-storey red brick building with basement floor. The building has a simple, hipped slate roof. As the site slopes downwards to the north, the basement floor of the building is most evident on the northern elevation.

The building has a simple rectilinear form. Its principal elevation facing northwards to Clowes Street. A tower at the northeast corner of the building is the foremost element of the façade. This tower has chamfered edges and a low-pitched, hipped slate roof topped with a finial. A decorative dentilled cornice in both red and brown brick is evident underneath the eaves of the tower's roof. Brown brick crosses are located on the chamfered edges of the tower at the second floor, while a decorative brown brick edging surrounds the tower windows. A relief of the school crest is placed below the second-floor tower window

on the northern elevation. A section of the northern façade projects slightly at the ground and first floors, which allows for a shallow balcony at the second floor. This balcony is enclosed by a brick balustrade inset with mild steel panels (Figure 16).



Figure 15. The principal elevation of the Phelia Grimwade House extension, facing north. (Source: GML Heritage 2021)



Figure 16. Detail showing dark brown brick detailing and mild steel balcony balustrade. (Source: GML Heritage 2021)

The remainder of the building has minimal detailing. A header course of brown coloured bricks wraps around the building at windowsill height on the ground floor. Two rendered bands extend around these elevations; one at the height of the ground floor windows, and another above the first-floor windows. Ground floor windows feature low arched heads and render surrounds, while the openings to the floors above have simple casement windows with transoms.

The east and west elevations of the building feature minimal detailing, with windows regularly spaced across each floor.



Figure 17. Phelia Grimwade House extension, side elevation facing east. (Source: GML Heritage 2021)



Figure 18. Phelia Grimwade House extension, side elevation facing west. (Source: GML Heritage 2021)

Gilman Jones Hall (New Merton Hall, 1937) (Figure 1: Number 5)

Gilman Jones Hall is a three-storey red brick building, with terracotta tile clad roof. The principal elevation of the building faces northwards, to Clowes Street. The openings are predominantly set with simple, double hung windows.

The principal elevation has two projecting wings, both with gable ends. Set between these projecting wings at the first floor is a cantilevered, horizontally emphasised balcony with curved ends that projects slightly forward from the building. The balcony is enclosed by a solid brick balustrade, with a thick render band wrapping around the bottom. A render band extends around the building at the height of the ground floor windows, with another render band wrapping around the building at the height of first floor windows. Three windows are equally set on each floor on both of the projecting wings. Both gable ends are identical, and feature decorative brick capping and ornate, centrally set brick vents. Windows are regularly spaced across the elevations of the building in groups of ones, twos and threes.

The eastern elevation of the building features a projecting, flat-roofed wing. This wing features curved edges and continues the render band detailing. A further render band is evident above the second-floor windows on this wing. As opposed to the remainder of the building, the openings on this wing are large, square multi-pane windows.



Figure 19. Principal elevation of Gilman Jones Hall, facing north. (Source: GML Heritage 2021)

Former nursery (c1940) (Figure 1: Number 6)

The former nursery, likely dating to c1940, is a small and simply finished rectilinear building. The building is a single room and is clad in weatherboards with an iron-clad gable roof. The principal entry is on the southwest elevation, while the longer southeast elevation has extensive glazing which allows the room to be opened up to the nearby lawn. This building is greatly enhanced by its garden setting.



Figure 20. Former nursery. (Source: GML Heritage 2021)

Recent school buildings (Figure 1: Numbers 7–13)

Various purpose-built school buildings were constructed on the site from the 1970s. Key additions include the following.

Ross Hall and the Edith Mountain Centre (Figure 1: Number 7) built in the 1870–80s are located in the central portion of the site, just north of Merton Hall close to the Anderson Street boundary. Ross Hall (to the west) is a theatre, while the Edith Mountain Centre (to the east) accommodates classrooms. The architect for both buildings is currently unknown. Ross Hall has two built forms: a large rectilinear section set on a north–south axis that houses the stage and back of house areas, and the splayed auditorium section. The stage section is completed in ruled render, while the auditorium section has overlapping sections of red-brown face brick walls that accommodate tall, narrow east facing fenestrations. The Edith Mountain Centre is a four-storey rectangular building that is arranged on a north-south axis. Its southern extent abuts the Merton Hall building to the south. The western elevation of the building is completed in red-brown face bricks. The remaining elevations feature continuous bands of windows, set above concrete half walls.

Jessie Bage House (Figure 1: Number 8) is a two-storey brick and concrete former boarding house built in 1979, located near the northern boundary of the school. The architect for the building is unknown. As the land falls away towards the north of the site, the building is set lower than Phelia Grimwade House to the south. The building has an irregular stepped plan, with the northwest corner set at an angle. It has a shallow hipped roof clad in corrugated sheet material. It is structured around a series of red brick wing walls that extend beyond the roofline. Spanning between each wing wall are horizontal bands of brown aluminium framed windows with concrete spandrel panels below. The first-floor windows reach from half height to ceiling height, with taller windows to the ground floor. An open tread external stair with a pipe balustrade is located on the northwest corner of the building.

The Nina Crone Library (Figure 1: Number 9), built in 2006, is located in the central courtyard of the school. The building was originally constructed in 1987, however was substantially redeveloped in 2006

by Sally Draper Architects. The building is squarish in form, with a semi-circular projecting section to its south elevation. The building features a rooftop garden.

The Christine Briggs Building (Figure 1: *Number 10*) is a large, multi-storey structure located near the eastern boundary of the school. Built in 2004, the building is rectilinear in form, with face red bricks, aluminium windows, and metal panels. A rooftop terrace is provided above a projecting wing.

The Hub (Figure 1: *Number 11*) is a single-storey, rectilinear building constructed in the c2010s located on the northern boundary of the school, used as a sporting facility. As the land falls to the north of the site, the building is set lower than the nearby Gilman Jones Hall, and is largely obscured by the boundary wall at street level. The building has overhanging eaves to the north and east elevations. A pair of sunshades extend from the north elevation that are supported by large timber piers.

The Wildfell Centre (Figure 1: *Number 12*) is built in 2010 directly on the eastern boundary of the school abutting Walsh Street. Due to the fall of the land, the building is largely constructed below the level of the sporting fields. Wildfell Hall was designed by Sally Draper Architects and replaced an earlier residential building that had been acquired for use by the school. The building has articulated precast concrete panels with a motif drawn from the school crest on the elevation that faces Walsh Street. The northern façade features an abstract pattern brise-soleil.

The Artemis Centre (Figure 1: *Number 13*) is a large, multi-storey building built in 2014–17 located in the southwest corner of the site, facing Anderson Street. The building was designed by BVN Architecture. The building houses a swimming pool and other sporting facilities. The above ground portion of the building has undulating walls of glazing behind a continuous articulated aluminium screen.

Mature trees

The Melbourne Girls Grammar School site includes a number of mature trees of note, primarily located in the former gardens of Phelia Grimwade House, near the corner of Clowes Street and Anderson Street (Figure 21: Numbers 1–9). These trees contribute significantly to the streetscape and match the street trees on the opposite side of Anderson Street in both scale and effect.

In addition to this group of trees, other mature trees are located along the north and east site boundaries.



Legend

1	Red Ash (<i>Fraxinus pennsylvanica</i>)	6	English Elm (<i>Ulmus procera</i>)
2	Row of seven London Plane (<i>Platanus x acerifolius</i>)	7	Likely Monterey Cypress (<i>Cupressus sp.</i>)
3	Red-flowering Gum (<i>Corymbia ficifolia</i>)	8	Silky Oak (<i>Grevillea robusta</i>)
4	Monterey Cypress (<i>Cupressus macrocarpa</i>)	9	English Elm (<i>Ulmus procera</i>)
5	Kurrajong (<i>Brachychiton populneus</i>)		

Figure 21. Aerial photograph of the subject site showing the locations of mature trees. (Source: Nearmap 2022 with GML overlay)

INTEGRITY

The buildings at the Melbourne Girls' Girls Grammar School site at 62–108 Anderson Street South Yarra, generally exhibit a high degree of intactness to their original designs. Changes to buildings on the site in the course of the school's history have largely been made in order to support the continuing educational use, and are not regarded as detracting from the overall integrity of the site.

The original Merton Hall building (Figure 1: Number 1) has retained its original form and detailing to its principal façade, including the use of polychromatic brickwork, render, and shingle tiles. Openings appear to be original. The rear wing also retains much of its detailing, including terracotta tilework. The building has been altered for use, including the insertion of covered breezeways and a new extension to the southern elevation of the rear wing.

The Chapel of St Luke (Figure 1: Number 2) has remained largely intact to its original design. The building form remains mainly intact and retains its original materiality of red brick, terracotta, and copper. The 1967 division of the internal space has severely altered the legibility of the building's interior. While these changes diminish the legibility of the building as an assembly hall, they enhance the building's use as the school's place of worship. Further changes associated with the chapel, including the insertion of modern stained-glass glazing, further associate the building with the school community.

Phelia Grimwade House (Figure 1: Number 3) retains its original residential form. Principal design details including the use of red brick, render and slate all remain intact. The early ground floor extension to the south of the building continues these details and does not detract from the building. Window and door openings appear to be original. Extensive alterations to the rear of the building, including the 1930 extension (Figure 1: Number 4), do not diminish the building but rather provide evidence of its change in use as a school site. The 1930 extension maintains a high level of intactness, with its principal northern façade retaining its tower and decorative brickwork.

Gilman Jones Hall (Figure 1: Number 5) is also highly intact to its original design, retaining its horizontally emphasised balcony, decorative gable ends and curved eastern wing. The openings on the building appear to be original, including a decorative stained glass entry way. The small nursery building is also intact, retaining its form and large opening to the nearby lawn.

Some later buildings (added 1970s onwards) on the site do not negatively impact the integrity of the site. The discretely placed The Hub (Figure 1: Number 11) is set low enough below Gilman Jones Hall that it does not obstruct the view of the principal façade of that building. Other buildings, including the Nina Crone Library (Figure 1: Number 9), Christine Briggs Building (Figure 1: Number 10) and Wildfell Centre (Figure 1: Number 12), do not diminish the legibility of the site, as they are placed to the rear of the primary Anderson Street and Clowes Streets façades. The Artemis Building does not diminish the Anderson Street streetscape, as it is easily distinguishable and clearly separated from the earlier buildings. These later additions demonstrate the site's continuing use as a school.

Jessie Bage House (Figure 1: Number 8) was built within the original gardens of Phelia Grimwade House, and although set lower than Phelia Grimwade House due to the fall of the land, it partially diminishes the legibility of both that building and the 1930 extension. While Jessie Bage House is visually obtrusive when viewing Phelia Grimwade House from Clowes Street, views to Phelia Grimwade House are still afforded through the remaining garden at the corner of Clowes Street and Anderson Street.

Ross Hall and the Edith Mountain Centre (Figure 1: Number 7) diminish the streetscape on the Anderson Street boundary of the site. The stark wall of the Ross Centre is set significantly further forward than the Merton Hall and Phelia Grimwade House buildings either side of it, and its elevation fronting Anderson Street is contrasted against the brick materiality of those buildings.

Overall, the campus has medium to high integrity, with some early (pre-1970s) buildings displaying high levels of integrity.

COMPARATIVE ANALYSIS

The major Christian denominations had each aspired to a church-run 'grammar' school for boys, with Melbourne Grammar School and Wesley College being established in the study area, and Scotch College and St Patrick's College established in East Melbourne in the 1850s and 1860s. Although girls' education continued to fall significantly short of that provided for boys, some denominational girls' schools were established in the nineteenth century: the Academy of Mary Immaculate in Fitzroy (1857); Presbyterian Ladies College in East Melbourne (1875), and the Methodist Ladies College in Kew (1882). Many small non-denominational girls' schools opened in the fashionable suburbs of Melbourne, although most were not permanent institutions. Usually opened in private homes, these schools were characterised by their small student numbers and were often conducted by only one or two teachers, who typically owned the institution. Private education had become increasingly popular for girls in Melbourne by the late Victorian period, with many more schools for girls founded in the first years of the twentieth century. Boarding schools were often preferred, with schools like Oberwyl and Clyde in St Kilda being especially fashionable. Merton Hall was one of these schools. Few of these private ventures

would survive as independent schools around Melbourne, and some, like Merton Hall, would eventually be sold to churches to survive.

The following examples of private schools are comparable to the Melbourne Girls Grammar site, being of similar use, and demonstrating the way in which private schools have grown since their establishment. Examples are within the City of Melbourne unless otherwise noted.

Melbourne Grammar School, 321–369, 93–151 Domain Street, 2–124 Bromby Street, and 1–99 Domain Road Melbourne (VHR H0019; HO400)

Melbourne Grammar School is a private boys' school established by the Anglican Church and is one of the most prominent and long-established schools in Victoria. The school sits on a 15-acre site granted by the government in the 1850s, with a very fine and highly intact group of bluestone buildings designed by Webb and Taylor. The choice of a Tudor-Gothic style was intended to reflect the status of the institution and its modelling on earlier 'public schools' in England. The school has had successive waves of development, particularly since the postwar period.

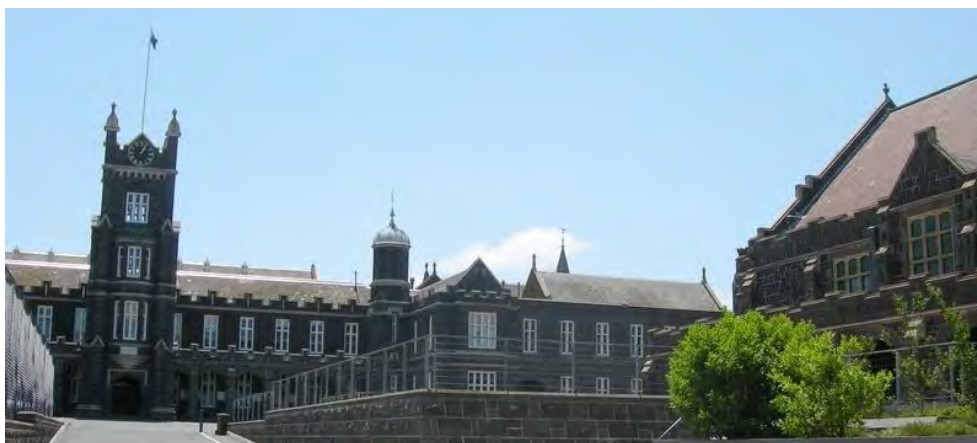


Figure 22. Melbourne Grammar School, 321–369 St Kilda Road, 93–151 Domain Street, 2–124 Bromby Street and 1–99 Domain Road, Melbourne. (Source: Heritage Victoria 2008 via Hermes)

Wesley College, 567–581 St Kilda Road, Melbourne (assessed as individual heritage place as part of this Review)

Wesley College was founded by the Methodist Church as a private boys' school in 1866 and occupies land that had been granted by the government. The original Victorian building, designed by Charles Webb in 1864, was extensively remodelled by architect Harry Norris in the 1930s. Notable are the main building for its two splayed wings, and the school chapel facing Punt Road, built in 1935 and also designed by Norris.



Figure 23. Wesley College, 567–581 St Kilda Road, Melbourne. (Source: GML Heritage 2021)

Academy of Mary Immaculate, 88 Nicholson Street, Fitzroy (VHR H0507; HO184, City of Yarra)

The Academy of Mary Immaculate was founded as a Catholic girls' school in 1857. The school occupies a site on Nicholson Street along with the Convent of Mercy, which had traditionally been responsible for the school's administration. The convent and school were initially housed in buildings that already existed on the site; a collection of bluestone and sandstone wings were added between the 1850s and the 1880s.



Figure 24. Academy of Mary Immaculate, 88 Nicholson Street, Fitzroy. (Source: Heritage Victoria 2008 via Hermes)

Methodist Ladies College, 207 Barkers Road, Kew (HO204, City of Boroondara)

Methodist Ladies College was founded as a private girls' school in 1882 on a large land parcel in Kew. The main building of the school was constructed between 1881 and 1885. The school has commissioned many further buildings since, as well as having purchased nearby properties. The main building is a commanding two-storey Gothic Revival building with a turreted four-storey tower and cement render detailing.



Figure 25. Methodist Ladies College, 207 Barkers Road, Kew. (Source: Context 2016 via Hermes)

Genazzano FCJ College, 285–315 Cotham Road, Kew (VHR H1902; HO252, City of Boroondara)

Genazzano FCJ College is a Catholic girls' school that was established on the site in 1889, after the Sisters of the Faithful Companions of Jesus had been successful in operating a convent school, Vaucluse, in Richmond. The large complex of buildings is sited on a prominent hill in Kew. The main building is an imposing three-storey red brick structure designed by the prominent architect, William Wardell. The building has steeply pitched roofs, a tower, prominent gables, arched windows and a decorative flèche. A large steeple to the tower has since been removed. Extensions to the building were carried out in the postwar period, and the school has purchased nearby properties for use.



Figure 26. Genazzano FCJ College, 285–315 Cotham Road, Kew. (Source: Heritage Victoria 2008 via Hermes)

When compared to the above examples, the Melbourne Girls Grammar School is atypical within the City of Melbourne, as a private school that has been expanded in a piecemeal fashion. The school occupies

a small land parcel containing multiple buildings built in successive waves of development. Although primarily serving the same function as Melbourne Grammar School and Wesley College, these two sites are characterised by their extensive landholdings that resulted from Crown grants in the 1850s. Both schools' large land parcels lend the campuses more picturesque settings and have clearly influenced the placement and scale of buildings at both sites. Melbourne Grammar School and Wesley College present as extensive complexes of buildings spread across the sites, which are greatly enhanced by the large grounds they are set within.

The Academy of Mary Immaculate is similar to the subject site as it is contained within a small site. Melbourne Girls Grammar is distinguished from the Academy buildings in its preference for red face brick, instead of stone construction. Perhaps due to an alignment with the Catholic Church and its early origins as a convent, the Academy of Mary Immaculate's use of stone and Gothic-style elements lends the site the sense of a religious institution, rather than the more domestic character of the buildings at Melbourne Girls Grammar.

Although the Methodist Ladies College is a similar purpose-built girls' school, the original building presents as a far more imposing arrangement on the site, with complex gothic design and a prominent tower. The arrangement of the school reflects the large land parcel that the school was initially built on, and the less dense suburban context. The choice of gothic style buildings and concrete render further set this apart from the subject site. The Genazzano FCJ College site is highly comparable to Melbourne Girls Grammar, due to its use of red brick and vertically emphasised main building. The site is distinguished from Melbourne Girls Grammar, though, by its extensive land parcel, imposing size and preference for Gothic-style detailing. Like Melbourne Girls Grammar, both of these schools have built additional buildings, and purchased nearby houses for adaption.

Overall, Melbourne Girls Grammar School compares well with the above examples as an important example of a long-established girls' school in South Yarra. The school is characterised by its fine collection of architect-designed buildings enhanced by its garden setting and its consistent use of red brick across the site, which differs from many private school sites that rely on stone or concrete render and traditional Gothic-style influences.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).
-

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of part of 62–108 Anderson Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	Yes – Collection of mature trees across the site
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	Yes – Fencing and retaining walls built of red brick, sandstone and bluestone, and wrought iron
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Ancestry.com.

Argus, as cited.

Australasian, as cited.

Building Permit 1875 for 76–82 Anderson Street, South Yarra, dated 25 March 1919 (MBAI).

Building Permit 21498 for 86 Anderson Street, South Yarra, dated 5 September 1940 (MBAI).

Church of England Messenger for Victoria (Ecclesiastical Gazette for the Diocese of Melbourne), as cited.

Edquist, Harriet 2012. 'Oakden, Percy' in Philip Goad and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press.

Goad, Philip 2012. 'Gawler & Drummond' in Philip Goad and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.

Goad, Philip 2004. *Bates Smart: 150 years of Australian architecture*. Melbourne: Thames & Hudson Australia.

Herald, as cited.

Hermes, as cited.

Hone, J Ann 1969. 'Cain, William (1831–1914)', *Australian Dictionary of Biography*. National Centre of Biography, Australian National University, originally published 1969. <http://adb.anu.edu.au/biography>, accessed 19 February 2021.

Hooper, Carole 2008. 'Education, prior to 1872'. *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne. www.emelbourne.com.au, accessed 19 February 2021.

Maidment, J 1988. 'North, Alexander (1858–1945)', *Australian Dictionary of Biography*. National Centre of Biography, Australian National University, originally published in 1988. <http://adb.anu.edu.au/biography>, accessed 12 February 2021.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed February 2021.

Melbourne & Metropolitan Board of Works (MMBW) Detail plan, as cited, State Library Victoria.

Melbourne Girls Grammar School 2021a (MGGS). *Our Campuses*, www.mggs.vic.edu.au, accessed 11 February 2021.

Melbourne Girls Grammar School 2021b (MGGS), *DJ Ross Memorial Window*, www.mggs.vic.edu.au, accessed 11 February 2021.

Nearmap, as cited.

Pratt, Charles Daniel c1937. 'South Yarra with Yarra River', State Library Victoria (SLV): Airspy collection of aerial photographs, accessed 19 February 2021.

Public Record Office Victoria (PROV), Regional Land Office Parish and Township Plans Digitised Reference Set, VPRS 16171.

Sally Draper Architects 2006. 'Melbourne Girls Grammar Nina Crone Library'.
www.sallydraperarchitects.com.au, accessed 11 June 2021.

Sunday Sun, as cited.

Theobald, Marjorie 1996. *Knowing Women: Origins of women's education in nineteenth-century Australia*. Melbourne: Cambridge University Press.

Tibbits, George and Goad, Philip 2012. 'Reed & Barnes' in Philip Goad and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.

Woods, Helen 1984. *A Pictorial History of Melbourne Church of England Girls Grammar School*. Melbourne: Griffin Press Ltd.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 A; C

STATEMENT OF SIGNIFICANCE

Heritage Place: Melbourne
Girls Grammar School

PS ref no: HOxxx



What is significant?

Melbourne Girls Grammar School at part of 62–108 Anderson Street, South Yarra, developed from 1881 onwards, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- form, materiality and detailing of the Merton Hall building with rear wing (Figure 1: Number 1)
- form, materiality and detailing of the Chapel of St Luke building (Figure 1: Number 2)
- form, materiality and detailing of Phelia Grimwade House (Figure 1: Number 3)
- form, materiality and detailing of the 1930 Phelia Grimwade House extension (Figure 1: Number 4)
- form, materiality and detailing of Gilman Jones Hall (Figure 1: Number 5)
- form, materiality and detailing of the former nursery building (Figure 1: Number 6)
- fencing and retaining walls around much of the site, built in a combination of red brick, sandstone and bluestone
- early wrought iron gates
- school's garden setting, particularly in the northwest corner of the site surrounding Phelia Grimwade House
- mature collection of trees including evergreen and deciduous exotic and Australian native specimens (established by c1945) within the gardens along Clowes Street and Anderson Street (Figure 2: Numbers 1–12)
- school's continuous use of red and polychromatic brickwork, terracotta and render across the site
- school's siting within its domestic streetscape, opposite the Royal Botanic Gardens.

More recent alterations and additions (Figure 1: Number 7–13), are not significant. The two c1930s residences fronting Walsh Street (Figure 1: Number 14) are not significant to the subject site.



Legend

- | | | | |
|---|--|----|---|
| 1 | Merton Hall (1900) and rear extension (1919, after 1938) | 8 | Jessie Bage House (1979) |
| 2 | Chapel of St Luke (former Assembly Hall) (1917) | 9 | Nina Crone Library (1987, 2006) |
| 3 | Phelia Grimwade House (former Yarra House) (1881–82) | 10 | Christine Briggs Building (2004) |
| 4 | Phelia Grimwade House extension (1930) | 11 | Hub (c2010s) |
| 5 | Gilman Jones Hall (1937) | 12 | Wildfell Centre (2010) |
| 6 | Former Nursery (c1940) | 13 | Artemis Centre (2014–17) |
| 7 | Ross Hall and Edith Mountain Centre (c1970–80s) | 14 | Two c1930s residences known as 281 and 285 Walsh Street (incorporated as part of the complex in the late twentieth century) |

Figure 1. Aerial photograph of 62–108 Anderson Street, South Yarra (dashed outline), showing the key elements that contribute to the significance (Numbers 1–6). Purpose-built school buildings shaded in pink (Numbers 7–13) and Number 14 are late twentieth century additions to the complex that are not significant. (Source: Nearmap 2022 with GML overlay)



Legend

1	Red Ash (<i>Fraxinus pennsylvanica</i>)	6	English Elm (<i>Ulmus procera</i>)
2	Row of seven London Plane (<i>Platanus x acerifolius</i>)	7	Likely Monterey Cypress (<i>Cupressus sp.</i>)
3	Red-flowering Gum (<i>Corymbia ficifolia</i>)	8	Silky Oak (<i>Grevillea robusta</i>)
4	Monterey Cypress (<i>Cupressus macrocarpa</i>)	9	English Elm (<i>Ulmus procera</i>)
5	Kurrajong (<i>Brachychiton populneus</i>)		

Figure 2. Aerial photograph of the subject site with mature trees that contribute to the significance. (Source: Nearmap 2022 with GML overlay)

How is it significant?

Melbourne Girls Grammar School at part of 62–108 Anderson Street, South Yarra, developed from 1881 onwards, is of local historical, aesthetic and social significance to the City of Melbourne.

Why is it significant?

Melbourne Girls Grammar School at part of 62–108 Anderson Street, South Yarra, is of local historical significance as a long-established girls school in South Yarra. The secondary education of girls in the nineteenth century had been provided by private tutors and by small private schools, which often operated in the homes of their owners. Originally opened as Merton Hall, Melbourne Girls Grammar School began as one of these schools in 1893. Merton Hall gained such popularity, likely due to the quality of teaching provided by its original Cambridge-educated proprietors, that it commissioned a large

purpose-built schoolhouse. The large student numbers and fine campus would have cemented the school's prominence. (Criterion A)

The school is of historical significance as the first girls' school in Victoria that was officially affiliated with the Anglican Church. Despite other Christian denominations gradually providing for girls' education in the nineteenth century, the Anglican Church did not provide such measures, and Anglican families instead relied upon small girls' schools whose owners had Anglican leanings. Due to connections between the school's second owner and the Anglican Church, the school was eventually granted permission to use the name of Melbourne Church of England Girls Grammar School, and was shortly afterwards acquired by the Anglican Church. The Anglican Church has since opened further girls' schools in Victoria, and is a major provider of private education in Victoria. (Criterion A)

Melbourne Girls Grammar School is of aesthetic significance for its fine collection of architect-designed buildings, enhanced by its garden setting and location opposite the Botanic Gardens. The site is characterised by its continuous use of red brick buildings, enlivened by render, polychromatic brickwork, terracotta, and tiled roofs. The Merton Hall building, designed by Percy Oakden, is a finely designed building, with ornate brickwork and intact original detailing. The former assembly hall features highly refined use of terracotta Art Nouveau decorative detailing. Phelia Grimwade House is a highly refined example of an asymmetrical, early 1880s house, that is greatly enhanced by its remnant garden setting including mature trees (evergreen and deciduous exotic and Australian native specimens) established by c1945. Further additions, including the Phelia Grimwade House extension and Gilman Jones Hall, exhibit fine detailing and conscious integration with existing buildings. (Criterion E)

Melbourne Girls Grammar School is socially significant to the City of Melbourne, having been continually used as a place of education for over 160 years. It is especially significant to the community of women who have been educated there, and those who have been associated with the school, such as teachers, benefactors and administrators. The school community's connection with the site is especially evident in the Chapel of St Luke, where the Old Collegians' Association has been responsible for the donation of multiple stained glass memorial windows. The Chapel continues to be used by members of the community as their principal place of worship, and for major life events such as weddings and funerals. (Criterion G)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: St Thomas Aquinas Catholic Church (Chapel of Ease)

STREET ADDRESS: 39–45 Bromby Street, South Yarra

PROPERTY ID: 101282



SURVEY DATE: January 2021 **SURVEY BY:** GML Heritage

PLACE TYPE: Individual Heritage Place **EXISTING HERITAGE OVERLAY:** HO6 South Yarra Precinct

PROPOSED CATEGORY: Significant **FORMER GRADE:** B

DESIGNER / ARCHITECT / ARTIST: Kempson and Conolly (1915)
Thomas G Payne (1954) **BUILDER:** FG Farr (1954)

DEVELOPMENT PERIOD: Postwar Period (1945–1975) **DATE OF CREATION / MAJOR CONSTRUCTION:** 1915, 1954

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
9 Religion and spirituality	9.2 Establishing places of worship

RECOMMENDATIONS

Recommend inclusion of 39–45 Bromby Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

St Thomas Aquinas Catholic Church at 39–45 Bromby Street, South Yarra, was built as a chapel of ease for the parish of St Joseph's Parish, South Yarra, in 1915. Architects Kempson and Conolly designed the small church in the Gothic Revival style. In 1954 the church was remodelled to the design of Thomas G Payne. The 1954 remodelling of the building displays elements of the Baroque style, which is demonstrated in the ornate parapeted façade. This remodelling of the façade in a historical revival style was an unusual departure from the more typical Modernist-style churches that were being constructed in suburban Victoria in the postwar era. The building has been continuously used as a Catholic church for 100 years.

HISTORICAL CONTEXT

Church halls and chapels

Ancillary church buildings belonging to the major Christian denominations—including mission churches, chapels of ease and mission halls—were common in the City of Melbourne, including South Yarra, from the late nineteenth to the early twentieth century. They were built to supplement the functions of parish churches by broadening the geographic reach of the parish. Chapels of ease were often built for the convenience of those that lived some distance from the parish church; they were also intended to provide an additional place of worship, thereby reducing the occurrence of overcrowding of the parish church on Sundays. Mission halls had a range of uses; some were used for Sunday services but were also used for education and meetings. These supplementary places of worship were often provided specifically for the working class, including local domestic servants (*Telegraph*, 27 August 1887:6). A mission hall or chapel of ease was typically smaller and plainer than the main church and was often located on quieter residential streets rather than on main roads and prominent corners. The modest character of these buildings reflects both their ancillary role to the main church, as well as the stratification of class in religious congregations.

Mission chapels and mission halls—sometimes referred to as churches of ‘low tendencies’—were intended to provide a welcoming and non-intimidating space for the poor and non-believers. The purpose of mission chapels and mission halls was to attract new members to the church. Mission workers went out into the community and zealously sought to convert people to Christianity. The mission chapels and halls provided ‘bright, simple and attractive’ services that were more informal and accessible than services typical of the main churches (*Telegraph*, 27 August 1887:6). They often provided comfort and solace to the poor. Single-room Sunday schools were sometimes built alongside small chapels and mission halls. Mission chapels and halls flourished in Melbourne in the late nineteenth century in areas where there was a large working-class population. The activities of mission chapels and halls declined following World War II on account of greater social mobility and the gentrification of the former working-class pockets of South Yarra.

Chapels of ease, as their name implied, provided a place of worship that was easier to access than the parish church and these were established in large parishes where there was a large section of the population that was at a considerable distance from the church. St Joseph’s Catholic Church in South Yarra (City of Stonnington) established the St Thomas Aquinas Catholic Church chapel of ease on Bromby Street, South Yarra and another in Toorak (demolished).

SITE HISTORY

The place occupies the traditional Country of the Wurundjeri Woi Wurrung people. The land comprising the subject site originally formed part of Crown Allotments 1 and 2 in the Parish of Melbourne North, first purchased by A Watson in 1864 (City of Melbourne, 1922).

Bromby Street first appears in the postal directory in 1867 (S&Mc 1866, 1867). In 1868 the land was subdivided and two small single detached dwellings were built, each measuring 44 x 140 feet and fronting Bromby Street (Gould 1985). By 1896, the subject site comprised three parcels of land, each with a residential structure (MMBW Detail Plan no 896, 1896). They were addressed 41 and 43 Bromby Street and 48 Arnold Street. The residences were occupied by tenants until 1914 (S&Mc 1914).

In 1912–13 the Catholic Church purchased the subject land for £1275 (Gould datasheet 1985; *Advocate*, 13 February 1915:16). The Church planned to establish a chapel of ease for the convenience of those living some distance from St Joseph’s parish church in South Yarra (Parish of South Yarra 2012). The parish church, built c1888, is located at 30 Fitzgerald Street, South Yarra, in the City of

Stonnington. The geographical bounds of the Parish of South Yarra were broad; it extended from Chapel Street in the east to St Kilda Road in the west, and originally included parts of Toorak (Akehurst 2019:12). Many parishioners had difficulty attending Mass regularly because of the distance involved. South Yarra was proclaimed a parish with an irremovable rector in 1906 (Parish of South Yarra 2012:12). In response to several petitions, instigated by local domestic servants, a chapel of ease was built and opened in Toorak in 1912 (later part of the new Parish of Armadale/Toorak). This chapel was often overcrowded at Sunday Mass, and a second chapel was required (Parish of South Yarra 2012:12). The Toorak chapel of ease was demolished in 1922 (Parish of South Yarra 2012:12).

St Thomas Aquinas Catholic Church, South Yarra, was built for the Roman Catholic Trust Corporation in 1915 (Gould datasheet 1985). It was designed by architects Kempson and Conolly and built by FG Farr (Gould 1985; *Advocate*, 13 February 1915:16). An early photograph shows that it comprised a single building with a narrow rectangular plan form (Figure 1). It was built of red brick with what appears to be cement render detailing above openings and on the buttress coping (Figure 2). Archbishop Thomas Carr blessed the building at its opening on 21 February 1915 (*Advocate*, 27 February 1915:16).

The construction of the building—including internal seating, altar requisites, fittings, asphalt paths and fencing—cost £2000 (*Advocate*, 13 February 1915:16; *Advocate*, 27 February 1915:16). The expenditure was considered significant at the time and the cost was met by the Catholic Church with contributions from parishioners (*Advocate*, 13 February 1915:16).



Figure 1. Detail from aerial photograph of St Kilda Road, c1950–54, by Charles Pratt, showing the original Victorian-era façade of the subject building. (Source: Charles D Pratt between 1950 and 1954, State Library Victoria: John Etkins Collection, Accession No: H2016.33/61)



Figure 2. Principal façade of St Thomas Aquinas Catholic Church before modifications, not dated [c.1940s]. (Source: *Age*, 17 July 1954:17)

South Yarra's demographic historically had a low proportion of Catholics and a high proportion of Anglicans (Colman 1972:3). The 1966 census revealed that only 16 per cent of residents identified as Catholic, in contrast to the 42 per cent who identified as Anglican (Colman 1972:3). The need for a chapel of ease in the Parish of South Yarra reflects the characteristics of the parish's congregation at the time—small but growing, and spread across a wide area. The subject building is said to have been

colloquially known as the ‘servants’ church’, owing to the fact that its congregation was made up of mainly (Irish) domestic servants from the large houses of St Kilda and South Yarra (Akehurst 2019:12).

In the late 1930s the church acquired a collection of decoratively carved timber elements. A near life-size crucifix (c1937) sculpted from Queensland beechwood by ecclesiastical woodcarver and sculptor Walter Langcake was installed over the altar (Akehurst 2019:12). In addition, the interior has a timber panelled reredos that features carved representations of the Eucharist, saints and other motifs, as well as a timber altar with an inset carved panel of the Last Supper. These two elements also date from the 1930s and are presumed to be the work of Langcake (Akehurst 2019:12). The church also acquired a wooden statue of St Thomas Aquinas, gifted by a parishioner (date unknown), that is believed to originate from eighteenth-century Spain (Akehurst 2019:12; Clipr arcade 2020). Italian-born and Austrian-trained sculptor Leopoldine Mimovich OAM (1920–2019) carved the Stations of the Cross and the statues of Our Lady and the Sacred Heart of Jesus that are displayed on either side of the sanctuary arch (Akehurst 2019:15). The creation date of the sculptures by Mimovich is not known.



Figure 3. Wood carver Walter Langcake in 1937 working on the near life-sized figure of Christ in Queensland beechwood that surmounts the reredos of the altar in St Thomas Aquinas Church. (Source: Michelle Stillman 1937, Wikimedia Commons)

Minor alterations and additions were carried out to the building in 1939 (MBAI).

Although the church was a modest size, it hosted some high-profile events, including the funeral of well-known Australian poet CJ Dennis, in 1938 (*Argus*, 23 June 1938:2). In 1939 the Vienna Mozart Boys Choir performed at the church. The choir was touring Australia when the war broke out in September 1939, leaving them unable to return to Austria (Clipr arcade 2020; *Mercury*, 13 October 1939:2). During their stay they attended school at the Christian Brothers College, East Melbourne (Clipr arcade 2020; *Mercury*, 13 October 1939:2).

The church was remodelled in 1954 to the design of Thomas G Payne at a cost of £20,000 (*Advocate*, 7 October 1954:7; Parish of South Yarra 2012:12; Butler 2017:58). The cost of the remodelling was mostly defrayed by a bequest from Teresa Mayer, whose husband was Gustav Mayer, former Austrian Consul

to Australia (*Advocate*, 7 October 1954:7; *Herald*, 1 August 1914:14). It is thought that Mayer made the bequest as a gesture of appreciation to the church for the hospitality it showed to the Vienna Mozart Boys Choir during the war (Clipr arcade 2020). Archbishop Daniel Mannix, accompanied by Reverend Alan Fox, performed the blessing of the new additions at the church's reopening on 30 September 1954 (*Advocate*, 7 October 1954:7).

The modification works entailed building an addition to the front section; erecting a new sanctuary; rendering the external face brick surfaces (that were originally white); and constructing an elaborate new façade—fronting Bromby Street—in the Baroque style (*Advocate*, 7 October 1954:7). The remodelled façade was built 8 feet in front of the original façade, bringing it forward to abut the northernmost edge of the allotment so the church opens directly onto the street (*Age*, 17 July 1954:17). Inside, the original façade wall has been altered and is now the southern internal wall of the narthex. The original façade wall retains the foundation stone laid by Archbishop Carr. The ceramic tiles embedded on the Bromby Street façade were fired locally at the South Yarra brickworks, formerly located on the corner of Chapel Street and Toorak Road. The stained-glass window fronting Bromby Street was produced by Brooks Robinson (Clipr arcade 2020; *Age*, 17 July 1954:17). The interior was updated with a pink and blue colour scheme, but its original 1915 layout and many of its components, including the open timber roof trusses and altar, were not altered during the modification works. It was noted that the colour scheme after the remodelling was 'very bright' (*Age*, 17 July 1954:17).



Figure 4. Image showing the new façade of St Thomas Aquinas Catholic Church, South Yarra. Note that the doors were originally polychromatic. They have since been overpainted in a single colour. (Source: *Age*, 17 July 1954:17)

The Baroque-inspired design of the new façade was an unusual and dramatic departure from the Modernist approaches to ecclesiastical architecture that were becoming increasingly popular in postwar Melbourne (*Herald*, 23 November 1954:16), notably in the Catholic Church. Payne's interpretation of the

Baroque style, characterised by its dramatic forms, ornament and application of symbolic motifs, was seen by contemporary commentators as representing an anachronistic counterpoint to developments in Modernist religious architecture. In an increasingly secular society, representation, tradition and symbolism were seen as disrupting the trajectory of Modernism (Goad and Daunt 2019). The remodelling of St Thomas Aquinas Catholic Church received attention within Melbourne's architectural circles. The architect and critic Robin Boyd published an article entitled 'Church builders are in a dilemma' in response to Payne's remodelling of the church (*Herald*, 23 November 1954:16). In this, he describes the remodelled St Thomas Aquinas as an 'Australian Rules Baroque' and critiques the application of a traditional style, not historically found in Australia, to a postwar religious building.

Another review of the newly remodelled church describes it as a 'dazzling modern building' (*Age*, 17 July 1954:17). Its unique composition has been described variously as German Baroque, Spanish Baroque, South American Baroque, and even late Renaissance (Butler 2017:58; Akehurst 2019:15; *Age*, 17 July 1954:17).

Few changes have been made to the exterior of the building since its postwar alterations and redevelopment. A steel fence was installed along the western boundary line in 1974, and in 2017 the interior was restored (MBAI; Akehurst 2019:15).

Since 1975 St Thomas Aquinas has been administered by the Augustinian Order (Akehurst 2019:15) and continues to function as a place of worship for the parishioners of South Yarra.

William Patrick Conolly, architect

The architect WP Conolly, of the practice Kempson and Conolly, designed many Catholic churches in Melbourne during the late nineteenth and early twentieth centuries. Conolly was responsible for the organ gallery at St Mary's, Kyneton (1892), St Joseph's Catholic Church in Benalla (1907–08) and the Cussen Memorial at Boroondara Cemetery (1912–13). While in sole practice, Conolly was responsible for the completion of Sacred Heart Church, St Kilda (1922); the third church of St John the Evangelist Catholic Church, East Melbourne (1930); and St Dominic's Catholic Church, Camberwell (c1936). In partnership with Gerald Vanheems, Conolly was responsible for the completion of St Patrick's Cathedral, Melbourne (three spires and west porch remodelling) in 1936–40 (*Advocate*, 2 November 1939:21). Conolly designed buildings in revival styles well into the twentieth century, reflecting a conservative approach to religious architecture. He based his design for the Carmelite Monastery in Kew (1928) on French medieval architecture (*Herald*, 27 June 1928:13).

In conjunction with the firm of Payne & Dale, Conolly designed the chapel at Newman College, the University of Melbourne (*Age*, 16 November 1938:6). Conolly designed St Dominic's Catholic Church in Camberwell (built in 1936).

In 1912 Kempson and Conolly designed the extension to St Joseph's Catholic Church, South Yarra. These works consisted of the addition of transepts, a chancel and two sacristies (*Advocate*, 21 December 1912:33).

Thomas G Payne, architect

Thomas G Payne (1906–1983) was a Melbourne born architect and the son of architect T A Payne. He ran the practice of Payne & Dale for a very short time in the 1930s, then continued in sole practice until the 1960s. (Coleman et al 1996:58).

Payne designed several buildings for the Catholic Church in Melbourne, employing a diverse range of architectural styles. Those still extant include the Spanish Gothic-styled St Monica's Church, Moonee Ponds (1934); the Neo-Romanesque St Therese's Church, Essendon; and the English Gothic-styled

Chapel of the Holy Spirit at Newman College, University of Melbourne (designed in collaboration with Connolly, 1936–42). He also worked on hybrid additions and modifications to Catholic churches, including designing the Functionalist schoolroom addition (1948) to St Mary's Church, Hampton—designed in the Mannerist style by HS Harris (1923)—and remodelling St Thomas Aquinas Catholic Church, South Yarra, in 1954. His design for St Paschal's friary complex in Box Hill (1936) mixes elements of a range of architectural styles, including Georgian Revival, Byzantine, and Arts and Crafts. This example demonstrates Payne's tendency to combine elements from a range of traditional and modern styles. In 1959 he designed a substantial extension to St Dominic's Catholic Church in Camberwell (built in 1936 to the design of WP Conolly).

He supervised the erection of the spires at St Patrick's Cathedral after the death of Gerald Vanheems (*Advocate*, 29 May 1946:9). Payne was a practising Catholic and a notable ecclesiastical architect. As a practising Catholic, Payne was highly familiar with the internal functions and processes of the church. This experience likely contributed to his development as a notable ecclesiastical architect.

Walter (Wally) Langcake, woodcarver and sculptor

Walter (Wally) Langcake (1889–1967) was a Victorian woodcarver and sculptor who specialised in ecclesiastical decorative arts. He was born in Warragul, Victoria, in 1889. Langcake was one of the foremost wood carvers of T McCarthy & Company, furniture manufacturers, whose firm worked for ecclesiastical architect Louis R Williams for over 50 years (Moore 2001:31). Langcake's carvings are represented in many Williams's churches and chapels in Victoria and various other states. His work in Victoria includes carvings or woodworks in Holy Trinity, Hastings (c1924, 1932–33); St Paul's Cathedral, Melbourne (1928); All Saints', Preston (1930); St Silas's, Albert Park (1931); Hawthorn Town Hall (1932); All Saints', Bendigo (1945); Geelong Grammar School chapel (1950); All Saints', Kooyong (1950); St John's, Toorak (1951); and St John's, Camberwell (1957) (Moore 2001:31). Working to Williams's design, Langcake also executed about 40 coats of arms of Australian towns and names and mottoes of ships (Moore 2001:91). Some of his best known works include the coat of arms on the gates of the Royal Melbourne Mint in William Street; the 'Pelican in Her Piety', timber panel bas relief, St. John's Anglican Church, Camberwell; the bronze wreath at the base of Australian American War Memorial, Canberra; and the entrance sign at the National Gallery of Victoria, Melbourne. Langcake died in 1967.

Leopoldine (Poldi) Mimovich, artist

Leopoldine (Poldi) Mimovich (1920–2019) was born in 1920 in south Tyrol, Italy. Two years after her birth, the family moved to the small village of St Johann in Austria. At the age of 14, she was apprenticed to her father, Franz Deflorian, an interior decorator. Mimovich continued on to study under leading artists in Austria. She briefly studied at the College of Religious Art in Hallstadt before it was closed by the Nazis during World War II.

In 1947 she graduated as a qualified teacher with a Diploma of Art. She married Ljubisa Mimovich in 1948 and the couple migrated to Australia that year. They settled at Bonegilla and Royal Park migrant hostels before finding independent accommodation in Yarraville and, later, Kew, where Mimovich established her studio. Mimovich's work is found in parks, homes, churches, schools and convents throughout Australia. Her crucifixes hang in the United Nations building in New York. She died in 2019. (National Liturgical Architecture and Art Council 2020)

COMMUNITY CONNECTIONS

St Thomas Aquinas Catholic Church, South Yarra, has been continuously used as a place of worship since 1915, serving the Catholic congregation on site for over 105 years. The congregation of St Thomas Aquinas Catholic Church forms a specific community who, over generations, have used and visited the place regularly and has they have since its establishment. For this subsection of the community the Church has been a place of worship, and used for family gatherings and important occasions such as christenings, weddings and funerals. The congregation of St Thomas Aquinas St Thomas Aquinas Church is a publicly accessible building in which a community function (religious worship) is provided. This function is clearly identifiable in the external fabric of the building, evident in the crucifixes and Christogram tiles. St Thomas Aquinas Church is identified as having social significance on the basis that it provides a setting for a defined community to gather and participate in a cultural practice.

SITE DESCRIPTION

St Thomas Aquinas Catholic Church (chapel of ease) at 39–45 Bromby Street, South Yarra, is a modest-size church. The original main hall, constructed in 1915, is in the Gothic Revival style. The principal façade, constructed in 1954, is in the Baroque style. The subject site is located on a block bound by Bromby Street to the north and Arnold Street to the west. The church is built on an L-shaped allotment comprising two parcels with frontages to Bromby and Arnold streets.



Figure 5. 39–45 Bromby Street, outlined in light yellow. (Source: Nearmap 2021 with GML overlay)

Exterior of the building

The building has a narrow L-shaped plan form that comprises three sections: the main hall fronting Bromby Street, the chancel area, and a sacristy area to the west of the chancel (fronting Arnold Street). It is constructed of brick and has a slate clad gabled roof.

The Bromby Street façade has an elaborate roofline, comprising a multicurved gable parapet with an exaggerated cornice. At the centre is a cement tablet with scrolled brackets and a metal crucifix mounted atop. The façade has a protruding central bay and a strong vertical emphasis accentuated by the height of the parapet and crucifix. Recessed to either side of the central bay are two lower parapeted walls. Curvilinear extensions of the parapet bridge the height difference between these lower walls and the higher central bay. The lower section of the 1915 façade, with its simpler gable form, is visible behind the 1954 façade. It extends on either side of the central bay and above the parapeted walls, becoming a recessed layer of the overall composition.

A large, multicurved window with moulded surrounds is centred above the entrance containing a crucifix design in stained glass. The parapets of the lower side walls have coping and are bracketed on each end with a corniced pilaster and geometric urn-like element. The surface of the central bay has a grooved diaper cross pattern set into the render with inset enamelled tiles at the crossings. Some of the enamel tiles feature the Christogram symbol. The central entrance door has a broken pediment above and original lanterns fixed on either side. Two side doors occupy the lower flanking sections of the façade. These have moulded surrounds with a simple scroll and depressed arch design at the top.

On the western elevation, facing Arnold Street, much of the 1915 design is intact and visible. The side elevations are divided by seven buttresses (Figure 6). There is a narrow string cornice that runs horizontally across the façade. Arched stained glass windows with hood moulds are spaced evenly between the buttresses. The window fourth from the north is shorter and has tracery dividing the glazing into four panes. Underneath this window is a door opening. The eastern elevation appears to have an identical design but is concealed from street view.

A small chancel connects to the main wing at the rear. It contains the sanctuary that appears to date from the 1954 additions. It is separated from the main form by a pronounced parapeted gable end with thick coping and a moulded cement crucifix at the apex. The roof line of the chancel is lower and is hipped to accommodate the octagonal bay window at the rear.

The third built form (1954) fronts Arnold Street and features an eaveless gable end finished with simple moulding and corniced brackets (Figure 7). It has a central bay containing an arched window with protruding cement sill. The bay finishes short of the gable roofline and is accentuated by thick coping configured in a curved scroll design at the top. On the northern elevation there are two windows and a door opening.



Figure 6. Western elevation of the principal wing. (Source: GML Heritage 2021)



Figure 7. 1954 addition with chancel visible at the rear of the main hall. (Source: GML Heritage 2021)

At the intersection of the main hall and the third built form is a small extension. It has a flat corrugated metal roof, a door with raised cement surrounds featuring a simple scroll motif, and two small rectangular windows facing west with projecting sills.

The allotment fronting Arnold Street has a lawn garden to the west of the built form which extends to the south behind the building. The garden has a wide concrete path and shrubs and two mature trees. A crimped wire fence with matching gates runs along the allotment boundary on the west and south.

Interior of the building

The internal layout of the main hall is rectangular with a linear and mostly open plan. It comprises a narthex, entered from Bromby Street, that opens into the nave, continuing to the altar area and chancel. Two narrow aisles run alongside the outer sides of the nave, providing access to the eastern and western door openings. It has an open queen post truss ceiling with curved supporting brackets. The wall surfaces are stuccoed and the floor carpeted. Above the windows are thick hood moulds. Moulded cement brackets support the ceiling wall joints.

The church contains a collection of timber sculptural works. These include the near-life-size crucifix sculpture by Walter Langcake; the statue of St Thomas Aquinas, believed to be of Spanish origin and dating from the eighteenth century; and the Stations of the Cross carvings and statues of Our Lady and the Sacred Heart of Jesus by artist Leopoldine Mimovich.



Figure 8. Interior hall of St Thomas Aquinas Catholic Church, South Yarra. (Source: GML Heritage 2021)

Figure 9. Detail of the altar and crucifix. (Source: GML Heritage 2021)

INTEGRITY

St Thomas Aquinas Catholic Church (chapel of ease) at 39–45 Bromby Street, South Yarra, is intact to its construction in 1915 (the form and interior of the main hall) and its 1954 remodelling (façade, additions and external rendered walls) with very few changes visible. The building retains the original built form of the 1915 hall and fenestration on its side elevations. The 1954 modifications are highly intact, including the additions to the western and southern elevations, the Baroque-style northern façade with curvilinear parapet, cornices and coping, broken pediment, grooved diaper cross pattern, and enamelled tiles. Internally, the queen post truss ceiling, hood moulds, brackets and timber carpentry are intact. The church retains several timber carvings and sculptures by notable artists. The interior colour scheme has been changed from its 1954 scheme of blue and pink.

Overall, the building retains a very high level of integrity in fabric, form and detail.

COMPARATIVE ANALYSIS

St Thomas Aquinas Catholic Church is rare within the City of Melbourne as an example of the Baroque style and as a Federation-era Catholic church remodelled in the postwar period.

Baroque-style architecture is relatively rare within the City of Melbourne, and in Victoria more broadly. Some examples of the style can be found in the commercial buildings in the City of Melbourne and in some residential buildings in Melbourne's older suburbs. The best-known examples in Melbourne are Flinders Street Station and the Melbourne City Baths, both examples of the Edwardian Baroque variant. Only one church in the Baroque Revival style has been identified in the City of Melbourne: the former Church of the Sacred Heart, built in 1897–99, 199 Rathdowne Street, Carlton (HO107, H0016). No other postwar churches with Baroque styling or features have been identified within the Heritage Overlay to Victorian Planning Schemes.

The majority of Catholic churches within the City of Melbourne were built in the Victorian era and are generally designed in the Gothic Revival style. Examples include St Francis' Church, Lonsdale Street, Melbourne (HO714, H0013); St Augustine's Church, Bourke Street, Melbourne (HO501); St Patrick's Cathedral, East Melbourne (HO129, H0008); and St Mary Star of the Sea, West Melbourne (HO979, H2182).

Because of the unique stylistic qualities of St Thomas Aquinas Catholic Church, comparative examples have been drawn from within and outside the City of Melbourne, as well as examples that have an earlier construction date. Examples are within the City of Melbourne unless otherwise noted.

The comparisons below demonstrate the extent to which St Thomas Aquinas Catholic Church is a rare example of the Baroque style applied to a postwar church. Included in the comparative analysis are other designs for religious buildings by the architect Thomas G Payne.

Churches designed by Thomas G Payne

The Chapel of the Holy Spirit, Newman College, 871–945 Swanston Street, Parkville (VHR H0021; HO344)

The Chapel of the Holy Spirit, an addition to Newman College at the University of Melbourne, was commenced in 1939 and completed in 1942. Designed by architects Conolly, Dale and Payne, the chapel is in the Decorated Gothic style. Two further wings were added to Newman College in the following decades. They were both designed by Thomas G Payne and opened in 1958 and 1961 respectively (CoMMaps).



Figure 10. The Chapel of the Holy Spirit, Newman College, 871–945 Swanston Street, Parkville, built in 1942, 1958, 1961. (Source: CoMMaps)

St Dominic's Catholic Church, 816 Riversdale Road, Camberwell (Significant in City of Boroondara HO228 Holyrood Estate and Environs, Camberwell)

The façade and tower are part of Thomas G Payne's 1959 second-storey extension to the original Gothic Revival style church built in 1937 to a design by architect WP Conolly. Payne's addition, constructed of bluestone with sandstone detailing, incorporates a central belltower to the principal façade. The vertical proportions of the tower are emphasised by four sandstone spires on each corner. Notable features include the stylised stone tracery extending outside the window frame and above the parapet and decorative bas-relief entrance surrounds. The influence of Baroque architecture is demonstrated in the use of ornamental stone and heightened proportions.



Figure 11. St Dominic's Catholic Church, 816 Riversdale Road, Camberwell, built in 1937 and 1959. (Source: Nearmap 2021)

Baroque style churches

Rosina, Abbotsford Convent, 1 St Heliers St, Abbotsford (VHR H0951; City of Yarra HO9)

The Rosina building at the Abbotsford Convent comprises a central double-storey wing with two single-storey pavilions at the rear, enclosing a central courtyard. The brick building is designed in an Edwardian Baroque style. The central wing has a gabled slate roof with projecting pedimented parapeted gable end bays. The external walls are roughcast rendered, with ruled render trim. It has good integrity (VHD).



Figure 12. Rosina, Abbotsford Convent, Abbotsford, built in 1908. (Source: Context 2019)

Former Church of the Sacred Heart, 169–199 Rathdowne Street, Carlton (VHR H0016; HO107)

The Church of the Sacred Heart is the first Baroque inspired church designs in Victoria. It is constructed of red brick building with stone detailing and a symmetrical arrangement on each façade. The principal façade features a central pediment parapet that is flanked on either side by a domed tower. Along the side elevations, the structure is supported by buttresses with stone coping and evenly spaced circular windows on the first level. The interior is noted for its decorative features, including an elliptical barrel-vaulted ceiling; encaustic tiled floor; stained glass; and carved Stations of the Cross and altar.



Figure 13. Former Church of the Sacred Heart, 169–199 Rathdowne Street, Carlton, built in 1897–99. (Source: Victorian Heritage Database)

Sacred Heart Church, 83 Grey Street, St Kilda (VHR H1765; City of Port Phillip HO146)

The Baroque style Sacred Heart Church was built in 1884 to the design of Reed, Henderson and Smart. It was extended in 1922 to designs by the architect W P Connolly. Connolly's additions included a Baroque style tower of 36 metres with ox-bow parapet and copper dome surmounted by a statue of Christ. The church is constructed of brown face brickwork with stucco mouldings and a slate roof. The symmetrical front façade features a Tuscan order portico flanked by arch headed windows, deep buttresses and niches and blind oculi which continue around the sides. The interior has a barrel-vaulted ceiling and lunette windows in the blind arcading. The walls are decorated with stencilled and painted decoration believed to date from the 1940s (VHD).



Figure 14. Sacred Heart Church, St Kilda, built in 1884, extended in 1922. (Source: Victorian Heritage Database)

Stylistically, St Thomas Aquinas Catholic Church, South Yarra, is unique within the City of Melbourne. As a late architectural application of the Baroque style, it is distinct from other Catholic churches built in the postwar period.

Rosina, Abbotsford Convent (Figure 12); the former Church of the Sacred Heart, Carlton (Figure 13); and the Sacred Heart Church, St Kilda (Figure 14) are Catholic buildings with elements of the Baroque

style, but all have earlier construction dates. Like St Thomas Aquinas, Rosina has a multicurved parapet with ornate moulded cornices. The former Church of the Sacred Heart, Carlton, and the Sacred Heart Church, St Kilda have domed towers, ocular windows and pediments—features generally associated with the Baroque Revival style. The Carlton and St Kilda examples have intensely modulated façades compared to St Thomas Aquinas. Payne's design for St Thomas Aquinas shows a much flatter treatment of the façade, with ornament applied to the surface through the shallow grooved pattern and tiles. This feature of the design gives the building a more modern appearance.

St Thomas Aquinas Catholic Church exhibits some similarities to other religious buildings designed by Payne. Payne would integrate elements of revival styles with modern forms to create buildings that were anachronistic and imaginative. Graeme Butler notes that Payne's 'idiosyncratic designs were widespread through suburban Catholic complexes' and that each is 'an object of wonderment' (Butler 2017:58).

Within the City of Melbourne these other religious buildings include the Chapel of the Holy Spirit (1942) at Newman College, Parkville (Figure 10). Designed by Conolly, Dale and Payne, the chapel is Gothic in style, built during wartime. Another example is Payne's two-storey extension (1959) to St Dominic's Catholic Church, Camberwell (Figure 11), also Gothic in style. While stylistically different, these examples demonstrate Payne's boldly anachronistic application of revival styles to religious architecture. There are some design elements that are consistent across Payne's work: Payne's designs, including the subject building, have narrow, symmetrical principal façades of significant height with centrally located openings. They feature ornate decorative elements, including arched openings; moulded window surrounds; stained glass; and tracery. Payne creates a strong vertical emphasis using paired pilasters that extend above the roofline in his designs for the church of the Holy Spirit and St Dominic's church. The subject building, in contrast, is tallest at the centre of the parapet. The height and verticality of St Thomas Aquinas is emphasised by the moulded tablet and crucifix surmounting the parapet.

The above examples are comparable to the subject building in terms of their high levels of intactness and integrity.

St Thomas Aquinas Catholic Church is rare within the City of Melbourne with regards to its style. The subject building reflects a unique postwar interpretation of the Baroque style using modern materials and treatment of the façade surface. It shows likeness to Payne's other architectural designs for religious buildings in its application of traditional styles in a modern context, its ornamentation, and its heightened proportions. The subject building sits well within Payne's oeuvre and is representative of the architect's unique revivalist style and the preferences of the religious clientele who commissioned his designs.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

- ✓ Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
-

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).
-

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommend inclusion of 39–45 Bromby Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	Yes – Sculptural works including crucifix sculpture by Walter Langcake; the statue of St Thomas Aquinas; and carvings and statues by Leopoldine Mimovich
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Advocate, as cited.

Age, as cited.

Akehurst, Christopher 2019. 'Through a Spanish Portal: St Thomas Aquinas, South Yarra'. Melbourne Catholic Magazine, July 2019.

Argus, as cited.

Butler, Graeme 2017. 'Twentieth Century Architecture and Works of Victoria Register 1984: Volume 2', prepared for the Royal Institute of Architects.

City of Melbourne Interactive Maps (CoMMaps) 2022. <http://maps.melbourne.vic.gov.au/>, accessed 20 January 2021.

Clipr arcade [Andrew Balcerzak and Fr Brian Buckley] 2020. St Thomas Aquinas Church, South Yarra [video]. YouTube. <https://www.youtube.com/>, accessed 5 February 2021.

Coleman, Ian and Roslyn Coleman with Eleanor Bridger and Joanna Wills 1996. 'Twentieth Century Churches in Victoria: A Study for the Historic Buildings Council'.

Colman, James and Urban Design Associates 1972. *Melbourne South Yarra—A case for conservation in an historic inner suburb*. Prepared for Melbourne South Yarra Group.

Department of Crown Lands and Survey 1922. *Parish of Melbourne North and Parts of Parishes of Jika Jika, Doutta Galla and Melbourne South, County of Bourke*. A J Mullett, Melbourne.

Goad, Philip and Lisa Marie Daunt 2019. 'Constructing faith: Postwar religious buildings in Australia'. Architecture Australia. <https://architectureau.com/>, accessed 5 February 2019.

Herald, as cited.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed March 2021.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Mercury (Hobart), as cited.

Moore, Gladys Marie 2001. 'Louis Reginald Williams'. Master of Planning and Design Thesis, University of Melbourne, Victoria.

National Liturgical Architecture and Art Council 2020. 'Leopoldine Mimovich – Immigrant Artist'. Australian Catholic Liturgical Art. <https://art.catholic.org.au/>, accessed 17 February 2021.

Nearmap, as cited.

Parish of South Yarra 2012. *125 Years Historical Notes*. <https://parishofsouthyarra.org.au>, accessed 19 January 2021.

Pratt, Charles Daniel between 1950 and 1954. 'Aerial view of St. Kilda Road Melbourne Victoria'. State Library Victoria: John Etkins Collection, accessed 5 February 2019.

Sands & McDougall (S&Mc). *Melbourne and Suburban Directories*, as cited.

Stillman, Michelle 1937. 'Walter Langcake', Wikimedia Commons, https://commons.wikimedia.org/wiki/Main_Page, accessed 5 February 2019.

Telegraph, as cited.

Victorian Heritage Database (VHD). 'Church of the Sacred Heart Complex'. Victorian Heritage Register VHR H0016, accessed 5 May 2021.

Victorian Heritage Database (VHD) record for 'Sacred Heart Church, Presbytery and Hall', Victorian Heritage Register VHR H1765, accessed 5 May 2021.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 B

STATEMENT OF SIGNIFICANCE

Heritage Place: St Thomas Aquinas Catholic Church (chapel of ease)



PS ref no: HOxxx



What is significant?

St Thomas Aquinas Catholic Church (chapel of ease) at 39–45 Bromby Street, South Yarra, built in 1915 and remodelled in 1954 for the Roman Catholic Trust Corporation, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's 1915 external form, and 1954 materials and detailing
- building's high level of integrity to its 1915 and 1954 designs
- northern façade designed by Thomas G Payne, including cement moulded cornices, broken pediment, grooved diaper cross pattern, enamelled tiles, stained glass, buttresses, coping, moulded cornices, pediment, stone reliefs and its crucifixes
- pattern and size of original fenestration
- original hall's internal layout and timber carpentry
- carved sculptural works including the crucifix sculpture by woodcarver Walter Langcake (1937); the statue of St Thomas Aquinas (circa eighteenth century); and the Stations of the Cross carvings and statues of Our Lady and the Sacred Heart of Jesus by artist Leopoldine Mimovich (dates unknown).

More-recent alterations and additions, including the steel fence, are not significant.

How is it significant?

St Thomas Aquinas Catholic Church (chapel of ease) at 39–45 Bromby Street, South Yarra, is of local historical, rarity, aesthetic, social and associative significance to the City of Melbourne.

Why is it significant?

St Thomas Aquinas Catholic Church (chapel of ease) at 39–45 Bromby Street, South Yarra, is of local historical significance to the City of Melbourne as an example of a chapel of ease built in 1915 to serve the needs of the Catholic population in the western end of the parish. Although the number of Catholics within the Parish of South Yarra in the early twentieth century was relatively low, the population was

spread thinly across a large area, and it was difficult for some to get to the parish church (St Joseph's Church), on Fitzgerald Street, South Yarra. The subject building is significant for its demonstration of sociodemographic patterns in the South Yarra area, its purpose being to serve the needs of the servant class in the South Yarra area of the City of Melbourne, many of whom were Catholic domestic servants. (Criterion A)

Architect Thomas G Payne's 1954 remodelling of the 1915 church hall, designed by Kempson and Conolly, is of historical significance as an example of divergent architectural approaches to religious postwar architecture. The postwar period was marked by a distinct shift away from revivalist style architecture and the growing influence and application of Modernist design principles for religious buildings across suburban Melbourne. Payne's design for St Thomas Aquinas is a pivotal example of the conservative counterpoint to this architectural debate. It represents the cohort of architects and church organisations that believed traditional or revival styles were the most appropriate styles to use in designing places of worship. Conolly and Payne were prominent architects who, drawing on revival styles, designed many buildings for the Catholic Church in twentieth-century Melbourne. (Criterion A)

St Thomas Aquinas Catholic Church has significance for its demonstration of an uncommon architectural design within the City of Melbourne. The 1954 modified façade and rear additions are an example of the work of Thomas G Payne. The church is a unique example of the Baroque style applied to a postwar church in the City of Melbourne. It is a unique interpretation of the Baroque Revival, a style that is rare within the City of Melbourne and divergent from Modernist-style approaches to postwar religious architecture. It displays key elements of the Baroque style, including the tiled and grooved surfaces, ornate curvilinear parapet, cement mouldings and stained-glass multicurved window. (Criterion B)

The exterior and interior of St Thomas Aquinas Catholic Church have aesthetic significance to the City of Melbourne. The façade has an original composition and style, exhibiting a high degree of craftsmanship and architectural merit. The principal façade is symmetrically composed, with decorative cement mouldings, grooved surface patterns and locally fired glazed tiles with symbolic motifs. Its highly ornate detailing contributes to its unusual and striking character. Internally, the exposed timber queen post truss ceiling with curved supporting brackets and the timber sculptural works exhibit a high level of carpentry and artistic quality. The church contains an important collection of timber sculptural works. These include the near-life-size crucifix sculpture by woodcarver and sculptor Walter Langcake; the statue of St Thomas Aquinas; and the Stations of the Cross carvings and statues of Our Lady and the Sacred Heart of Jesus by artist Leopoldine Mimovich. (Criterion E)

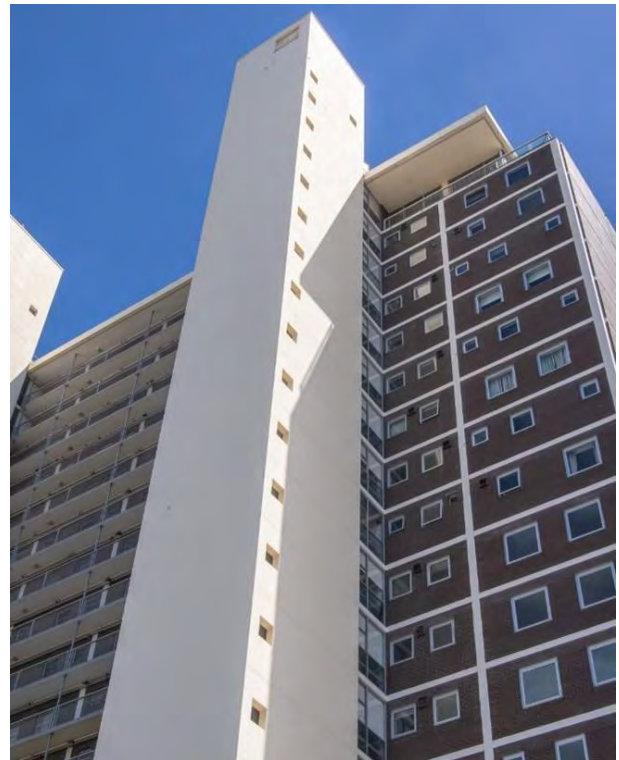
The St Thomas Aquinas Catholic Church is socially significant to the City of Melbourne. It has been used continuously as a place of worship for over 105 years. The congregation of St Thomas Aquinas Catholic Church forms a specific community who use and visit the place regularly and have continuously since its establishment; this suggests that there is some form of community attachment that spans multiple generations. St Thomas Aquinas Church is a publicly accessible building in which a community function (religious worship) is provided. This function is clearly identifiable in the external fabric of the building, evident in the crucifixes and Christogram tiles. St Thomas Aquinas Church is identified as having social significance on the basis that it provides a setting for a defined community to gather and participate in a cultural practice. (Criterion G).

St Thomas Aquinas Catholic Church is significant for its associations with the architects Kempson and Conolly and Thomas G Payne (1906–1983). Conolly and Payne produced designs for several Catholic churches in Melbourne during the twentieth century. Among these, the subject building is a unique and striking example that attracted the attention of architectural critics and the public. Within Payne's oeuvre, St Thomas Aquinas is one of his best known works, and is an important milestone in his career. (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Domain Park
STREET ADDRESS: 191–201 Domain Road, South Yarra
PROPERTY ID: 102508



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Grounds, Romberg and Boyd (Robin Boyd)	BUILDER:	Civil and Civic Pty Ltd
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1960–62

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
6 Shaping a residential area	6.4 Postwar residential development

RECOMMENDATIONS

Recommend inclusion of 191–201 Domain Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Extent of overlay: Refer to map.

SUMMARY

Designed by prominent architect Robin Boyd in 1959, Domain Park was constructed in 1960–62 by Civil and Civic Pty Ltd for Lend

Lease Development Pty Ltd. The block of 20-storey Modernist own-your-own (OYO) apartments overlooking the Royal Botanic Gardens is a pioneering example of this building type. Domain Park is the only example of high-rise residential building that was built to a design by Robin Boyd, who saw the high-rise blocks as an essential solution for accommodating the population that was concentrated near the city centre. The building features a narrow rectangular form with separated service towers and the façade with abstract composition. Comprising two 180-foot-high (55m-high) service towers, Domain Park was the tallest residential building in Melbourne at the time of its construction and the first fully air-conditioned high-rise residential building in Australia.

HISTORICAL CONTEXT

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was constructed in Collins Street in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O'Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly low rise, with two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn (O'Hanlon 2008). While flats were favoured by single people or young couples, they also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009:145). Some examples in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. The economic downturn made it unfeasible for many to run a grand home on a large estate, and by the 1930s many large older residences in Melbourne had been divided into flats.

The self-ownership, or 'own-your-own' (OYO), model came about at the end of the 1940s, in response to the problem of inflated building costs, which prevented economic return on investment in flats for rent (*Construction*, 21 April 1954:32). The OYO flats built in Hawthorn in 1949 and Stanhill in Queens Road, Melbourne (1945–50), both designed by Frederick Romberg, were pioneering examples of modern flats and they introduced the model of owner-occupied flats to Melbourne in the postwar period (Heritage Alliance 2008:23). Another leading promoter of 'self-ownership' flats was Sir Bernard Evans (an architect, and lord mayor of Melbourne in 1959–61), who campaigned for apartment buildings in the city and the subsequent introduction of strata title legislation (Butler-Bowden and Pickett 2007:114).

The fact that Melbourne's population was concentrated near the city centre contributed to the development of larger and taller blocks in inner suburbs in the postwar period. As Robin Boyd had pointed out, high-rise residential development was considered a solution for the increased density around the city centre (Serle 1996: Chapter 11).

High-rise residential buildings built in the early 1960s became landmarks on the city's periphery (Heritage Alliance 2008:23). Built on the edge of the Royal Botanic Gardens, the nine-storey Fairlie flats, at 54–60 Anderson Street, South Yarra (Yuncken Freeman, 1961), was one of the first luxury high-rise block of flats in Melbourne. The 13-storey Edgewater Towers (Mordechai Benshemesh, 1961), on St Kilda Beach, was one of the earliest, completed by October 1961, and was the highest residential tower in Victoria for a short period. The record was broken the following year when the 17-storey Emerald Hill Court, South Melbourne (Sir Bernard Evans, 1962), designed for the Housing Commission of Victoria, and the 20-storey Domain Park, South Yarra (Grounds, Romberg and Boyd, 1962), were completed.

Private developers often called the high-rise blocks 'apartments' (typically between six and 20 or more storeys) for marketing purposes, distinguishing this new type of building from low-rise flats or Housing Commission flats (O'Hanlon 2008).

The introduction of the individual strata title in 1967, following the enactment of the *Strata Titles Act* 1967, led to the apartment boom; however, subsequent developers did not embark upon a battle for height (Heritage Alliance 2008:23; Butler-Bowden and Pickett 2007:114). Domain Park remained the tallest until the end of 1960s, when luxury high-rise blocks of flats were built at the eastern end of the city centre. Viennese-born émigré architect Kurt Popper built two blocks in central Melbourne: the 20-storey Park Tower at 199–207 Spring Street (1969), and a 22-storey block at 13–15 Collins Street

(1970). Treasury Gate at 93–101 Spring Street (Moore & Hammond, 1971) followed the trend with 28 storeys. The 11-storey Exhibition Towers at 287–293 Exhibition Street, Melbourne (Kenneth McDonald & Associates 1969–71), was initially designed as a private residential block but was opened as Courtesy Inn Motel in 1971 due to low sales.

SITE HISTORY

The site is on the traditional country of the Bunurong Land Council Aboriginal Corporation. The land at 191–201 Domain Road, South Yarra, is part of Crown Allotment 18 in the parish of Melbourne South. Purchased from the Crown by H W Mason in 1849, it later became popularly known as ‘Mason’s Paddock’. Advertised as ‘South Yarra Hill’, the subdivisional sale of Mason’s Paddock was held in December 1888. The subject site comprised lots 30, 31, 32, 33 and 33A of the subdivision. Each allotment had a 40-foot frontage to Domain Road and was priced at £9 (‘South Yarra Hill’ 1888; CoMMaps). Three residences —193, 197 and 199 Domain Road—existed on the subject site. The building at 193 Domain Road had been occupied by the Royal Victorian Bowling Association in the 1950s until c1959 when the land at 191–201 Domain Road was cleared for the construction of Domain Park (S&Mc 1920, 1942, 1950, 1960).

Designed in 1959 and constructed in 1960–62, Domain Park at 191–201 Domain Road, South Yarra, is a 20-storey block of own-your-own (OYO) flats, initially marketed as ‘residential suites’ rather than ‘flats’, overlooking the Royal Botanic Gardens. The developer Lend Lease Development, a subsidiary of the Sydney-based Lend Lease Corporation, appointed architectural partnership Grounds, Romberg and Boyd and contractors Civil and Civil Pty Ltd.

Located on an allotment measuring 191 feet to Domain Road and with a depth of 130 feet to Park Street, the £1 million residential block was to comprise 59 one, two and three-bedroom luxury suites and a rooftop penthouse (*Age*, 5 October 1961:6). The block was designed to house the maximum number of flats permissible under the regulations (Serle 1995:196–198). Each of the two-to four-bedroom flats had a north-facing balcony. The narrow plan of the block enabled all flats to occupy the entire width of the building and each of the 59 flats had two-way views across the Botanic Gardens to the north and towards Port Phillip Bay to the south (*Age*, 5 June 1962:5; Serle 1995:196). Each flat was fitted out with walnut joinery, which could be custom designed to suit the owner’s taste in consultation with the architects (*Age*, 7 June 1960:3).

By February 1962, two 180-foot-high (55m-high) service towers had been erected. At the time of its completion, Domain Park was the tallest structure in suburban Melbourne. It surpassed the then tallest 13-storey ‘Edgewater Towers’ in St Kilda, completed in 1961, which was the first privately developed high-rise residential building erected in Melbourne (*Age*, 22 February 1962:5).

Domain Park was claimed to be the first fully air-conditioned high-rise residential building in Australia. The living areas were equipped with a fan-coil air-conditioning system, serviced by the two towers at the rear. Car parking for residents was provided in the basement, with visitor parking on the ground level. Its setting within an island-like block surrounded by roads on all four sides was another selling point as this prevented it from being built-out by surrounding buildings (*Age*, 1 November 1961:10).

The Domain Park building was initially criticised for its scale and immediate visibility from the Royal Botanic Gardens, although the Melbourne City Council’s regulations at the time specifically permitted high-rise apartments when they were opposite parks. Similarly, a report by the Melbourne & Metropolitan Board of Works had recommended that residential towers be constructed around parks (Serle 1995:198). Sales of the flats were slow in the early years due to the opposition to the building by residents. When Domain Park was opened in April 1963 after 15 months of construction, only half of the flats were purchased. While the flats later gained popularity, it is thought that the early rate of sales may

have impacted Boyd's future relationship with Civil & Civic. The price of the apartments varied according to height and size. The cost increased from £12,750 on the first floor with two bedrooms, to £26,900 on the 17th floor. Each of the two penthouses were sold at £37,500 (*Age*, 26 March 1963:5).

The design was almost entirely Boyd's, with the involvement of Grounds and Romberg in the initial planning stage (Serle 1995: 196–198). Boyd wrote that Domain Park, the tallest residential building in Melbourne, represented:

... one extreme in the range of personal tastes for types of shelter for living in Australia. It is the big city block of many flats, each flat a home but practically anonymous externally (despite a scatter of balconies here, placed to suit different internal arrangements...) (Serle 1995:196).

Despite his interest in high-rise development, Domain Park is the only example of a high-rise residential building designed by Robin Boyd, and today remains as one of the most visible buildings viewed from the Royal Botanic Gardens and within South Yarra.

In 2015, the enduring merit of Domain Park was recognised by its receipt of the annual Enduring Architecture Award presented by the Victorian Chapter of the Architectural Institute of Australia for buildings over the age of 25 years.

Robin Boyd (1919–1971), architect

Robin Boyd was a highly influential architect, architectural historian, critic and educator. He trained at the University of Melbourne and was articled to A & K Henderson. He became active in architectural writing and editing the influential Royal Victorian Institute of Architects Students' Society journal, *Smudges*, in 1939 before publishing Victoria's first history of modern architecture, *Victoria Modern*, in 1947 (Goad 2009:290).

Boyd was a leader in Melbourne's Modern Architecture movement and a visionary in Australian urban design. His design promoted interaction between the built and natural environments, contemporary lifestyle and Australian identity (Serle 1995:i). Boyd was the Director of the Royal Victorian Institute of Architects Small Homes Service after World War II and gained a public reputation through this work. Boyd, more than any other architect at the time, provided the drive for the Small Homes Service to succeed, by bringing the best of what architects had to offer to the average Australian family who needed to build a home in the economically austere times immediately after World War II when there were shortages of building materials and labour.

Boyd went on to design many early Australian project homes, and in 1953 formed a highly influential practice with Frederick Romberg and Roy Grounds. Grounds, Romberg and Boyd (Romberg and Boyd by 1962) went on to become an influential and leading practice in Melbourne, although each of the principals tended to operate independently within the office and there were clear differences between the work of the three (Goad 2009:291; Goad 2012:102).

For a period in the late 1950s, Boyd taught at Massachusetts Institute of Technology in Boston, USA. In 1969, he was awarded the RAI Gold Medal and in January 1971 he was made CBE (Commander, Order of the British Empire). He continued to practice until his sudden death on 16 October 1971 (Goad 2012:102).

Historian Geoffrey Serle wrote that, for Boyd, 'Domain Park was an achievement of which he was proud'. The architect considered the tower blocks as an essential solution for concentrating of population near the city centre. After the construction of Domain Park, Boyd designed seven or eight high-rise residential blocks in East Melbourne and South Yarra. The key design influences represented in the sketches were the Interbau housing development in Berlin (1957), designed by Walter Gropius and The

Architect's Collaborative (TAC), and Japanese Metabolist notions of stacked floor plates with vertical service towers and Paul Rudolph's spatial platforms (Goad 2009:186). These visions were not realised, however, due to the economic downturn and mixed reactions to Domain Park (Serle 1996:264–265; Goad 2012:102).

SITE DESCRIPTION

Domain Park at 191–201 Domain Road, South Yarra, is a 20-storey own-your-own (OYO) residential building overlooking the Royal Botanic Gardens. Domain Park is in an 'island' block bound by Domain Road to the north, Park Street and Leopold Street to the west and east respectively, and a right-of-way on the south (Figure 1).

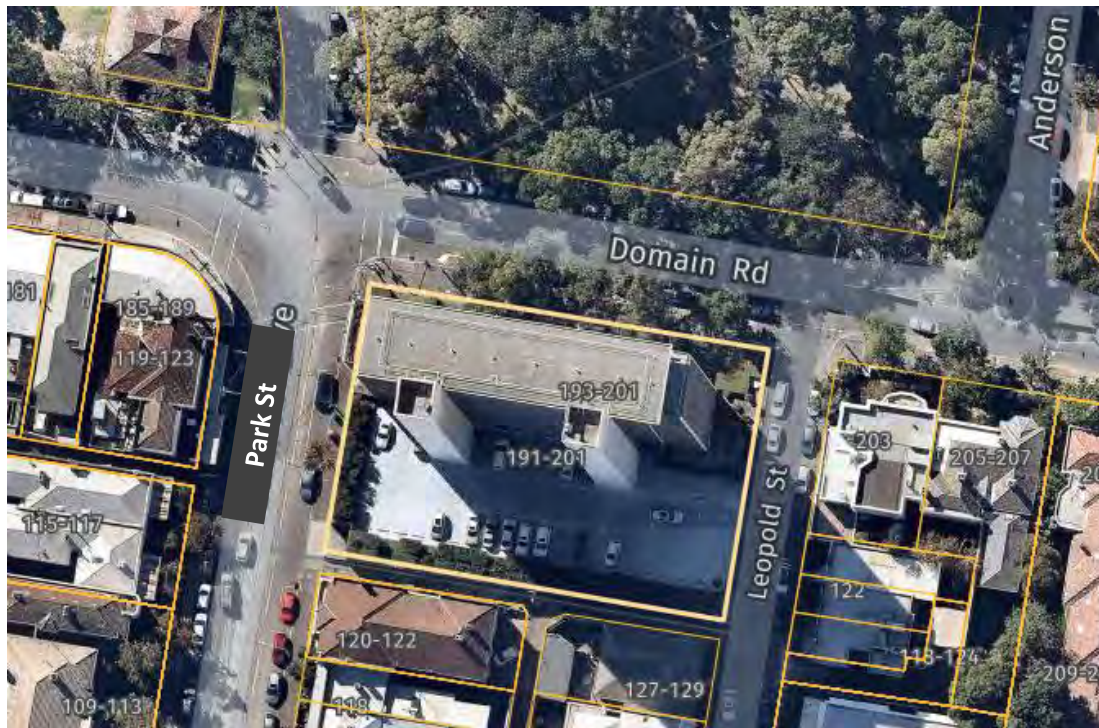


Figure 1. 191–201 Domain Road, outlined in light yellow. (Source: Nearmap 2021 with GML overlay)

The building displays characteristics associated with the international idiom of Modernist architecture including its simple geometric volumes, modular façade patterning, lack of ornament and restricted palette.

Constructed with reinforced concrete, the building is an elongated rectangle in plan form, with a long north facing elevation addressing Domain Road and the Royal Botanical Gardens beyond and narrow elevations to the east and west with face manganese brick cladding between the expressed concrete floor plates. The leading edges on the primary (north) elevation and exposed concrete floor plates on the side elevations reflect the internal structural grid. Divided into eight equal vertical bays, the primary elevation integrates open balconies with glass balustrades arranged in a simple geometric pattern interposed with recessed windows above dark brown brick spandrels (Figure 2). The modular composition of balconies was intended to allow for various apartment layouts without altering the structural rhythm of the façade. The window frames appear to be original aluminium frames.

Penthouses occupy the top floor. The penthouses feature curtain walls on the north elevation and flat roofs with projecting eaves. The lobby occupies three bays at street level, featuring two layers of full

height glazing. Original walnut handrails and fixtures and metal lettering reading 'Domain Park' by the entrance are retained (Figure 3). The automatic doors are a later addition.



Figure 2. Section of the primary elevation in 2020, showing the intact original detailing. (Source: GML Heritage 2021)

Arranged in a symmetrical composition, the rear (south) elevation is clad in brown brick matching the spandrels on the north elevation. The concrete walls originally painted in brighter white are currently overpainted in darker, creamy shade. Window openings on this elevation are smaller. The two 180-foot-high (55m-high) service towers integrating lift wells and service plants are on this elevation. Between the two service towers are open service balconies providing access to the flats (Figure 4). On each level, there are small rectangular openings on the east and west walls of the towers for provision of natural light to the fire staircases. The floor slabs of the two service towers are separated from the main tower to minimise the noise transmitted (Figure 5). The building has a secondary point of access from the carpark to the south.

The building has a slight setback from street. Modest hedging and garden beds are provided on the either side of the paved footpath. To the south of the block, visitors' parking has been provided on the ground, with residents' parking in the basement accessed from a driveway on the southeast corner of the allotment.



Figure 3. The front entrance and the metal lettering reading 'Domain Park'. (Source: GML Heritage 2021)



Figure 4. View of the rear elevation. Note the smaller openings on this elevation, openings on the fire staircase and the open service balconies between the service towers. (Source: GML Heritage 2021)

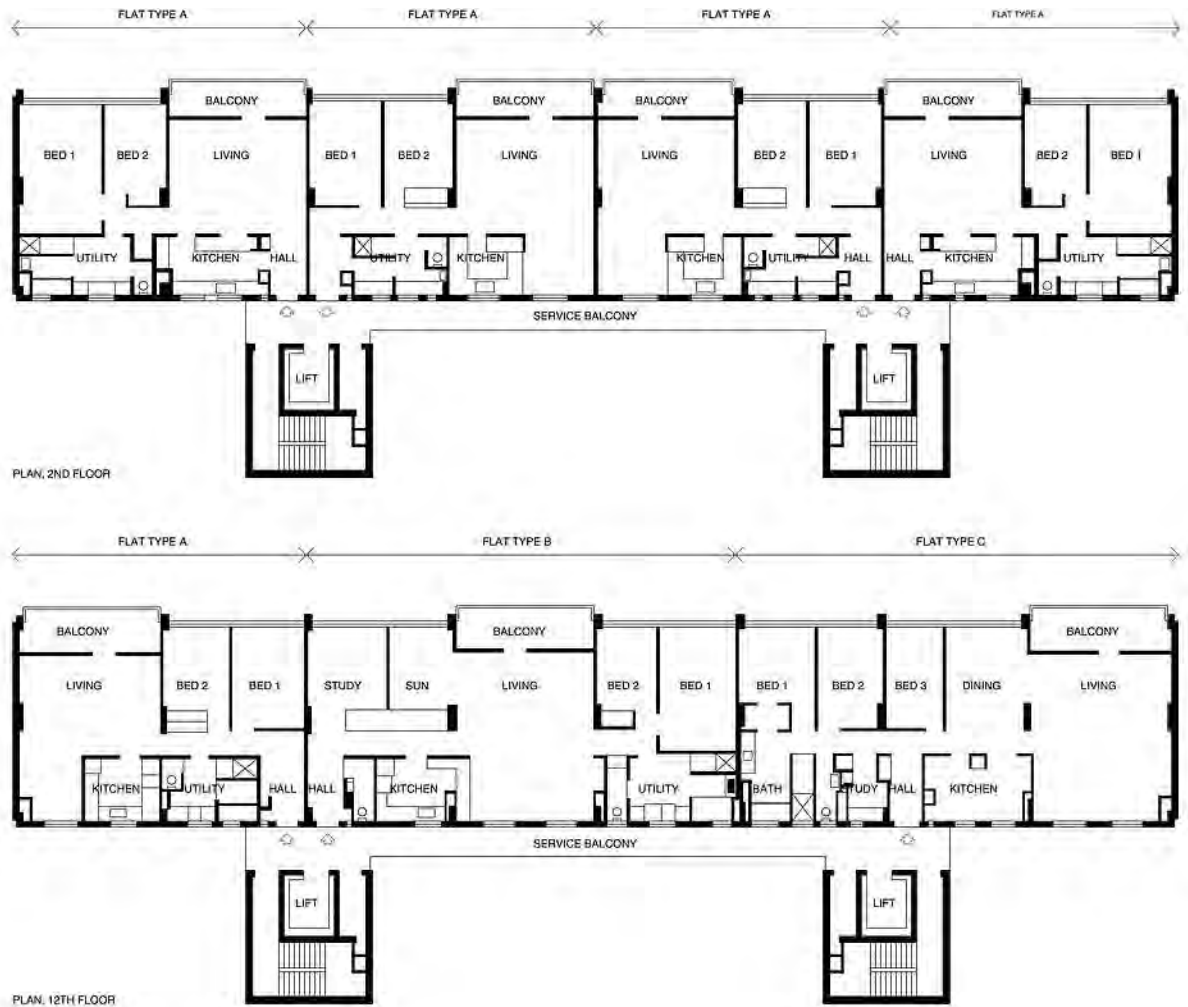


Figure 5. Plan of internal layout on the second and 12th floors, showing flat types A-C. (Source: Ben Brendan 2013 via Wikimedia Commons)

INTEGRITY

Domain Park at 191–201 Domain Road, South Yarra, is highly intact to its construction in 1960–62 with very few changes visible. The building retains the original narrow rectangular form, the abstract composition of the primary elevation achieved through incorporation of open balconies mixed in with recessed windows above dark brown masonry spandrels, and the detailing of the exterior including the original face brick cladding (manganese brick on side elevations and brown brick on the front and rear elevations). Other key original elements include aluminium window frames, and the walnut fixtures in the lobby. The intact service towers and open service balconies on the south elevation also contribute to the integrity of the place. Later changes include the addition of automatic doors in the lobby and recent overpainting (in darker, creamy shade) of contrasts and service towers. Overall, the building retains a very high degree of integrity to its Modernist architectural design in fabric, form and detail.

COMPARATIVE ANALYSIS

Domain Park represents a new building type in its form and aesthetics — the modern residential tower building — that gained popularity in Melbourne in the late 1960s/early 1970s. These architect-designed multi-storey residential blocks adopted Modernist architectural expression and were characterised by simplicity of structure and minimisation of decoration. Built in Melbourne's inner suburbs (today's City of Melbourne, City of Port Phillip and City of Stonnington), the earliest high-rise flats are gradually gaining

heritage recognition. The 13-storey Edgewater Towers (Mordechai Benshemesh, 1961) on St Kilda Beach, one of the earliest examples in Melbourne, was recommended as an individually significant place by the City of Port Phillip in *Port Phillip Heritage Review Update, 2019* (prepared by David Helms Heritage Planning). The block of flats at 333 Beaconsfield Parade, St Kilda (Sol Sapir, 1968–70), which is noted as the best and biggest example of St Kilda’s high-rise flats, is listed on the Heritage Overlay (HO287, City of Port Phillip).

In the City of Melbourne, the following examples are comparable to Fairlie flats at 54–60 Anderson Street. Four residential towers from the postwar period are on the Heritage Overlay with interim protection and Domain Park at 191–201 Domain Road, South Yarra, is recommended as individually significant in this study.

Park Tower, 199–207 Spring Street, Melbourne (HO1263)

Designed by émigré architect Kurt Popper, Park Tower is an early example of the residential apartments that emerged in central Melbourne in the late 1960s and early 1970s. The 20-storey residential building has a two-storey base/podium built to the property boundary with a 16-storey tower set back from the street and two levels of basement carparking. It is distinctly Modernist in form and aesthetic, with a curtain walled façade that features an abstract arrangement of brick spandrels and masonry balconies (Context and GJM Heritage 2020:1190–1203).



Figure 6. 199–207 Spring Street, Melbourne, built in 1969. (Source: Context 2017)

13–15 Collins Street, Melbourne (HO1265)

Also designed by Kurt Popper, 13–15 Collins Street, Melbourne, is an example of residential apartments that emerged in central Melbourne in the late 1960s and early 1970s. Completed in late 1970, 13–15 Collins Street was one of Melbourne’s most luxurious blocks of strata title residential apartments. It is distinctly Modernist in form and aesthetic, with a curtain walled façade that features a rhythmic arrangement of brown brick spandrels and masonry balconies (Context and GJM Heritage 2020:200–207).



Figure 7. 13–15 Collins Street, Melbourne, built in 1970. (Source: Context 2017)

Treasury Gate, 93–101 Spring Street, Melbourne (HO1262)

Treasury Gate was designed by architects Moore & Hammond as a combined office and residential complex. The 28-floor block comprises 19 residential floors, four levels of office spaces, a recreation floor, a ground-level retail floor and three levels of underground parking areas. It is distinctly Modernist in form and aesthetic, and suggestive of the Brutalist style in its deliberate expression of concrete and brick (Context and GJM Heritage 2020:1171–1187).



Figure 8. 93–101 Spring Street, Melbourne, built in 1971. (Source: Context 2018)

Former Exhibition Towers, 287–293 Exhibition Street, Melbourne (HO1333)

The Former Exhibition Towers, a multistorey building on the northwest corner of Exhibition and Little Lonsdale streets, was designed by architect Kenneth McDonald & Associates, for owners Danbry Pty Ltd. It was initially designed and advertised as residential apartments but opened as the Courtesy Inn Motel in 1971 (Context and GJM Heritage 2020:686–702).



Figure 9. 287–293 Exhibition Street, Melbourne, built in 1969–71. (Source: GJM Heritage 2019)

Fairlie flats, 54–60 Anderson Street, South Yarra (recommended as an individual heritage place in this Review)

Designed by Yuncken Freeman Brothers, Griffiths & Simpson, Fairlie was built in 1961 by E A Watts Pty Ltd. The Modernist block of nine-storey flats overlooking the Royal Botanic Gardens is one of the earliest high-rise flats, predating the enactment of the *Conveyancing (Strata Titles) Act* in 1967. It was the first luxury high-rise block built in Melbourne. Embracing modular design aesthetics, Fairlie is distinguished for its delicate design in terms of its form and modular aesthetics, restricted palette, and the interplay of light and shadow. Its lightweight ground floor treatment is also distinct.



Figure 10. 54–60 Anderson Street, South Yarra, built in 1961. (Source: GJM Heritage 2021)

Domain Park compares well with the above examples of postwar high-rise flats in the City of Melbourne. The subject building demonstrates the key characteristics observed in all examples above. The characteristic elements include the use of the reinforced concrete frame, non-loadbearing wall surfaces such as curtain walls, and juxtaposition with opaque infill panels. The combination of a high level of glazing and open balconies in the primary elevation is a key element, which sets the residential block of flats apart from the high-rise office blocks developed around the same period that often adopt flat, fully or almost fully glazed façade systems.

The inner-city examples such as the Park Tower at 199–207 Spring Street, 13–15 Collins Street, Treasury Gate at 93–101 Spring Street and Exhibition Towers at 287–293 Exhibition Street, all in Melbourne, embraced similar façade designs, incorporating bays of open balconies mixed in with bays of windows. 199–207 Spring Street and 13–15 Collins Street, both designed by émigré architect Kurt Popper, are especially similar in terms of use of free form composition. Unlike Domain Park or Fairlie, these inner-city apartments included podiums and ground-level shops.

An earlier block of flats, Fairlie at 54–60 Anderson Street (recommended as individually significant in this review) has a relatively uniform façade. Fairlie's uniform composition of the prefabricated concrete grid, echoes many postwar high-rise office designs that reached Melbourne in the mid–1950s. For its construction period and location on the edge of the Royal Botanic Gardens, Fairlie closely compares to Domain Park.

Domain Park is distinguished for its narrow rectangular form, with service towers at the rear separated from the main building. The provision of each suite across the north-south depth of the building allowed access to light and views to both ways, which reflects Boyd's spatial concerns for living space. Domain Park is also important as an example of Boyd's only realised design for high-rise living. Boyd advocated on the matter of high-rise living but his later designs were unrealised. The design of Domain Park was influenced by the contemporary International movement and architectural debates about high-rise living.

Overall, Domain Park is a pioneering example of Modernist high-rise apartments characterised by its simple geometric volumes, modular façade patterning, lack of ornament and restricted palette.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

- ✓ Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
-

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 191–201 Domain Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes – As per original paint scheme
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	Yes
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Recommended to be nominated to be included on the Victorian Heritage Register.

REFERENCES

Age, as cited.

Brendan, Ben 2013. 'Robin Boyd Domain Park Plans', Wikimedia Commons, <http://commons.wikimedia.org/>, accessed 20 January 2021.

Butler-Bowden, Caroline, and Pickett, Charles 2007, *Homes in the Sky: Apartment living in Australia*, The Miegunyah Press, Carlton.

Callister, Winsome 2011, *Desire and Identity: The architecture of Chancellor and Patrick*, Exhibition catalogue, Mornington Peninsula Regional Gallery.

Construction, as cited.

Context and GJM Heritage 2020. *Hoddle Grid Heritage Review*. Prepared for the City of Melbourne.

GJM Heritage 2020. *Hoddle Grid Heritage Review, Vol. 2b*. Prepared for the City of Melbourne.

Goad, Phillip 2009, *Melbourne Architecture*. Watermark, Boorowa.

Goad, Philip 2012. 'Boyd, Robin' in Philip Goad and Julie Willis (eds) 2012, *The Encyclopedia of Australian Architecture*. Cambridge University Press, Port Melbourne.

Heritage Alliance 2008. *Survey of Post-War Built Heritage in Victoria: Stage One*, prepared for Heritage Victoria.

Mark Strizic 1960–63. '[Domain Park flats, Park Street, South Yarra, designed by Robin Boyd]', State Library Victoria: Mark Strizic collection of photographic negatives, accessed 20 January 2021.

Mark Strizic 1964. '[Robin Boyd's Domain Park Flats in construction, 1959–1962 South Yarra, Victoria]', State Library Victoria: Mark Strizic collection of photographic negatives, accessed 20 January 2021.

Mark Strizic 1970. '[Robin Boyd's Domain Park Flats, 1959–1962 South Yarra, Victoria]', State Library Victoria: Mark Strizic collection of photographic negatives, accessed 20 January 2021.

Nearmap, as cited.

South Yarra Hill 1888. 'Plan and Catalogue of the subdivision of the late Mr. Mason's paddock, South Yarra Hill', State Library Victoria: Troedel collection. Land subdivision posters, accessed 20 January 2021.

Serle, Geoffrey 1995, *Robin Boyd: A life*, The Miegunyah Press, Carlton South.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Domain Park

PS ref no: HOxxx



What is significant?

Domain Park at 191–201 Domain Road, South Yarra, built in 1960–62 and designed by Robin Boyd, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original simple geometric form including the flat roof, narrow rectangular main tower, and two service towers and connecting open balconies to the south
- building's original materials
- building's high level of integrity to its original design representative of the Modernist style, including the modular composition of the north elevation incorporating open balconies interposed with recessed windows above dark brown masonry spandrels
- detailing of the exterior including the 'Domain Park' lettering, original face brick cladding (manganese brick on side elevations and brown brick on the front and rear elevations) contrasted with bright white concrete walls (currently overpainted in a darker, creamy shade) and expressed concrete floor plates

- pattern and size of original fenestration of the rear elevation, as well as the intact service towers and open service balconies
- other original elements including aluminium window frames, and the walnut fixtures in the lobby.

More recent alterations and additions to the lobby are not significant.

How is it significant?

Domain Park at 191–201 Domain Road, South Yarra, is of local historical, representative, aesthetic and technical significance to the City of Melbourne.

Why is it significant?

Domain Park at 191–201 Domain Road, South Yarra, is historically significant as one of the earliest high-rise residential towers constructed in the inner suburbs in the early 1960s. Designed in 1959 by prominent architect Robin Boyd and constructed in 1960–62, the block of 20-storey own-your-own (OYO) apartments, comprising two 180-foot-high (55m-high) service towers, was the tallest structure in Melbourne's suburbs and the tallest building of its type for almost a decade. Domain Park was a pioneering example of a Modernist style high-rise residential building that predated other examples in the inner city constructed from the late 1960s and early 1970s. Domain Park is the only example of high-rise residential building that was built to a design by Robin Boyd, who envisioned high-rise development and led the public and professional debate regarding urban density and new forms of residential accommodation. (Criterion A)

Domain Park is of representative significance as a pioneering example of a new typology that emerged in the early 1960s in Melbourne — the modern high-rise residential building. The building displays defining elements of the Modernist high-rise residential apartments, characterised by simplicity of structure and minimisation of decoration. The building's use of the reinforced concrete frame and non-loadbearing brick-clad walls on side and rear elevations, the mixture of a high level of glazing and open balconies in the primary elevation are representative features of this evolving typology. (Criterion D)

Domain Park is aesthetically significant for its Modernist architectural design characterised by its simple geometric volumes, modular façade patterning, lack of ornament and restricted palette. Inspired by international counterparts, Boyd's spatial concerns are reflected in the building's narrow rectangular form with two service towers at the rear and the modular composition of balconies and recessed windows which allowed for various apartment layouts without altering the structural rhythm of the façade. Separation of service towers from the main floor plate aimed at achieving reduced noise transmission to the main living space. The provision of each suite across the north-south depth of the building allowed access to light and views both ways, across the Botanic Gardens to the north and towards Port Phillip Bay to the south. Its visual dominance in the surrounding, as well as the immediate views from the Royal Botanic Gardens also contribute to the building's aesthetic significance. The outstanding merit of Domain Park was recognised by winning the 2015 Victorian Chapter Enduring Architecture Awards. (Criterion E)

Domain Park is also of technical significance, as the first fully air-conditioned high-rise residential building in Australia. The living areas were equipped with a fan-coil air-conditioning system, serviced by the two towers at the rear. (Criterion F)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Former Fawkner Club Hotel
STREET ADDRESS: 2–14 Hope Street, South Yarra
PROPERTY ID: 109532



SURVEY DATE:	March 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C
DESIGNER / ARCHITECT / ARTIST:	Alexander Davidson and Co (1882), D'Ebro, McKenzie and Meldrum (1925)	BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Interwar Period (c1919–1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	c1855, 1882 (additions), 1925 (alterations)

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
1 Living on Country	-
2 Making contact with newcomers	2.1 Encounters and negotiating access to Country
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
14 Commerce and trade	14.1 Hotels

RECOMMENDATIONS

Recommend inclusion of 2–14 Hope Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommend addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

Extent of overlay: Refer to map.

SUMMARY

The former South Melbourne Hotel (renamed Fawkner Club Hotel in 1887) was built c1855. The hotel was frequented by Bunurong Elder 'Mr Man' (Mingaragon, Mongarra) in the 1860s. In 1882 modifications were made to the hotel building including an extension fronting Toorak Road and the addition of an adjoining residence. In 1925, further modifications were made to the building, including the creation of the splayed entrance and insertion of openings that connected the former residence and hotel buildings internally. By this time, the 1882 residence was converted to a second bar and liquor store. From c1855–1998 the site was continuously used as a hotel. From 1998 it has been a fine dining venue.

HISTORICAL CONTEXT

Hotels in Melbourne

Nineteenth-century public hotels played an important role in Melbourne's early development. Typically located on prominent corner sites, especially on main arterial roads, hotels were familiar landmarks that provided entertainment, food and drink, and accommodation to visitors and locals. Many hotels also provided a rest stop for horses and often incorporated stables. Public hotels were also used as venues for election polls, coroners' inquests, and informal meetings for communities or professional groups in the nineteenth century. Publicans typically lived on site.

The development of hotels in Melbourne has been largely shaped by liquor licensing legislation. Legislation in the 1830s required that licensed premises provide accommodation to the public and the sale of alcohol was limited to consumption on the premises only (Dunstan 2008). Melbourne's earliest hotels were modest buildings, typically constructed of timber (Dunstan 2008). The rapid increase in the immigrant population in the 1850s increased the demand for hotels in Melbourne. Several hotels were established in South Yarra in the 1850s, including the Botanical Hotel on Domain Road (1854); the South Melbourne Hotel (later known as the Fawkner Club Hotel) (c1855) in Toorak Road; and an early hotel near Clowes Street (c1850s). The increased population and wealth circulating from the goldrushes contributed to the booming hotel trade in Melbourne in the 1850s and 1860s. Hotel trading hours were restricted to Monday–Saturday, however many establishments conducted illegal after-hours trade; the authorities often overlooked 'sly grog' activity during this period (Dunstan 2008). In the 1870s social reformers and temperance activists in Victoria were successful in reducing hotel trading hours.

Working-class inner-city districts had many more hotels than suburban areas. For example, Collingwood had 87 hotels, Richmond 64 and Footscray 33, while Hawthorn and Kew had nine and seven respectively (Dunstan 2008). Hotels were typically places where men congregated, although women often worked as publicans and hotel staff. Hotels varied in their perceived levels of respectability (Dunstan 2008).

In 1885 the Victorian Parliament proposed new regulations to the licensing act, including the prohibition of barmaids and a statutory fix on the number of hotels allowed in a district according to the population, thereby enabling communities to limit the number of hotels in the area.

In the early 1900s, falling hotel standards and pressure from the temperance movement prompted the Victorian government to reduce the number of liquor licenses. The Licenses Reduction Board was appointed in 1907 under the *Licensing Act 1906*. The board's purpose was to reduce the number of hotel licenses in Victoria. Hotels were assessed on factors such as the character of premises, whether they provided adequate accommodation, their business conduct and record of past offences against the Liquor Acts. *Between* 1907 and 1916 the Board closed 1054 hotels (PROV 2021). Many hotel buildings were demolished or adapted to other uses because of these closures.

The Licensing Act 1906 provided that ten years after the creation of the Board, there should be local polls held in every district to determine whether further reductions should be made (PROV 2021). The first of these polls was supposed to happen in 1917 but was postponed until 1920. In 1919 six o'clock closing was made permanent and remained in place until 1966 (Dunstan 2008). This established a problematic daily pattern of excessive drinking in the hour or so before closing by men who had finished work for the day. Polls taken in 1920 and 1922 provided that the Board should continue its work (PROV 2021). In turn, many hotel owners upgraded and refurbished their buildings during the 1920s and 1930s in order to retain their liquor licenses (Dunstan 2008).

The reduction in the number of hotels was met with a rise in small-scale boarding houses as places offering accommodation in the interwar period. An example of such boarding houses in the area is The

Oaks (65 Park Street, South Yarra), built in 1902 for Elias Cunliff in a domestic residential style as a superior class of boarding house for those visiting Melbourne for special occasions.

The interwar period also saw the introduction of purpose-built high-end hotels and residential hotels. The Chevron Hotel, St Kilda Road, which opened as a residential hotel in 1934, provided considerable glamour to hotel living with the luxuries of a swimming pool and tennis courts. Large Victorian-era hotels in the central city came under risk of demolition during the building boom of the 1960s and 1970s. Some of the remaining early hotel buildings have been refurbished as restaurants, cafes, housing or offices.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The subject site is located on Crown Allotment 15, Parish of South Melbourne, and was first purchased by N Guthridge in 1849 as an area of just over 9 acres (City of Melbourne 1922).

William Stevenson was the first owner of the building erected on the subject site (*Argus*, 1 June 1855:2). This building, the South Melbourne Hotel, was built c1853–1855 (Figure 1) as a two-storey brick building with stone foundations and a slate-clad roof (*Age*, 22 April 1980:24; *Argus*, 15 February 1855:2). The building had 'good sized rooms, with detached stables and large yard' (*Argus*, 15 February 1855:2). Its construction preceded the subdivision of Crown Allotment 15 in 1855.

In 1855, Stevenson put the site up for sale via public auction. The entire estate, which contained the hotel and 5.5 acres of land, was subdivided and advertised for sale (*Argus*, 15 February 1855:2). The site faced Toorak Road, which was then known as Gardiners Creek Road (S&Mc 1876). This was an important route in the 1850s, indicated by the '2 mile post' on Toorak Road not far from the hotel (Kearney 1855). The advertisement describes the site as having a fenced-in site with a 70-foot (21 metres) frontage to Toorak Road (*Argus*, 13 January 1855:2). The original two-storey hotel comprised a ground-floor bar, bedroom, three large parlour rooms and a cool cellar. The upper floor contained five bedrooms and a large withdrawing room. The site also comprised a detached kitchen and servants' room, stabling for eight horses, hay loft, fowl house, piggeries, and a 'fine well cropped garden of 1 acre [that] had been cultivated' (*Argus*, 13 January 1855:2).

Thomas Evans acquired the site in 1859 (*Argus*, 24 May 1859:6). Ownership was transferred to George Hallet in 1861, who remained the owner and proprietor of the hotel until 1882 (*Argus*, 17 May 1881:3).

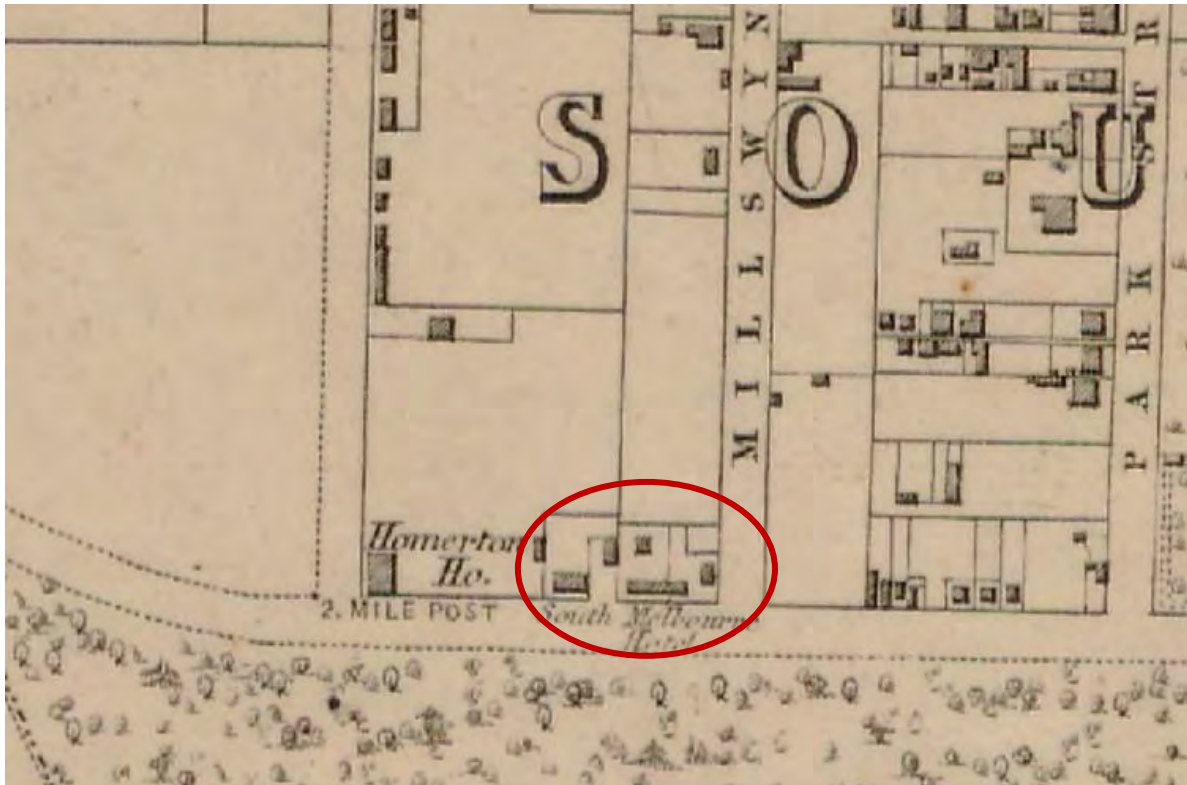


Figure 1. The subject site in 1855, comprising the South Melbourne Hotel built in 1855 (outlined in red). (Source: Kearney 1855)

An Aboriginal man referred to as 'Mr Mann' reportedly frequented the South Yarra Club Hotel and the South Melbourne Hotel in the late 1860s. This is most likely a reference to 'Old Mr Man' (Mingaragon, Mongarra), who was a Bunurong Elder. He was described as a well-known figure in the area, and 'generally had a blanket wrapped about him' (*Herald*, 18 November 1930:6). It was said that he lived in a mia-mia next to an acacia hedge on the grounds of Anne Payne's estate; and that 'nothing could induce him to pass the night in the house whenever, during boisterous weather, he was invited to do so' (*Herald*, 18 November 1930:6). Anne Payne was a sister of TB Payne, who owned the Maritimo estate. There were a number of Aboriginal camps in the general area until the mid to late 1860s.

In 1872 Crown Allotment 15 was surveyed and subdivided by Frederick Farrell (Vale 1872). The subdivision plan shows a squarish form building with what appears to be a verandah (Figure 2). Hope Street first appears in the Melbourne directory in 1876 and was then known as William Street (S&Mc 1876). Gardiners Creek Road was renamed Toorak Road by 1876 (S&Mc 1876, 1877).



Figure 2. Subdivision of Crown Allotment 15, Parish of South Melbourne, showing the footprint of the South Melbourne Hotel in 1872 (outlined in red). (Source: Vale 1872, State Library Victoria)

In 1881 the hotel premises, as well as furniture, fixtures and effects, were put up for auction and sold for £1100 (*Argus*, 17 May 1881:3; *Age*, 18 July 1881:2). The auction advertisement describes the building as having 12 rooms and a kitchen (*Argus*, 17 May 1881:3). In 1882 tenders were let for alterations and additions to the building and were undertaken by Alexander Davidson and Co, architects (*Argus*, 13 May 1882:15). It is possible that the ground-level verandah was filled in during these alterations, bringing the façade of the building to the Toorak Road boundary. The early façade originally had a central door with

a window on either side and a second door at the easternmost end. It is possible that the c1855 building's roof and external walls were retained during these works.

Tenders were also let for the construction of a double-storey residence 'in connection with the Hotel' in 1882 (*Argus*, 25 May 1882:3 as cited in Lewis 2011, record no 28370). This structure was built on the narrow strip of land between Hope Street and the western elevation of the hotel (MMBW 896, 1896; *Argus*, 25 May 1882:3 as cited in Lewis 2011 record no 28370).

The building was renamed the Fawkner Club Hotel in 1887 (*Argus*, 4 October 1887:7). The owner, Butler Hill Williams died in 1888 and the hotel was put up for sale that year (*Argus*, 1 June 1888:1).

In 1889 a five-roomed brick dwelling was built at the rear of the hotel by C Brown, though this is no longer extant (*Age*, 5 June 1889:7; 5 October 1912:3).

The MMBW detail plan of 1896 shows the hotel building and adjoining residence, then numbered 218 and 220 Toorak Road West. There are outbuildings and a detached structure to the rear of the hotel building and a trough located in front of the building, on Toorak Road (Figure 3). Horse troughs were a common feature outside hotels up until the 1920s and 1930s.

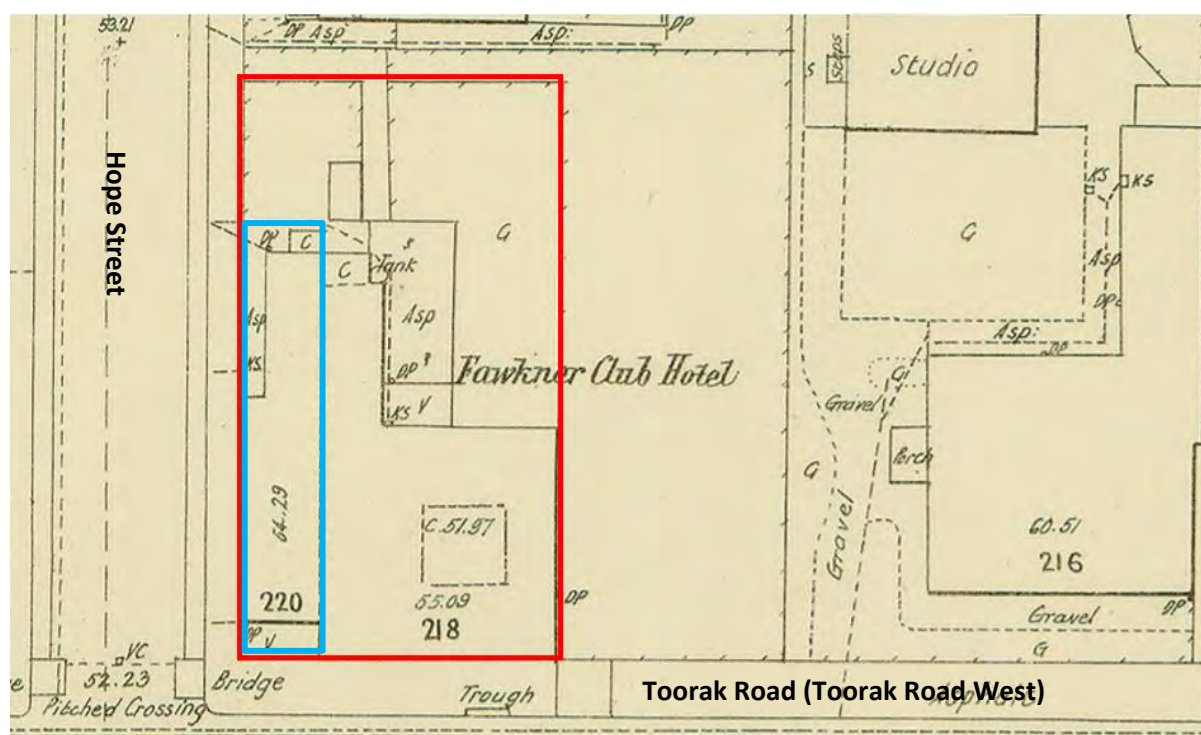


Figure 3. Extract from Melbourne & Metropolitan Board of Works detail plan 896, 897 and 898, dated 1896 showing the subject site (facing Toorak Road to the south) outlined in red, the blue outline indicates the attached two-storey residence. (Source: State Library Victoria)

The Fawkner Club Hotel provided accommodation from the early twentieth century into the 1930s (*Argus*, 28 January 1903:1; *Referee*, 24 August 1932:12). Thomas Monahan owned the hotel from the late 1880s until his death in 1912. Irish-born Monahan was a prominent landowner and publican in Melbourne. As well as the Fawkner Club Hotel, he owned the Nissen's Exchange Hotel, Melbourne, and the London Hotel and Bay View Hotel in Port Melbourne (*Age*, 17 October 1912:2).

The Fawkner Club Hotel was one of many hotels developed in Melbourne in the 1920s and 1930s in response to changing liquor licensing regulations. The new laws required that hotel owners provide

adequate accommodation and facilities to the public to retain a liquor license. Many Victorian-era hotels were modified and upgraded as a result (Context and GJM 2020:1507).

In 1925 alterations and additions were made to the hotel under the direction of D'Ebro, McKenzie and Meldrum architects (Figure 4) (*Age*, 1 May 1925:20). These works saw the unification of the residence and hotel as one structure via the removal of internal walls and insertion of new openings between the hotel and former residence buildings to facilitate internal access. Significant internal refurbishment was undertaken to improve the facilities and convert the two-storey residential structure into a bar and bottle shop. The inclusion of an attached bottle-shop was a relatively unusual addition for a suburban hotel. It was not until liquor laws were liberalised in the late 1960s to mid-1980s that bottle shops, including those adjacent to hotels (with the stipulated separate entrance door), became common (Taylor 2019).

Modifications to the external façades sought to visually unify the buildings. A splayed corner entrance was added at ground level only. This gave the building an appearance more consistent with the Victorian 'corner pub' typology. However, the overhanging verandah balcony on the first floor remained an indicator of the original separation of the two structures and the residential use of this form.

New window openings were made to create a more regular rhythm to both façades. At the southwestern corner, fronting Toorak Road, a short wide tracery window was added. A new window was created next to the door mid-way along the western façade. What looks to have been an earlier window (facing Hope Street in room labelled 'Liquor Store' on Figure 4) may have been filled in. The external surfaces of the hotel and residence were re-rendered and re-painted. Hood mould and moulded string course detailing was continued along Hope Street (City of Melbourne building plans, PROV VPRS 11200/P/1).

A substantial kitchen and store, crossing and cart dock were built at the rear of the hotel and former residence, along the northern boundary of the allotment (Figure 4) (*Age*, 1 May 1925:20).

In 1956 the Hotel was addressed 52W Toorak Road (*Age*, 24 October 1956:11).

The Ress family purchased the subject site in 1981 with plans to open an exclusive restaurant in the former hotel residence (*Age*, 29 May 1981:27). Between 1982 and 1983 the Ress family carried out substantial works to redevelop and redecorate the Fawkner Club Hotel, at a cost of \$250,000 (*Age*, 29 May 1984:27; MBI 1982, 1983). The extensive refurbishment removed much of the internal Victorian detailing, leaving only 'the sloping ceiling and two timber trusses' intact (*Age*, 29 May 1981:27). A large skylight was added as part of these works. Run by Leon Ress, the restaurant and cocktail bar, Tiffany's on the Park, opened in 1984 in the former residence, separate to the Fawkner Club Hotel. The restaurant quickly became known as a stylish and popular eatery and a wedding venue (*Age*, 29 May 1981:27; *Age*, 20 October 1991:22).

The Fawkner Club Hotel was a popular venue for young people and public servants during the 1980s (*Age*, 22 April 1980:24). From 1986 it became known as the Fawkner Club Bistro, and later the Fawkner Bistro and Bar, then the Fawkner Club (*Age*, 28 October 1986:36). In the late 1980s modifications were made at ground level to the former hotel building façade on Toorak Road. These works involved the insertion of a new window opening on the western end of the façade (*Age*, 4 July 1998:30) and lowering of sill heights along this façade. These changes gave the façade a more symmetrical appearance.

The Ress family figured strongly in Melbourne's hospitality industry. As well as Tiffany's on the Park, the family owned and operated the Royal Mail Hotel, Diamond Creek; the Mitre Tavern, Melbourne; the Melbourne Cricket Ground Hotel in Jolimont; and the Ress-Astoria and the Ress-Oriental, both in Collins Street in Melbourne. The family is said to have opened the first supper club in Melbourne (the Astoria), and to have been the first to put tables and chairs on the pavement (the Oriental) and to operate a combined speciality restaurant cocktail bar and discotheque (Rib Room) (*Age*, 29 May 1981:27).

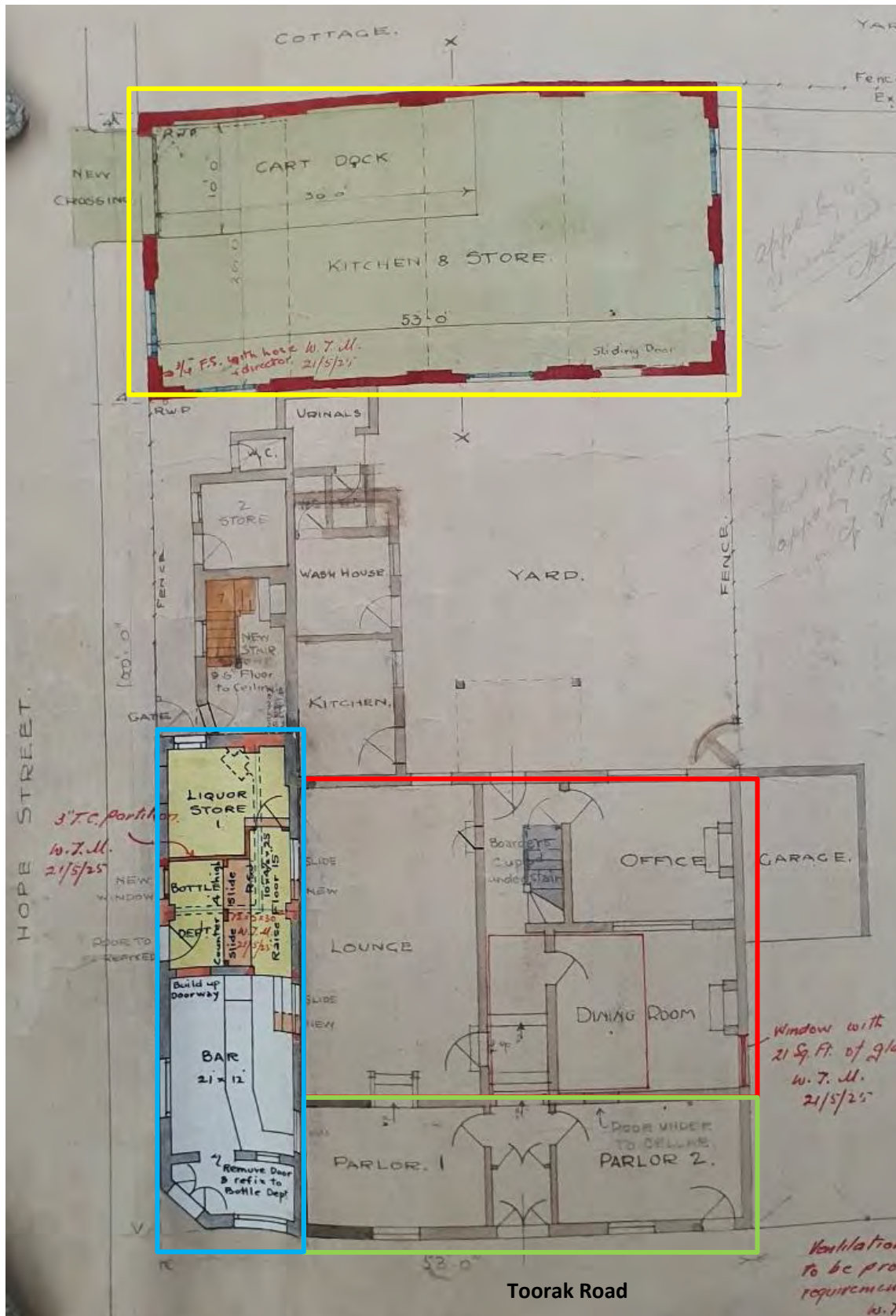


Figure 4. City of Melbourne building plan showing the 1925 alterations to the former residence. Note the fenestration on the southern elevation which shows two doorways and two windows on the hotel structure. A third window was added c.1980s/90s. The red outline shows the original hotel form, green outline shows the hotel additions to Toorak Road and the blue outline shows the former residence structure. To the rear, the yellow outline indicates the kitchen, store and cart dock. (Source: Public Record Office Victoria, VPRS 11200/P/1)



Figure 5. Fawkner Club Hotel, photographed by John T Collins in 1965. The stone cladding at ground level was later removed. Note that there are only four window openings and one door opening on the southern elevation. The door shown in the east end of the principal façade has been altered to form a window. (Source: John T Collins Collection, State Library Victoria, Accession No. H98.251/941)



Figure 6. Fawkner Club Hotel (not dated but c1970s). Note that the entrance opening has been widened and the arch form changed to shallower, segmental arch. (Source: National Trust of Australia (Victoria), file B2947)

In 1998 the building was put up for auction. The advertisement lists the sale as a 1042 square metre freehold site (*Age*, 4 July 1998:30). The same hotel business operated at the subject site from at least 1855 until 1998, a period of 143 years, over which time intermittent changes were made to the building.

In 2001–02 a 47-unit apartment block was built on the same land parcel as the subject building, abutting its eastern and northern elevations. The apartments were built to the design of Robert Mills Architects (BP TP 00/845A). The former Fawkner Club Hotel was restored and converted to a café (BP TP 00/845A). Works included parapet and mould replacement, the reconstruction of the chimney and slate roof (using existing slate tiles); and reinstallation of verandah ironwork. All restoration works were made to match existing proportions and moulding details exactly and damaged and deteriorating components were replaced like for like. Double hung windows were replaced with French doors on the first storey (BP TP 00/845A).

In 2011 chef Jacques Reymond acquired the subject building and opened Bistro Gitan, a French bistro, which has occupied the whole building since that time.

SITE DESCRIPTION

The Former Fawkner Club Hotel at 2–14 Hope Street, South Yarra, is a double-storey brick building attached to a two-storey brick residence, both built in the Italianate style. It occupies a large corner allotment with frontages to Hope Street and Toorak Road. The former hotel shares the land parcel with a four-storey residential apartment located to its north and east.

The subject building comprises three distinct built forms: the original hotel structure that is roughly square in shape and set back from the street frontages (possibly retaining some pre–1855 fabric); the two-storey former residence; and the hotel extension (built 1882) (Figure 7). The 1882 additions are configured in an L-shaped plan, bracketing the southern and western elevations of the original structure. The former hotel residence has a narrow rectangular form with frontages to Hope Street and Toorak Road. The former hotel section fronts Toorak Road. The original section of the hotel has a partially concealed, hipped slate clad roof. The 1882 additions have flat roofs and rendered cement surfaces.



Legend

1	Original hotel form (c1855–1872)	3	Former residence (1882)
2	Ground floor extensions (1882)	4	Apartments (2002)

Figure 7. Aerial photograph of 2–14 Hope Street, South Yarra, showing the key buildings (Numbers 1–3) and additions (Number 4) developed on site. (Source: Nearmap 2020 with GML overlay)

The principal façade fronts Toorak Road. The former hotel has a verandah on the first floor that sits slightly higher than the verandah on the adjoining residence. Both verandahs have flat corrugated metal roofs and matching ironwork. A party wall separates the former residence and hotel on the first floor. The first floor has five evenly spaced rectangular window openings with architrave surrounds, one of these is located on the former residence.

There are five window openings and an entrance door on the principal façade at ground level. The openings have varying dimensions and have a mix of segmental and semi-circular arches. The pattern of fenestration has been modified over time, including the insertion of new openings and lowering of sill heights and recent timber framed windows and doors added (Figure 8). At ground level, on the former residence structure, there is a splayed corner entrance and a wide segmental-arch window with timber tracery frames. Ground level openings have hood moulds with central voussoirs. The hood moulds connect to a moulded stringcourse with feature bosses at the intersecting points. Five mounted wall fittings are affixed to the wall in between these openings. A canvas awning covers the Toorak Road entrance.

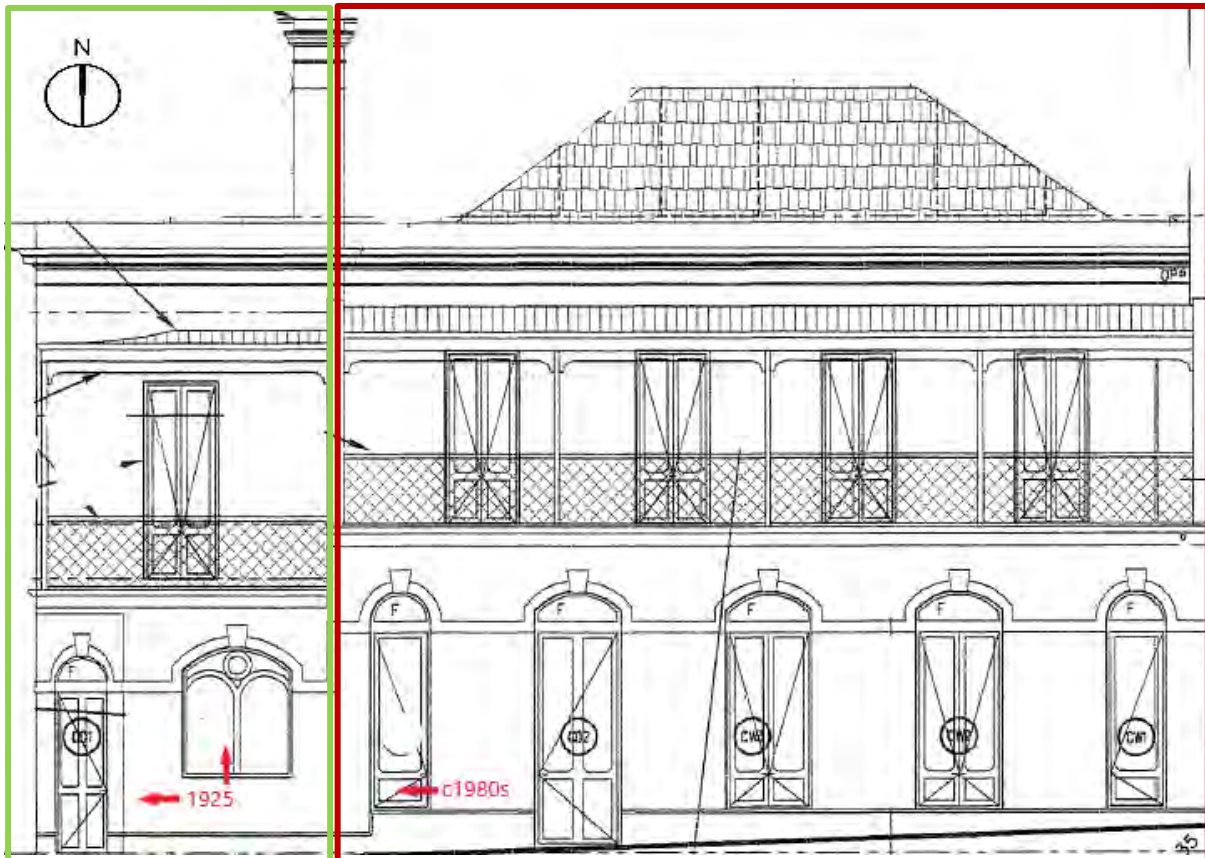


Figure 8. Southern elevation of the former Fawkner Club Hotel (outlined in red) and attached residence (outlined in green), facing Toorak Road. The diagram identifies later openings in red annotations. Note the mix of semi-circular and segmental arches. The window openings along the former hotel façade have all had sill heights lowered (c1980s). The narrow window on the far right was originally a door. (Source: MBAI, Rob Mills Architects with GML annotations)

The side façade of the former residence fronts Hope Street to the west. The western elevation has a horizontal parapet that finishes with a simple cornice. There are two rectangular timber-framed sash windows on the first level, toward the northern end of the building. The openings have projecting sills and narrow rectangular cornice surrounds. On the ground level there are three tall, double width openings with depressed arch fanlights. The ground level has the same moulding and stringcourse detailing as the Toorak Road façade. This elevation has also had recent windows and doors added.

The apartment complex connects to the rear of the former residence building and is separated from it (on Hope Street) by a concrete stair entrance leading into the apartment.

The eastern and northern elevations of the former hotel and residence buildings are blocked from view by the adjoining apartment block.

INTEGRITY

The Former Fawkner Club Hotel at 2–14 Hope Street, South Yarra, has a high level of intactness to its 1882 construction and 1925 remodelling. The building retains the original built form of the 1882 two-storey residential structure associated with the hotel, including its verandahs, parapet roof, chimney, and party wall. On the Toorak Road and Hope Street façades the pattern of fenestration has been modified intermittently over time. Overall, the changes have been relatively subtle and have retained some of the qualities of the original openings. For example, the lowering of sill heights on the Toorak Road façade has not impacted the narrow-arched profile of the windows. The 1925 modifications, including the splayed corner entrance and tracery window are intact and demonstrate an attempt to visually unify the two buildings as one structure. The building was restored in 2002. Although some elements were reconstructed, including the original roof, chimney, parapet and moulding, the restoration re-used original fabric material where possible and followed the earlier proportions and design. Verandah ironwork was reused and replaced with like for like material as required. The building's legibility as a Victorian hotel with adjoining residence has not been significantly diminished by recent modifications.

COMPARATIVE ANALYSIS

Victorian-era hotels were once a common building typology within the City of Melbourne but are becoming increasingly rare. As discussed in the Historical Context, many hotels were demolished, substantially modified or readapted for different uses from the 1920s–1940s in response to the removal of liquor licenses by the Licenses Reduction Board. Of the remaining hotel examples, many were established by the 1860s and comprise two to three storey structures typically built on corner allotments. The subject site contains a former hotel established by 1855 that was added in 1882 and remodelled in 1925. As such, it reflects changing uses and developments within the hotel typology more broadly.

Early hotels (from the 1850s) are less represented, particularly those which have a verandah. Many Victorian-era hotels occupied corner sites, however the former Fawkner Club Hotel at 2–14 Hope Street has an unusual form for a corner hotel. It was originally built as a hotel and adjoining residence (1882); the 1925 modifications attempted to unify the two components and give the appearance of a corner hotel. The distinction between the former residence and hotel remains legible on the first level. At ground level, the building is comparable to Victorian-era corner hotels, particularly with regard to the splayed corner entrance and uniform fenestration.

There are few Victorian hotels remaining within the study area, and no other corner hotels, including the former Botanical Hotel at 161–173 Domain Road (established c1854, recommended as a significant place within HO6 South Yarra Precinct) and the former Morton's Family Hotel at 82–84 Millswyn Street (established 1861, contributory within HO6), both in South Yarra. Both of these examples have early establishment dates, like the subject building, but were substantially modified in the 1920s and recently converted for residential use. Consequently, they are stylistically distinct from more intact Victorian-era hotels.

The subject building can be compared with the following examples of hotels within the City of Melbourne, being of a similar use, scale, location and creation date.

Macs Hotel, 34–38 Franklin Street, Melbourne (VHR H0051; HO663)

Mac's Hotel is a two-storey bluestone coaching hotel built in 1853. It is symmetrical with simple openings and a plain parapet. The stonework to the main façade was elaborated with vermiculated rustication, but this is now barely discernible due to sandblasting in the 1970s. The verandah at the front of the hotel was a late addition in c1914.



Figure 9. Macs Hotel, 34–38 Franklin Street, Melbourne, built in 1853. (Source: CoMMaps)

Former Oddfellows Hotel, 33–39 Little Lonsdale Street, Melbourne (VHR H2266; HO707)

The former Oddfellows Hotel is a two-storey stuccoed building with a splayed corner entrance that was constructed in stages between c1848 and 1853. At the eastern end are two double-storey parapeted row houses which are attached to the hotel. The hotel building is readily distinguished from the former houses by the segmental arches over the hotel windows and doorways on the ground floor. The building was restored externally in the 1990s with the interior rearranged for commercial use. In 2005–06 an extension was added at the rear and the original and early interiors were largely lost during its conversion to a bar and restaurant.



Figure 10. Former Oddfellows Hotel, 33–39 Little Lonsdale Street, Melbourne, built in 1848–53. (Source: CoMMaps)

Queensberry Hotel, 593–597 Swanston Street, Carlton (HO108)

The Queensberry Hotel was established on the site in 1854 with the current structure built in 1890. It is a two-storey corner hotel constructed of rendered brick. In the mid–1920s, single-storey additions were made to the rear of the hotel. Further modifications were made in the 1970s and in 2018 (Queensberry Hotel, n.d.). The street fronting façades feature hood moulds, arched window openings (at ground level), a moulded stringcourse and a horizontal parapet surmounted by a pediment at the splayed corner.



Figure 11. Queensberry Hotel, 593–597 Swanston Street, Carlton, built in 1890. (Source: CoMMaps)

Former Dove Hotel, 55–61 Faraday Street, Carlton (Contributory within HO1 Carlton Precinct)

The former Dove Hotel is a two-storey brick building with a slate roof, built in 1867 and modified in the 1870s. The building is not readily legible as a former hotel as it was converted to residential use in 1909 with the addition of the double-storeyed verandah that faces Faraday Street. The ground level verandah on the eastern end of the Faraday Street elevation appears to be early or original.



Figure 12. Former Dove Hotel, 55–61 Faraday Street, Carlton, built in 1867. (Source: CoMMaps)

Metropolitan Hotel, 263–267 William Street, Melbourne (HO1231)

The site has been continually operating as a corner hotel site since 1854. The existing building was built in 1925 to replace an earlier hotel dating from 1854. It is a modest hotel building with simple neoclassical styling, typical of many hotels of the period. Windows to both ground and first floor levels and the ground floor entry have been altered.



Figure 13. Metropolitan Hotel, 263–267 William Street, Melbourne, built in 1925. (Source: CoMMaps)

Great Western Hotel, 204-208 King Street, Melbourne (HO1341)

The former Great Western Hotel at 204-208 King Street, Melbourne, is a two-storey early Victorian hotel building built in 1864 and altered and extended in the 1920s. The addition has been executed in a manner to appear visually coherent and uniform with the original design, using the same materials and detailing, and it is likely that the 1864 face brick walls were rendered and painted to blend with the 1920s addition at this time. The former Great Western Hotel, established in 1864, has operated as a hotel for over 150 years.



Figure 14. Great Western Hotel, 204-208 King Street, Melbourne, built in 1864 and altered and extended in the 1920s. (Source: Context & GJM 2020)

Within the City of Melbourne, the Victorian hotel typology is an increasingly rare building type. With regard to its early date of establishment, the former Fawkner Club Hotel is comparable to the Mac Hotel,

the former Oddfellows Hotel and the Queensberry Hotel. These examples had a sustained period of use as hotels from the early Victorian period.

The Fawkner Club Hotel has qualities that make it an uncommon hotel example within the City of Melbourne: its early establishment date, upper-level verandah and slate roof, the attached hotel residence, and the early addition of a bottle shop.

The comparators above exhibit common elements that are characteristic of Victorian hotels. They are typically two-storey, rendered masonry (brick or stone) structures, tall sash windows and corniced parapets. Except for Macs Hotel, these examples have prominent corner presentations. The 1925 introduction of a splayed corner to the subject building retrospectively gave it the appearance of a corner hotel.

Stylistically, the design of the Fawkner Club Hotel is similar to the Queensberry Hotel with regards to the original pattern of fenestration—hood moulds connecting to a moulded stringcourse—and the splayed corner entrance. The subject building is also comparable to the Macs Hotel and the former Dove Hotel, both of which have verandahs (later additions) and slate roofs. Although somewhat similar in appearance, the former Dove Hotel (contributory within HO1 Carlton Precinct) is not directly comparable as the building's use as a hotel ceased by 1909 after which it solely became residential. Unlike the former Dove Hotel, the subject site is more clearly legible as a former hotel, especially with its retention of commercial use. Inner city examples such as the Metropolitan Hotel and Great Western Hotel display less ornamentation than the Fawkner Club Hotel.

The former Oddfellows Hotel is another example of a hotel with an attached residence. However, the subject building is distinguished in terms of its form, as an example that has an enclosed ground level, upper-level verandah and attached corner residence.

Like the Queensberry Hotel, Metropolitan Hotel and Great Western Hotel, the subject building was modified in the 1920s to meet the requirements of liquor licensing regulations. This is reflected in the extensions to the buildings to provide additional amenities.

Overall, compared to the given examples the subject building has similar levels of integrity and intactness. Victorian hotels within the City of Melbourne's HO generally have had some level of modification, typically during the interwar period. Alterations to ground level fenestration is common, as demonstrated in all of the examples above. Despite the modifications and 2002 restoration, the former Fawkner Club Hotel remains clearly legible as a Victorian hotel.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 2–14 Hope Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommended for addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

Research undertaken in preparing this citation indicated the place's association with a Bunurong Elder Mingaragon, Mongarra (also known as 'Mr Man' or 'Old Mr Man'). It is recommended that this place is nominated for addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

REFERENCES

Age, as cited.

Argus, as cited.

Building permit card for 52–56 Toorak Road West, South Yarra (BP).

Building permit plan TP 00/845A for 52 Toorak Road West, South Yarra, dated 9 January 2002.

City of Melbourne. Building plans and permits (1916–1960), PROV, VPRS 11200/P/1 Unit 885, Type T9.

City of Melbourne Interactive Maps (CoMMaps) 2022. <http://maps.melbourne.vic.gov.au/>, accessed 13 June 2021.

Collins, John T. 1965. 'South Yarra. Fawkner Hotel, Toorak Rd'. State Library Victoria: J.T. Collins collection, accessed 13 June 2021.

Context 2020. 'Hoddle Grid Heritage Review Volume 2a: Built & Urban Heritage – Precincts, pre–1945 places, revisions to existing individual Heritage Overlay'. Prepared for the City of Melbourne.

Cox, H L et al. Hydrographic Department 1866. *Victoria-Australia, Port Phillip. Hobson [sic.] Bay and River Yarra leading to Melbourne* [cartographic material]. State Library Victoria.

Dunstan, David 2008. 'Hotels', *eMelbourne*. School of Historical and Philosophical Studies, The University of Melbourne. <http://www.emelbourne.net.au/>, accessed 13 June 2021.
Herald, as cited.

Kearney, James 1855. *Melbourne and its Suburbs* [cartographic material]. State Library Victoria.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed 13 June 2021.

Nearmap, as cited.

Public Record Office Victoria (PROV) 2021. Licences Reduction Board, <https://prov.vic.gov.au/archive/VA2906>, accessed 1 November 2021.
Referee (Sydney), as cited.

Sands & McDougall (S&Mc). Melbourne and Suburban Directories, as cited.

Stevens, Marguerita (ed.) 2014. *The Journal of William Thomas*, vol. 2. VACL, Fitzroy.

Taylor, Elizabeth 2019. 'Drunk history: Bottle shops, urban life and public order'. *RMIT: Society and Environment*. <https://www.rmit.edu.au/>, accessed 28 April 2021.

Vale, John 1872. *Plan of Subdivision of part of Crown Allotment 15, Parish of South Melbourne* [cartographic material]. State Library Victoria.

Victoria Heritage Database (VHD). 'Fawkner Club Hotel', National Trust Place ID B2947, accessed online 1 November 2021.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 C

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Fawkner Club Hotel

PS ref no: HOxxx



What is significant?

The former Fawkner Club Hotel at 2–14 Hope Street, South Yarra, built c1855, added to in 1882 and altered in 1925, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- 1855 hotel building (Figure 1: Number 1) and its external form, including slate-clad roof and upper-level verandah
- hotel's ground level extension and façade (Figure 1: Number 2) and 1882 hotel residence building (Figure 1: Number 3) as well as integrity to their 1880s designs
- 1880s parapets, chimney, pattern of fenestration, hood moulds and moulded string course
- 1925 splayed corner entrance and tracery window
- other early decorative details.

More recent alterations and additions, including the new window openings are not significant. The 2002 apartment block (Figure 1: Number 4) abutting the former hotel's eastern and northern elevations is not significant.



Legend

1	Original hotel form (c1855–1872)	3	Former residence (1882)
2	Ground floor extensions (1882)	4	Apartments (2002)

Figure 1. Aerial photograph of 2–14 Hope Street, South Yarra, showing the elements contribute to the significance (Numbers 1–3). Note the 2002 apartments (Number 4) are not significant. (Source: Nearmap 2020 with GML overlay)

How is it significant?

The former Fawkner Club Hotel at 2–14 Hope Street, South Yarra, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The former Fawkner Club Hotel is historically significant as an early Victorian-era hotel in the City of Melbourne. It operated continuously as a hotel for over 140 years from c1855 until 1998, initially under the name of the South Melbourne Hotel. The former Fawkner Club Hotel is of historical significance as a demonstration of the establishment of early hotels in Melbourne, which provided refreshment and meeting places. The hotel was one of a handful of early hotels in South Yarra established in the 1850s. The 1925 modifications to the Fawkner Club Hotel reflect changes in liquor licensing regulations that required hotel owners to provide adequate accommodation and facilities for the public. (Criterion A)

The former Fawkner Club Hotel is historically significant as a place that was used by Aboriginal people whose traditional country the building occupied. In the late 1860s, it was frequented by Bunurong Elder Mingaragon (or Mongarra) who was also known as 'Mr Man' or 'Old Mr Man'. (Criterion A)

The former Fawkner Club Hotel is significant as a largely intact example of a Victorian-era hotel building on a corner site. The building façades retain characteristic architectural features of the Victorian Italianate style, typical of the period of its substantial addition in 1882. This is evident in the parapet roofs, hood moulds, verandah ironwork and moulded stringcourse. The 1925 modifications unified the

two built forms and the introduction of a splayed corner entrance gave the appearance of a corner hotel.
(Criterion D)

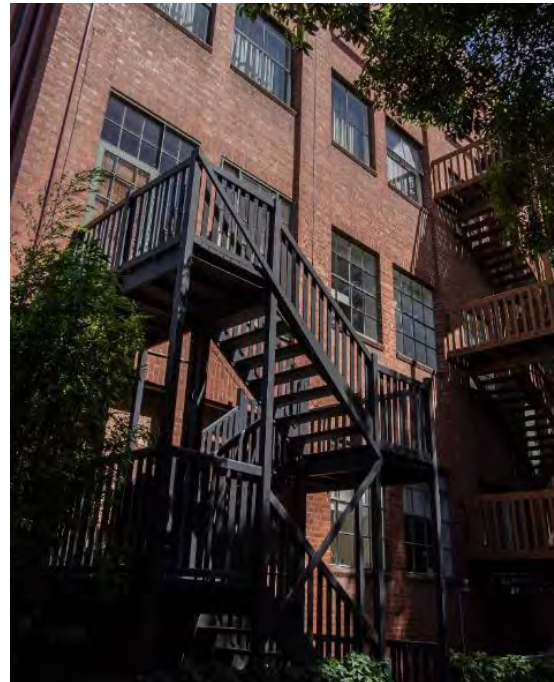
Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Former Mutual Store Ltd (later Maples Pty Ltd) complex

STREET ADDRESS: Part 112–118 Millswyn Street, South Yarra

PROPERTY ID: 106648



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	Contributory in HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Multiple gradings (D and E)
DESIGNER / ARCHITECT / ARTIST:	Reed, Henderson, and Smart (1889), Ballantyne and Hare (1922–23)	BUILDER:	Thomas Machin and John Eadie (1889)
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1889, 1922–23

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
5 Industry and manufacturing	5.4 Manufacturing
13 Developing trade and commerce	13.2 Shops and retail development

RECOMMENDATIONS

Recommend inclusion of part of 112–118 Millswyn Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

The former Mutual Store Ltd (later Maples Pty Ltd) complex at part of 112–118 Millswyn Street (formerly known as nos 112–114), South Yarra, is an atypical example of an industrial place in the South Yarra area. The existing former stable complex and warehouse were erected c1889 (Reed, Henderson and Smart) and 1922–23 (Ballantyne and Hare) respectively for the Mutual Store, which established Melbourne's first department store in 1872 at the corner of Flinders Street and Degraes Street. Established in 1889 to house the company's livery yard and later incorporating the delivery plants at the beginning of the 1920s, the complex was renewed as a delivery depot and warehouse complex in 1922–23. Acquired by Selpam (Victoria) Pty Ltd, a subsidiary company of Melbourne furniture manufacturers Maples Pty Ltd, the site continued its industrial operation as a warehouse and manufacturing complex between 1963 and 1978. The 'Millswyn' complex established in 1979 (today known as 'Millswyn Place') was the first major residential conversion of an industrial building in Melbourne, and one of the first in Australia. The architects of the development were Andrew Reed and Associates and Gunn Hayball Pty Ltd. Millswyn Place also incorporates two 1871 cottages (formerly known as 116–118 Millswyn Street).

HISTORICAL CONTEXT

Manufacturing and warehousing in Melbourne

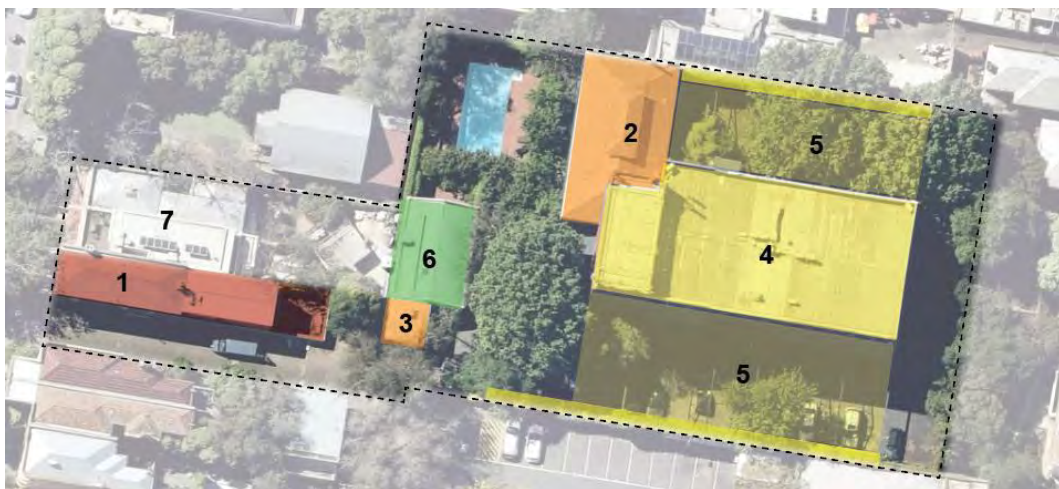
Following the population expansion associated with the gold rushes of the 1850s and implementation of an import protection policy in the 1860s, manufacturing was the biggest sector and main source of employment in Melbourne. In 1881, 2500 factories were recorded in Victoria, two thirds of which were based in Melbourne. These factories were mostly small, employing on average ten staff in the 1860s, and about eighteen by 1890 – only 30 factories employed more than 300 people (Dingle 2008).

Victoria's economy underwent significant change during the twentieth century. Inner Melbourne had been the heartland of small-scale manufacturing. Manufacturing industries, which employ blue collar workforce, left the inner suburbs of Melbourne for the greenfield sites in the outer east and southeast fringes as land prices rose, few new sites were available, and congestion increased.

From the mid-1970s manufacturing jobs in Victoria have been in decline.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. 112–118 Millswyn Street, South Yarra, is part of Crown Allotments 16 and 17, purchased respectively by J Hall and C J Mills and H Glass. The former Mutual Store Ltd complex, then known as 112–114 Millswyn Street, comprises a group of buildings developed for the Mutual Store Ltd (c1889–1923) that were converted in 1979 to create the Millswyn residential apartments (Figure 1).



Legend

- | | |
|--|--|
| <p>1 Former foreman's residence at 114 Millswyn Street (1889)</p> <p>2 Former shed, later used as grain store (c1889)</p> <p>3 Former toilet block, later used as kerosene store (c1889)</p> <p>4 Former storage building (1922)</p> | <p>5 Remnant loading area structures (1922) and associated brick walls (c1889–1922)</p> <p>6 Former engineers' workshop (1923)</p> <p>7 Residences at 116 and 118 Millswyn Street (1871, incorporated as part of the complex in 1967)</p> |
|--|--|

Figure 1. Aerial photograph of 112–118 Millswyn Street, South Yarra (dashed outline), showing the elements of interest. Number 7 is not integral to the key period of development of the site and not included in the HO extent. (Source: Nearmap 2022 with GML overlay)

Now strata units of the Millswyn complex, the pair of single-storey cottages formerly known as 116–118 Millswyn Street (Number 7) were built in 1871 and remained under private ownership for most of the twentieth century. Coming under the same ownership by 1967, 116 and 118 Millswyn Street (contributory to HO6 South Yarra Precinct) are excluded from the extent of the overlay of this site.

The site at 112–114 Millswyn Street, South Yarra, was developed by 1889 with buildings associated with Mutual Store Ltd. Founded by 1872 as a profit-sharing co-operative company, Mutual Store Ltd built the first department store in Melbourne in 1881. Its flagship store, built in 1891 and designed by Reed, Smart and Tappin, replaced the fire-damaged 1881 store and remains today at 256 Flinders Street, Melbourne (CoMMaps; Anderson 2008).

The Mutual Store stables were erected on the land at the rear of 112–118 Millswyn Street in 1889, to house the store's livery stockyard. The stables were formerly located in Sandridge Road, south of the Yarra River from c1886 (*Age*, 25 January 1886:7). The stables complex, which was accessed via rights of way off Millswyn and Park streets, was initially known as 115 Park Street, South Yarra (S&Mc 1890, 1920). A double-storey six-room house fronting Millswyn Street was built in the same year as a residence for the foreman of the Mutual Store stables (Figure 1: Number 1). The residence was known as 114 Millswyn Street, South Yarra (S&Mc 1890, 1920). The foreman's residence and the stables were both designed by architects Reed, Henderson and Smart, the same firm that went on to design the Flinders Street flagship store in 1891, which replaced the earlier 1872 store damaged by fire (Anderson 2008). The stables and other ancillary structures were built by Thomas Machin, and the residence by John Eadie (MCC registration no 3787 and 3991, as cited in Lewis 2011 83553 and 83336).

The Mutual Store complex was depicted in the Melbourne and Metropolitan Board of Works detail plan of 1895, showing the 1889 foreman's residence and the Mutual Store stables complex (Figure 2).

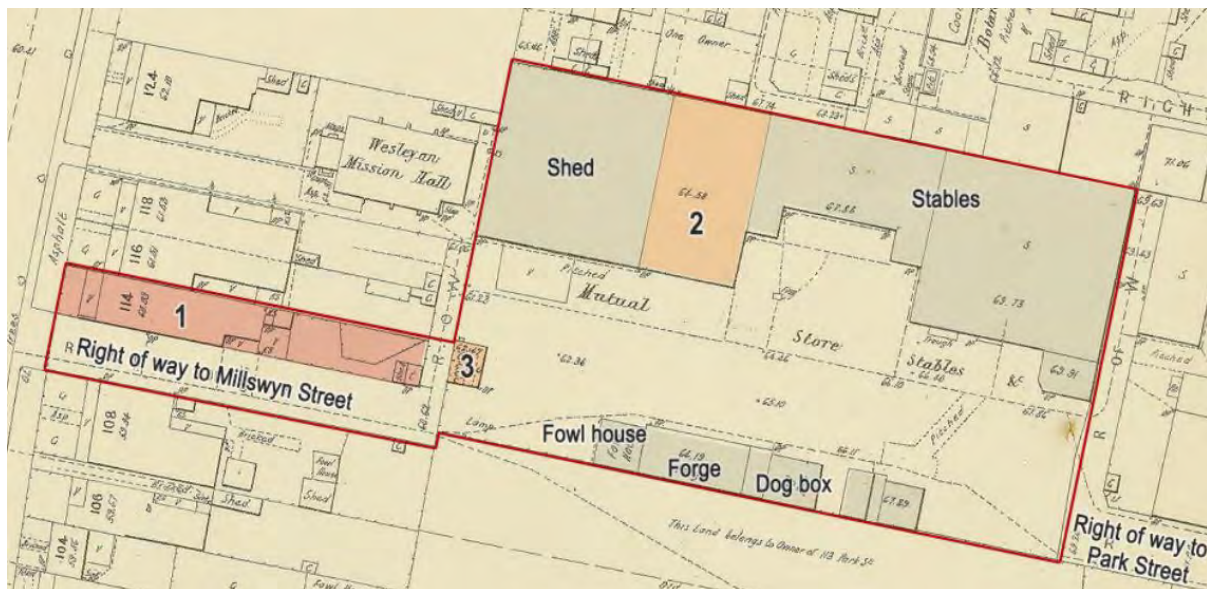


Figure 2. Extract of MMBW Detail Plan no 898, 899 and 900, 1895, with GML overlay showing the site in 1895. The area outlined in red was the approximate extent of the former Mutual Store complex, accessed via right of ways off Millswyn Street to the west and Park Street to the east. The former foreman's residence (Figure 1: Number 1), the former shed (Figure 1: Number 2) and the former toilet block (Figure 1: Number 3) existed by this time. Other structures shaded in grey (labelled with respective descriptions on the MMBW plan) are no longer extant. (Source: State Library Victoria)

Between 1910 and 1922, the Mutual Store stables had incorporated the delivery plants, housing horses (and wagons) that were used for the store's deliveries around Melbourne. The complex also comprised the livery yard, a blacksmith and wheelwright's shop for horse shoeing and carriage works. Due to the decline of horse-drawn vehicles, the stables were closed around September 1922, and the entire delivery equipment was sold at auction. The items advertised for sale included 40 horses, 19 delivery vans, 20 sets of harness, a small outfit of machineries and gas engine, and complete blacksmith and wheelwright's shop and tools (*Herald*, 28 May 1891:3; *Argus*, 13 May 1919:10; 16 September 1922:4).

In October 1922, a building application for a new 'store building' was lodged with City of Melbourne. The architect was Ballantyne and Hare, and the estimated value of the work was £23,600 (MBAI; VPRS 11200/ P1 unit 482). The new building (Figure 1: Number 4; Figure 3 and Figure 4) was built of steel-framed concrete, with face brick exterior.

Some earlier buildings were retained, and the rest of the site was cleared to make way for a new four-storey storage building with basement. The c1889 buildings were then known as the 'kerosene store', 'existing grain store', 'existing motor shed' and 'existing van shed' (latter two since demolished) (Figure 5). A new lantern light was added to the roof of the grain store (VPRS 11200/ P1 unit 482).

Each floor in the new storage building had specific uses. From the basement up, each floor was to house respectively: wines, the grocery and tea packing department, the bulk store, and the tea store and blender. Delivery plant, machinery used in lodging and dispatching for deliveries by horse, were also located on each floor from ground level. The stairwell was located on the west, with a staff luncheon room at the top of the stairwell. The existing bluestone pitchers on the ground were reset and graded towards the gates (VPRS 11200/ P1 unit 482).

The new storage building incorporated enclosed loading areas to the north and south (Figure 1: Number 5). The loading areas each had a steel trussed roof, brick walls and concrete paved floors. Sliding doors on the east and west elevations provided vehicle access from both directions (Figure 4 and Figure 7). According to the architectural plans, the new loading areas are believed to have replaced the former stables and ancillary structures near the north and south property boundaries (shown on Figure 2).

In 1923, an engineers' workshop (Figure 1: Number 6) was added at the cost of £800. The workshop was built between the c1889 kerosene store and the van shed (since demolished) (MBAI; VPRS 11200/ P1 unit 618). The residence at 114 Millswyn Street was also modified at the cost of £250 (MBAI).

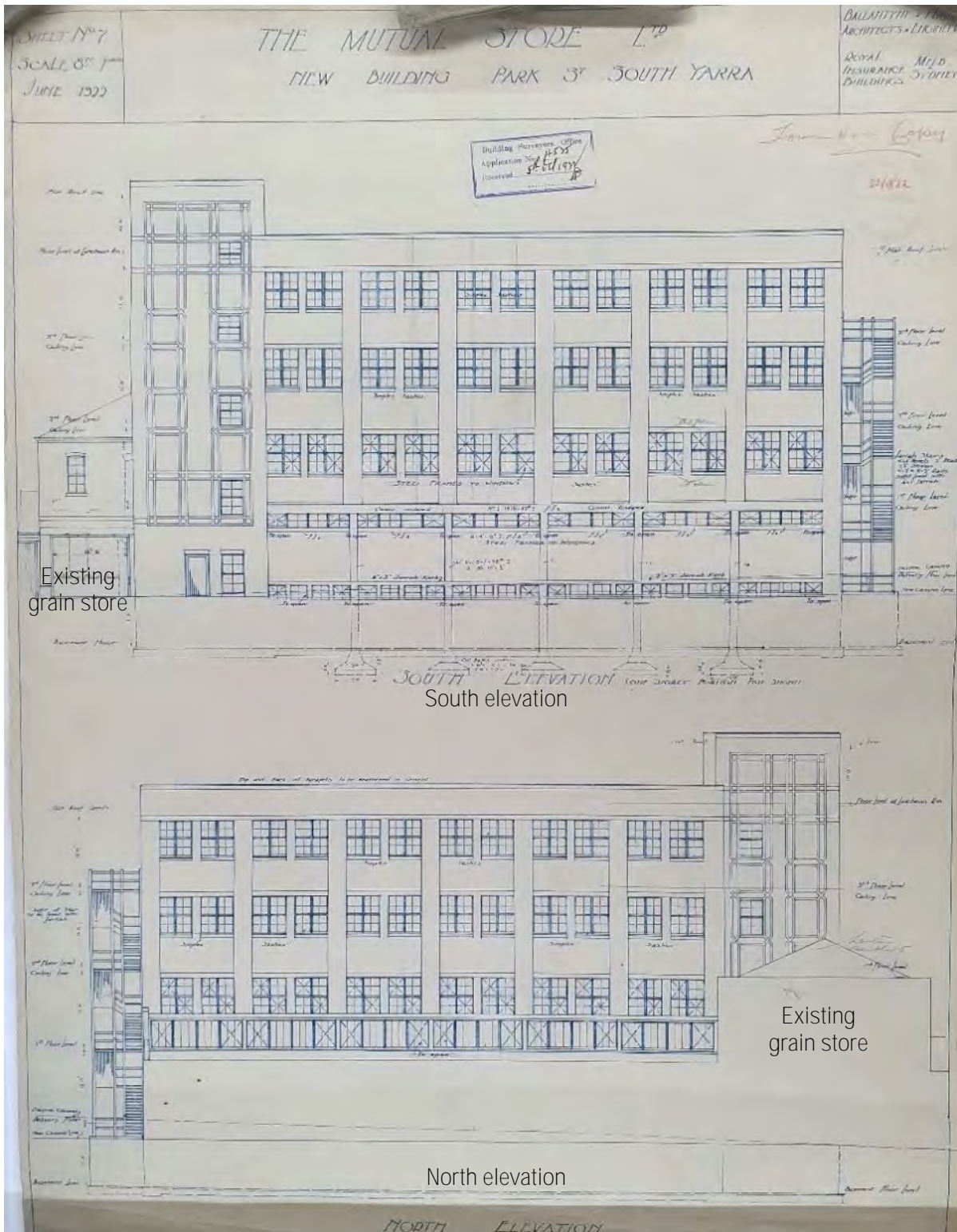


Figure 3. South (upper) and north (lower) elevations of the new four-storey storage building with basement. (Source: Public Records Office Victoria, VPRS 11200/ P1 unit 482)

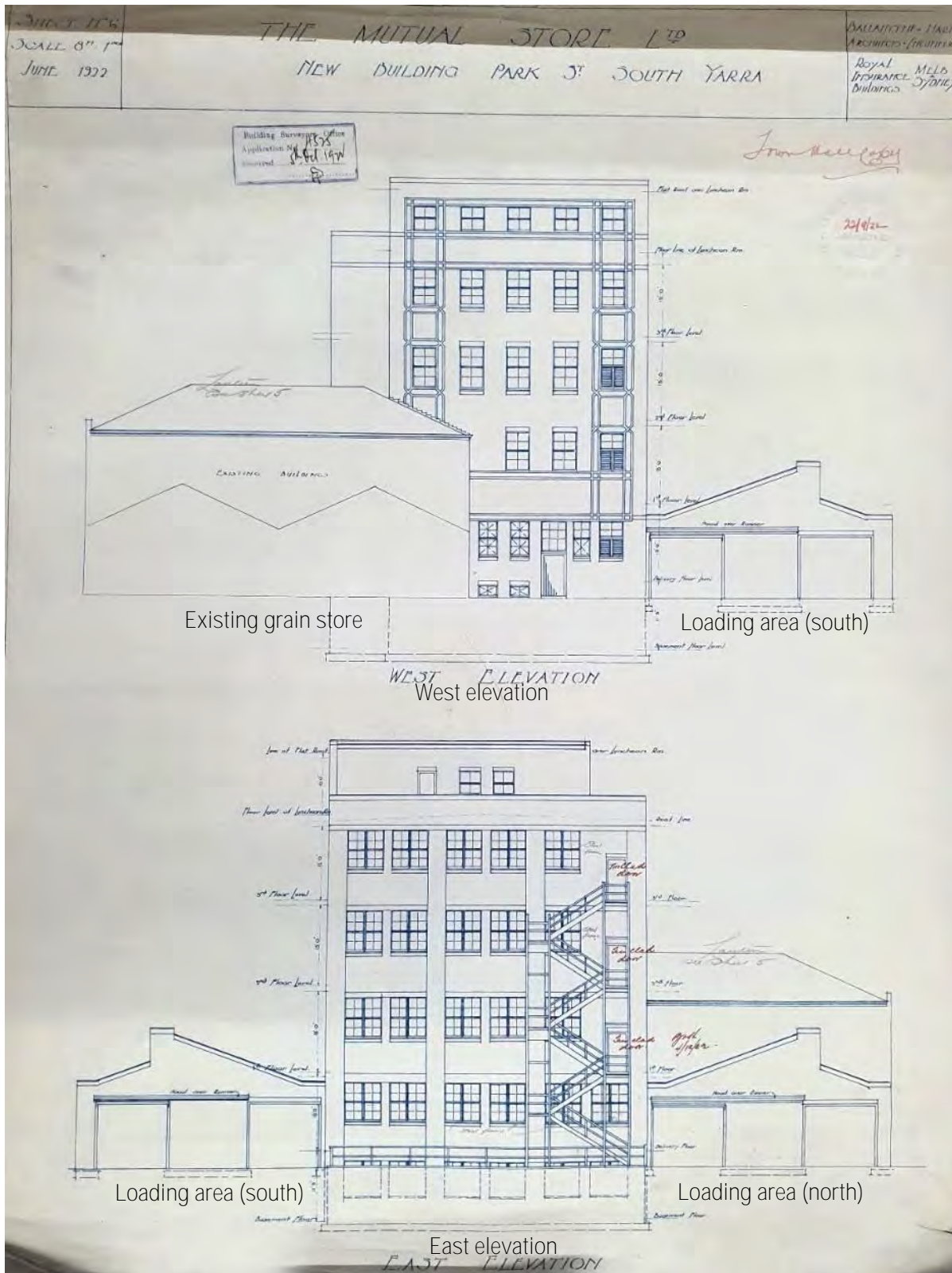


Figure 4. West (upper) and east (lower) elevations of the new four-storey storage building with basement. Note the grain store, and the loading areas. (Source: Public Records Office Victoria, VPRS 11200/ P1 unit 482)

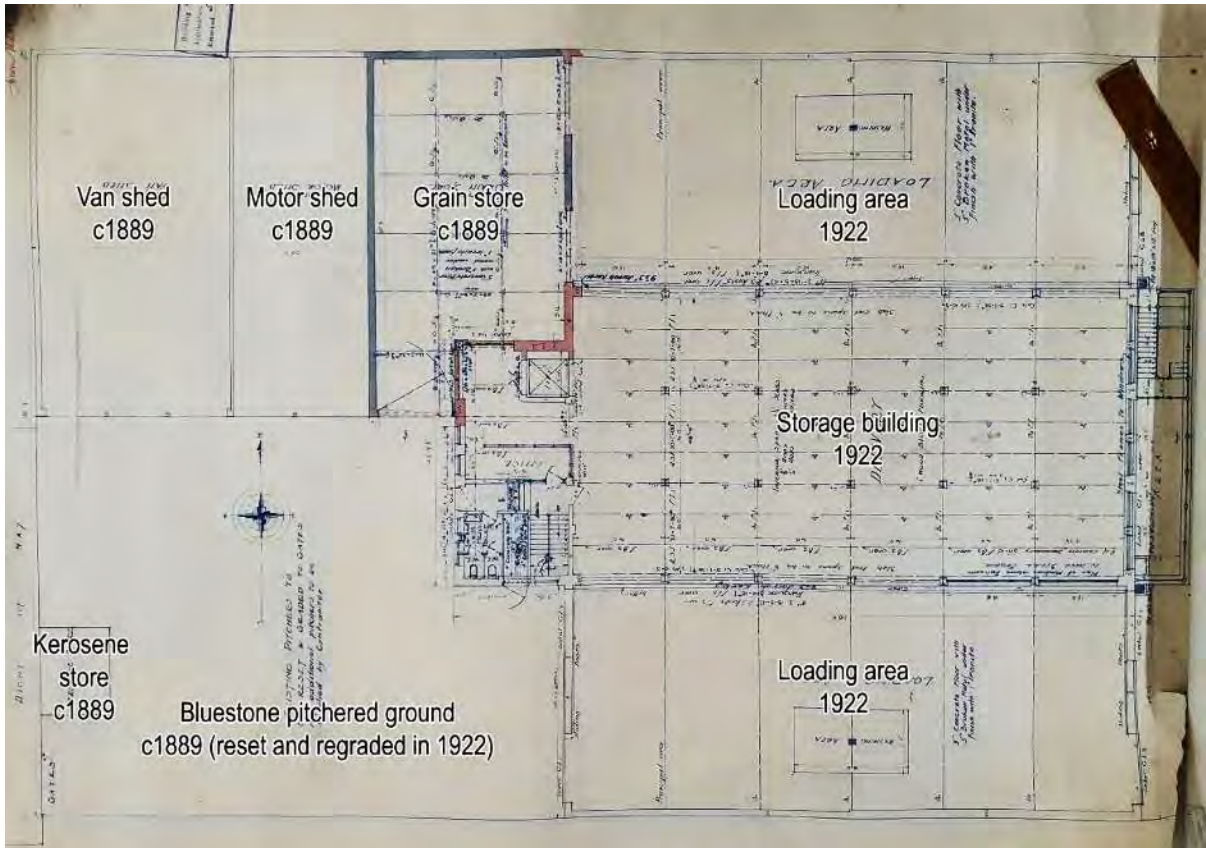


Figure 5. Site plan prepared by Ballantyne and Hare, showing the new and pre-existing elements as of 1922. (Source: Public Records Office Victoria, VPRS 11200/ P1 unit 482 with GML Heritage annotation)

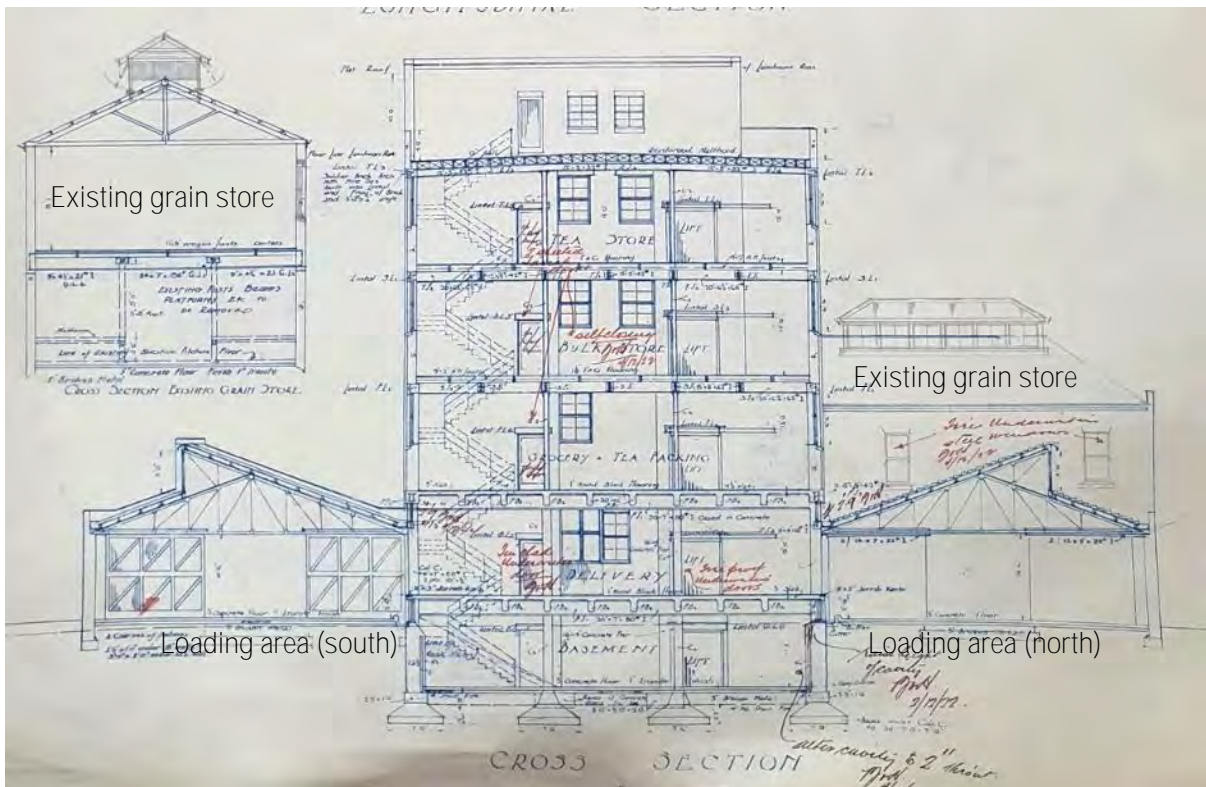


Figure 6. Cross section drawings prepared by Ballantyne and Hare, showing the steel framed roof trusses of the enclosed loading areas and new lantern light added to the grain store. (Source: Public Records Office Victoria, VPRS 11200/ P1 unit 482 with GML Heritage annotation)

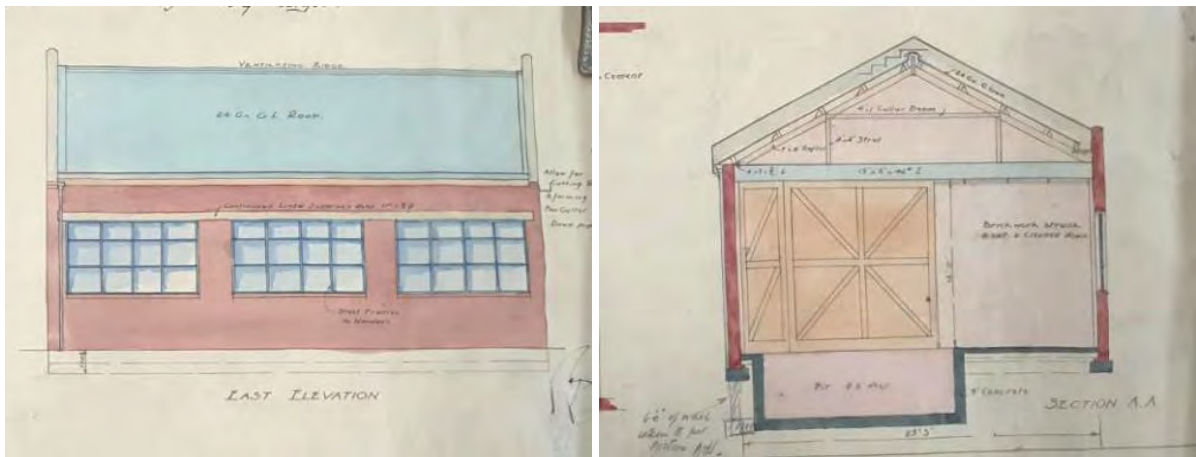


Figure 7. Proposed engineers' workshop, built in 1923. The building originally had a sliding door on the south elevation without any windows on the north and south. (Source: Public Records Office Victoria, VPRS 11200/ P1 unit 618)

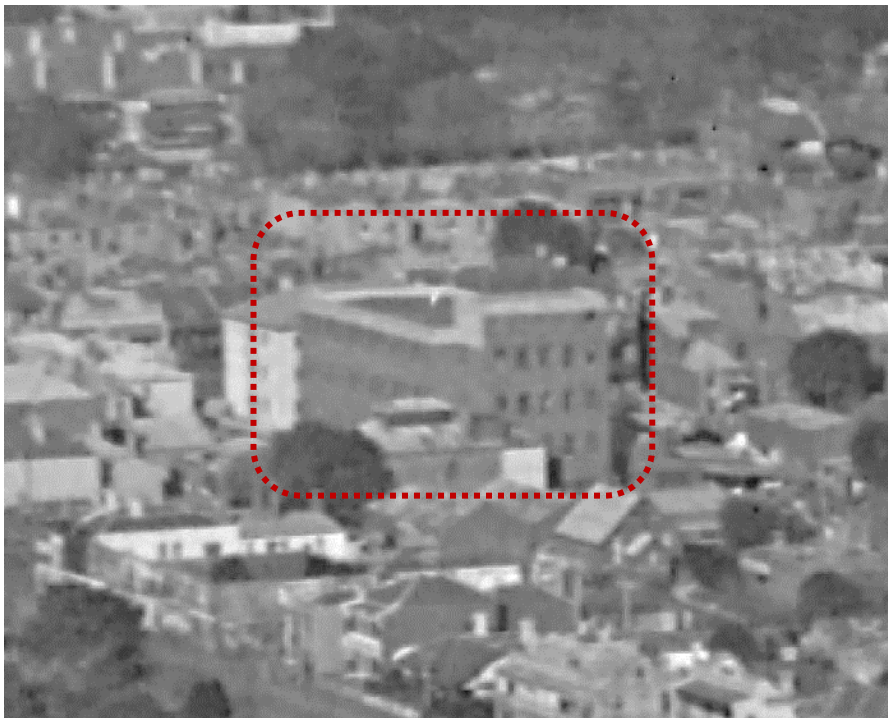


Figure 8. Extract from a c1924 aerial photograph, showing the subject complex (in dashed line). (Source: Charles D Pratt c1924–c1935, State Library Victoria: Airspy collection, Accession No: H91.160/398)

The renewed complex became known as the Mutual Store Depot and facilitated the company's soft manufacturing departments, including the furnishing workroom and bakehouse through to the 1950s. The premises were known as 112 Millswyn Street by this time (*Age*, 22 September 1937:23; 16 April 1955:53; S&Mc 1920 and 1925).

During World War II, horse-drawn wagons were temporarily reintroduced at the Mutual Store Depot for deliveries. The delivery plant, comprising 23 heavy and light horses, nine light covered wagons, one furniture van, 15 sets of harness and other utensils, was sold at an unreserved auction after the war in January 1946. The newspaper account noted that the Mutual Store 'took great pride when selecting this plant for their use during the war period' (*Argus*, 30 January 1946:12).

In 1961, the Mutual Store was taken over by Peter Kaye Consolidated Ltd, and in 1964 by Cleckheaton Ltd (Yorkshire). In 1965, the 1891 Mutual Store department store at the corner of Flinders and Degraeves streets closed (Anderson 2008).

In 1963, the Millswyn Street complex was acquired by Selpam (Victoria) Pty Ltd (Maples spelt backwards), a subsidiary company of Maples Pty Ltd, furniture manufacturers. Selpam brand sewing machine cabinets were made and sold by Maples (*Age*, 6 July 1953:8; CT:V4216 F018). Alterations were made to the premises at £4500 in 1963 (MBAI). The four-storey storage building became known as the Maples Furniture Warehouse and was used for storage and manufacturing purposes (*Age*, 23 November 1963:76; 5 March 1971:22). Maples Pty Ltd was one of Melbourne's oldest furniture retailers in the 1970s. In late 1978, the retail division of Maples Pty Ltd was acquired by Clark Rubber Stores Ltd for \$6.9 million (*Age*, 23 December 1978:19). In 1967, the pair of 1871 cottages at 116 and 118 Millswyn Street (Figure 1: Number 7) was acquired by Selpam (Victoria) Pty Ltd (CT:V8101 F436; *Age*, 6 July 1953:8).

In April 1978, the four-storey warehouse was converted to strata-titled apartments at the cost of \$750,000. Completed in 1979, 'Millswyn' (today known as 'Millswyn Place') was recognised as the first major residential conversion of an industrial building in Melbourne, and one of the first in Australia (*Age*, 24 March 1982:36; 3 July 1982:33; 21 January 1984:39). The conversion was directed by the Larga Partnership and the construction was managed by Miller and Piggott. The partnership was formed by Andrew Reed, Len Hayball, and Graeme Gunn, the principals of the architectural firms Andrew Reed and Associates and Gunn Hayball Pty Ltd, as well as Ross Ramus, architect, Jean Miller, investor, and Grazia Gunn, art scholar and curator (CT:V9362F476; 'Millswyn' c1979). The partners of the development retained units in the apartment complex (*Age*, 24 March 1982:36; 3 July 1982:33; 21 January 1984:39).

Other ancillary structures were also converted to strata units of the complex. The two-storey former grain store (c1889) attached to the main building was converted to two units with a mezzanine. The former workshop (1923) became a studio apartment with a private courtyard (CoMMaps; 'Millswyn' c1979). The three Victorian houses at 114 (1889) and 116 and 118 (1871) Millswyn Street were also renovated, incorporated as strata titled units of Millswyn complex.

Changes made to the grounds include a new landscaped garden and a communal swimming pool near the northwest corner of the allotment, where the c1889 van shed and motor shed were formerly located. The former loading areas were converted to car spaces, with the original roof trusses and brick external walls were retained. The bluestone pitchers in the ground were also retained ('Millswyn' c1979; *Age*, 24 March 1982:36; 3 July 1982:33; 21 January 1984:39).

Today, Millswyn Place at 112–118 Millswyn Street comprises 13 residential properties (CoMMaps).

Reed, Henderson, and Smart, architects

The Melbourne architectural firm of Reed, Henderson and Smart operated from 1883 until 1890, succeeding the previous partnership (Reed and Barnes) of Joseph Reed (1822–1890) and Frederick Barnes (1822–1883). Reed and Barnes were responsible for several prominent and notable buildings in early Melbourne, including the Melbourne Public Library (1854), Ripponlea (1868) and the highly acclaimed Melbourne International Exhibition Building (1878–80), later Royal Exhibition Building (Tibbits and Goad 2012:588). In addition, the firm undertook commissions for residential, ecclesiastical and commercial buildings in Melbourne and in many regional cities and country towns across Victoria. In January 1883, Anketell Henderson (1853–1923) and Francis Smart (c1852–1907) were appointed new partners of the firm, which became Reed, Henderson and Smart, joining forces to continue the success and repute of this established practice. In April 1883, W B Tappin joined the firm, and the adoption of the

name Reed, Smart and Tappin was announced on 17 April 1890 (*Argus* 25 April 1890:10). Reed died shortly after the announcement, and Tappin in 1905. Smart became the head of the firm but died two years later. N G Peebles, head draughtsman, became a partner with C P Smart (son of Francis) under the style of Smart, Tappin and Peebles (Tibbits and Goad 2012:588).

Since 1926 when (Sir) Osborn McCutcheon became a partner, the name of Bates, Smart and McCutcheon was retained through subsequent changes. Trading as Bates Smart from 1996, the firm is known as the oldest architectural firm in Australia (Tibbits and Goad 2012:588).

Ballantyne and Hare, architects

Cedric Heise Ballantyne (1876–1957) was articled to Oakden and Kemp in 1892, and in 1897, was appointed Chief Draftsman to Percy Oaken. Around 1900 the new partnership of Oakden and Ballantyne was formed. The practice of Oakden, Ballantyne and Hare began in 1919, with Henry Hare (c1890–1929) but soon became Ballantyne and Hare. The important works from this period include the Lawn Tennis Association of Victorian Club Rooms in Kooyong (1923), and several private homes and residential flats in Toorak, Brighton and St Kilda Road, Melbourne (Navaretti 2012:62–63).

During 1925–27, Ballantyne practised alone, supervising the bungalow-styled clubhouse for the new links of the Victorian Golf Club in Cheltenham (1925–27) and a series of White's Shoe Stores in regional Victoria and NSW, and Camberwell. Ballantyne also carried out alterations to the Mutual Store in Flinders Street, Melbourne, around this time. In the late 1920s, Ballantyne designed theatres around Australia, including in Melbourne, Sydney, Brisbane and Adelaide (Navaretti 2012:62–63).

In 1927, C H Ballantyne and Associates was formed, and by 1933, Ballantyne had joined with G H Snedden as C H Ballantyne and Snedden. From 1939 until at least 1942 Ballantyne practised alone. In the interwar period, the firm designed residences in suburban Melbourne, as well as alterations to the commercial buildings in the inner city, including those to the Mutual Store, Melbourne. Until 1939, Ballantyne was the commissioned architect for the Melbourne Metropolitan Fire Brigade Board, a position he inherited from Percy Oakden, and was responsible for designs of suburban fire stations (Navaretti 2012:62–63).

SITE DESCRIPTION

112–118 Millswyn Street, South Yarra, is a battle-axe shaped allotment on the east side of Millswyn Street, a street predominantly developed with low-scale and primarily residential buildings. The apartment complex 'Millswyn' at 112–118 Millswyn Street comprises a group of buildings developed for the Mutual Store Ltd between 1889 and 1923 and repurposed for Maples Pty Ltd in 1963, as well as a pair of single-storey cottages built in 1871. The former Mutual Store Ltd (later Maples Pty Ltd) complex includes a group of buildings (Figure 9). The former industrial buildings on site were converted to residential apartments in 1979.



Legend

- | | |
|---|---|
| <p>1 Former foreman's residence at 114 Millswyn Street (1889)</p> <p>2 Former shed, later used as grain store (c1889)</p> <p>3 Former toilet block, later used as kerosene store (c1889)</p> | <p>4 Former storage building (1922)</p> <p>5 Remnant loading area structures (1922) and associated brick walls (c1889–1922)</p> <p>6 Former engineers' workshop (1923)</p> |
|---|---|

Figure 9. Aerial photograph of the subject site with key buildings. (Source: Nearmap 2022 with GML overlay)

Foreman's residence (1889) (Figure 9: Number 1)

The two-storey face brick residence with corrugated iron-clad hipped roof at 114 Millswyn Street has a narrow street frontage to Millswyn Street (Figure 10) and a long frontage along the right of way on the south. The Millswyn Street frontage retains original openings including the single window opening on the upper level and the central doorway flanked by window openings on the ground level. Early detailing includes the verandah with its decorative ironwork, the red face brickwork walls and contrasting cream brick detailing to cornices, stringcourses and lintels, and an original chimney near the Millswyn Street elevation. Timber-framed sash windows on the primary elevation appear original. Along the south elevation facing the right of way, four windows are provided on the upper level, and three windows and secondary entrance (with unoriginal hood) are located on the ground level. The building has had an addition to the rear, with further changes being undertaken in 2021 (Figure 11).

Former shed, later grain store (c1889) (Figure 9: Number 2)

Housing two units with mezzanines, the c1889 grain store attached to the 1922 former Mutual Store building retains its roof lantern added in 1922 and its overall two-storey industrial form, however the openings are largely altered. All original openings on the south elevation are bricked in, and the existing window openings on the eastern elevation are not original.

Former Mutual Store storage building (1922) (Figure 9: Number 4) and remnant loading areas (Figure 1: Number 5)

Formerly known as 112 Millswyn Street, the four-storey brick storage building (Number 4) with basement, built in 1922 to a design by Ballantyne and Hare, is located at the rear of the cottages at numbers 114–118. Built of steel-framed concrete and red brick, the building has a utilitarian design with

large window openings (Figure 14 and Figure 15) and decorative brick detailing around the stairwell (Figure 16). Neither of the timber stairs on the east elevation are original (Figure 17). The grid-like façade is vertically divided by brick piers that rise through all levels. Above the ground level, each bay has two window openings. Some original 16-panel metal window frames survive on the north and south elevations on the first floor, and on the east and west elevations. Window frames on the second and third floors are replacements. The window frames on the basement level appear intact (Figure 15 and Figure 18). Some window openings (including all windows on the second floor and some windows on the first and third floor) on the south elevation were altered during and after the 1978 conversion, with sill height of the openings having been lowered. Other changes to the external fabric include the infill of the original ground level highlight windows, introduction of new window openings below the original highlights, and new entrances and steps on the west and south elevations. Some remnant painted signs dating from the Maples Pty Ltd era remain on the south and east elevations (Figure 16).

Steel roof trusses attached to the north and south elevations of the main building and brick walls (currently covered by ivy) along the north and south property boundaries remain as remnants of the enclosed loading areas (Number 5) built in 1922. The 1985 'South Yarra Conservation Study' described the walls along the southern property boundary as 'wall to previous stables' (Gould 1985). However, according to the 1922 architectural plans, the loading areas were to completely replace the former stables and ancillary structures built to the northern and southern property boundaries. It is unclear if any pre-1922 structures survive today.

Former toilet block, later kerosene store (c1889) (Figure 9: Number 3) and former workshop (1923) (Figure 1: Number 6)

A detached single-storey building is located by the pool. This structure incorporates the 1923 workshop and adjoining c1889 kerosene store (Figure 19), which have been merged and converted to a studio apartment. The lower section of the face brick (now overpainted) kerosene store survives, with infilled segmental arched windows evident on the west elevation. The roof structure with lantern light above the face brick walls are recent replacements. The larger workshop from 1923 has simple metal-clad gabled roof. The window openings on the east elevation of this workshop are original, but with replacement windows (Figure 20). The openings on the west are additions that date from the 1978 residential conversion.

Other historical fabric

Other historical fabric surviving on the site includes the bluestone pitcher paving (predating the 1922–23 redevelopment). Other landscape elements, including the garden beds, high brick fences and the swimming pool, are more recent additions.



Figure 10. 114 Millswyn Street, with a narrow frontage to Millswyn Street. Note the decorative detailing including verandah with decorative ironwork, and the face red brickwork with cream brick detailing in the contrasting cornices, stringcourses and lintels. (Source: GML Heritage 2021)



Figure 11. Side elevation of 114 Millswyn Street, with original face brick wall with intact openings (left-hand side) and rear additions being added. (Source: GML Heritage 2021)



Figure 12. Birds eye view of the subject site, looking west. Note the remnant painted sign on the east elevation of the 1922 former storage building, highlighted in yellow dashed line. The window openings on the former grain store shown in dashed lines are not original, highlighted in red dashed line. (Source: Nearmap 2022 with GML overlay)



Figure 13. Face brick (now overpainted) former grain store building, built c1889, adjoining the main building. The original openings on the south elevation shown here are now bricked in (outlined in red). The entrance and the steps are additions from 1978 (Source: GML Heritage 2021)



Figure 14. South elevation of the 1922 former storage building, showing the altered window openings on the second and third floors (in dashed lines). The first-floor level window openings and frames appear original. (Source: GML Heritage 2021)

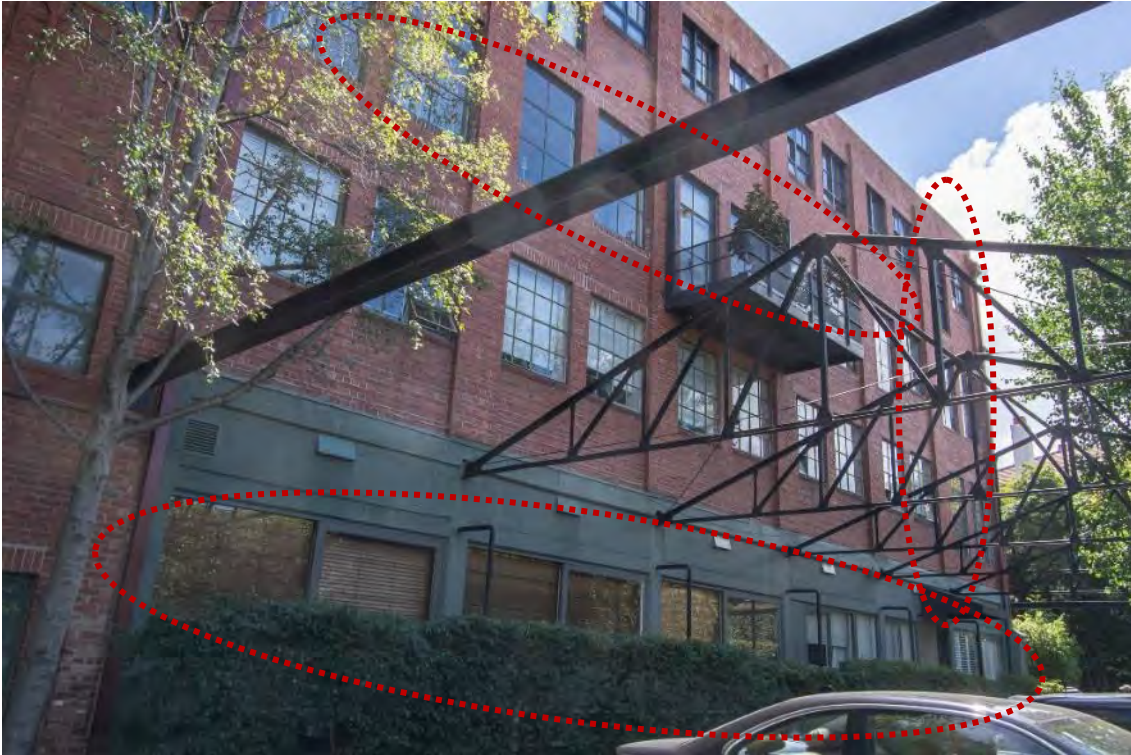


Figure 15. Close-up view of the south elevation of the 1922 former storage building, showing the in-filled highlight windows and new window openings on the ground floor. Altered window openings are shown in dashed lines. The steel roof trusses joined to this elevation are remnants of the 1923 loading areas. (Source: GML Heritage 2021)



Figure 16. Stairwell on the west elevation of the 1922 former storage building with decorative brick detailing and remnant mural. The openings on the stairwell shown in dashed lines are original. (Source: GML Heritage 2021)



Figure 17. On the east elevation of the 1922 former storage building, some windows are extended with new window frames. Altered window openings are shown in dashed lines. Timber stairs on the east elevation are later additions that are sympathetic to the former industrial character. (Source: GML Heritage 2021)

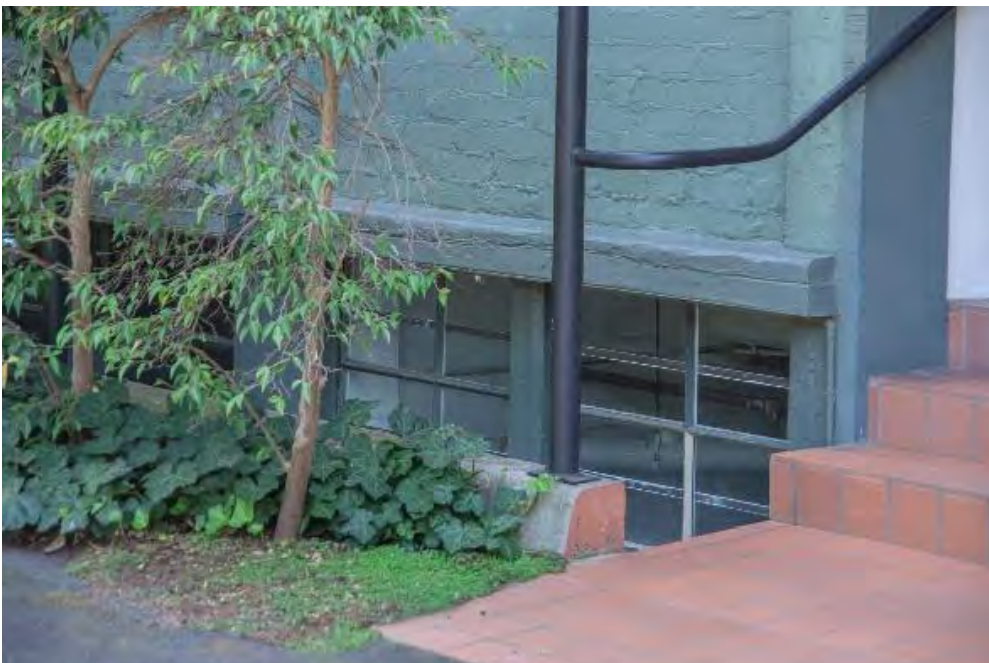


Figure 18. Basement highlight windows to the 1922 former storage building are mostly intact. (Source: GML Heritage 2021)



Figure 19. The face brick (now overpainted) lower section of the former toilet block likely dates to c1889. The original segmental arched openings on the south elevation are bricked in (outlined in red). The new windows above are not original. (Source: GML Heritage 2021)



Figure 20. The former engineers workshop, built in 1923, retains its overall industrial form and original window openings (outlined in red) on the east elevation. Other openings appear altered. (Source: GML Heritage 2021)

INTEGRITY

The former Mutual Store (later Maples) complex at part of 112–118 Millswyn Street, South Yarra, is generally intact to its construction from c1889 and 1922 with some visible changes. The complex partially retains the c1889 former grain store (Figure 9: Number 2) and former toilet block (Figure 9: Number 3) predating the 1922 storage building (Figure 9: Number 4) and the 1923 workshop (Figure 9: Number 6). The original built form, roofline, face brick surfaces and pattern of fenestration of the 1922 storage building are intact. It retains some original metal framed windows, the decorative brick detailing on the stairwell and vertical stairwell glazing. The main building remains clearly legible as an example of a utilitarian interwar storage building. The complex's retention of the 1889 foreman's residence (Figure 9: Number 1) and the remnant loading area structures and associated brick walls (c1889–1922) (Figure 9: Number 5) is also notable. Overall, the complex is of high integrity.

COMPARATIVE ANALYSIS

The construction of warehouses and industrial buildings was an important aspect of the City of Melbourne, especially during the nineteenth century and early twentieth century. The interwar warehouses represent the growth in retailing and manufacturing that was part of the buoyant new economy in early twentieth century Melbourne following the subdued period of World War I and the strong tariff protection in the 1920s. The construction of storage or manufacturing facilities was concentrated in the central city, and the buildings were usually low scale and located in minor streets and laneways with rear or side lane access to facilitate the movement of material in and out of the building.

In the postwar period, many of these early industrial facilities were left vacant, or adapted to house businesses or offices, or for other uses such as residential and educational use. These former industrial buildings are gradually gaining recognition as important historic places, representing a distinct building typology and period of Melbourne's urban development pattern, and as reminders of past businesses that contributed to the growth of the city. Their architectural expression is derived from the solid massing of their façades, with simple, classically derived detailing, suggesting a utilitarian function. Interwar warehouses tended to adopt a more restrained and classical architectural style when compared with earlier examples from the Edwardian period.

The following examples in the City of Melbourne are comparable to the former Mutual Store Ltd (later Maples Pty Ltd) complex at part of 112–118 Millswyn Street, South Yarra in terms of use, stylistic features, construction date and/or scale.

Former Myer despatch buildings, 258–274 Queensberry Street, Carlton (HO17)

A three to four-storey red brick building with three street frontages to Berkeley, Queensberry and Barry streets, built in 1928 as a Myer Emporium despatch building to a design by H W and F W Tompkins. Also designed by Tompkins, the fourth storey was added in 1934 (RBA 2013:C4). The buildings were converted to an office building in 1989 (CoMMaps).



Figure 21. 58–274 Queensberry Street, Carlton, built in 1928 and 1936. (Source: CoMMaps)

Former Craig, Williamson Pty Ltd complex, 57–67 Little Collins Street, Melbourne (HO1348)

57–67 Little Collins Street, Melbourne, is a two- to three-storey manufacturing and warehouse complex. It incorporates buildings from 1912 and 1925 built for Craig, Williamson Pty Ltd, clothing and furniture manufacturers and retailers. Craig, Williamson Pty Ltd, were major retailers with premises in Elizabeth Street from the 1890s, as well as in Bendigo and Ballarat. They consolidated their manufacturing and storage facilities at 57–67 Little Collins Street in the city centre close to their main retail operations.



Figure 22. 57–67 Little Collins Street, Melbourne, built in 1912 and 1925. (Source: CoMMaps)

411–423 Swanston Street, Melbourne (HO1084)

411–423 Swanston Street, Melbourne, is a five-storey reinforced concrete former warehouse that was designed by Francis J Davies in a conservative Free Edwardian style for the tobacco company W D and H O Wills and built by Walter E Cooper in 1925. It was refurbished for educational usage in 1978.



Figure 23. 411–423 Swanston Street, Melbourne, built in 1925. (Source: CoMMaps)

215–223 Franklin Street, Melbourne (rear of 186–190 A’Beckett Street) (HO1157)

215–223 Franklin Street, Melbourne, is a large, three-storey and face red brick and rendered warehouse building built in 1923, with a symmetrical stripped classical style façade. It was designed by Walter and Richard Butler. The original multi-paned windows have been removed from the façade and it was refurbished after fire damage in 1990 (CoMMaps; RBA 2013:D41).



Figure 24. 215–223 Franklin Street, Melbourne, built in 1923. (Source: CoMMaps)

144–148 A'Beckett Street, Melbourne, built in 1926 (HO1148)

144–148 A'Beckett Street, Melbourne, is a four-storey brick warehouse. In 1926, the property was bought by the realty company Pullyn and Co for £6872 and the building was erected at a cost £6595. It was purchased by the crockery wholesalers Joe White Indentors Pty Ltd in 1928 who held the property until 1985.



Figure 25. 144–148 A'Beckett Street, Melbourne, built in 1926. (Source: CoMMaps)

The former Mutual Store Ltd (later Maples Pty Ltd) complex is clearly distinguished from the above examples for its location in a residential suburb, South Yarra, where the establishment of warehousing complex of such scale is highly unusual. First established in 1889 as the Mutual Store stables, the site was renewed as a delivery depot and warehouse complex in the interwar period, demonstrating the evolution of the transportation and logistics system of a major retailing business. While many other inner-city warehouses constructed in the interwar period were refurbished for commercial or educational use, the subject complex is atypical amongst the comparative examples as a residential complex, being the first major residential conversion of an industrial building in Melbourne, and one of the first in Australia.

More broadly, despite its atypical location, the former Mutual Store Ltd (later Maples Pty Ltd) complex compares well to the above HO-listed examples in the City of Melbourne, all built outside the main retailing district near the corner of Bourke and Swanston streets and Flinders and Elizabeth streets, Melbourne.

In particular, the former Myer despatch buildings at 258–274 Queensberry Street, Carlton (HO17), as well as the former Craig, Williamson Pty Ltd complex, 57–67 Little Collins Street, Melbourne (interim HO1348), share a similar historical context with the subject site, as warehousing, manufacturing and dispatch complexes built to serve retail outlets in the central city and metropolitan Melbourne. The former Craig, Williamson complex also partially retains the late nineteenth century caretaker's residence and 1912 stables, with a 1925 three-storey masonry façade added to the main street frontage. Along with these examples, the subject complex represents the interwar expansion of retail industry in the City of Melbourne, led by several branded department store chains.

Stylistically, the interwar period warehouses 215–233 Franklin Street (HO1157), 144–148 A'Beckett Street (HO1148), and 411–423 Swanston Street (HO1084), all in Melbourne, are closely comparable

with the 1922 main building of the subject complex. These examples have restrained detailing such as architecturally elaborated parapets and vertical bays divided by pilasters, which are commonly seen in these examples of interwar industrial warehouses or storage buildings. However, the subject site is distinguished for its retention of a cluster of industrial buildings that share a close association with a primary early occupant, Mutual Store Ltd.

Incorporating structures from c1889 and 1923 built for Mutual Store Ltd which had its flagship store in Flinders Street, Melbourne, 112–118 Millswyn Street forms part of the group of industrial buildings demonstrating the ongoing expansion of retailing industry in the city from the late nineteenth century and through the interwar period.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of part of 112–118 Millswyn Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes – Remnant painted signs on the south and east elevations of the 1922 former storage building
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	Yes – Brick walls on the northern and southern property boundaries
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Anderson, Fay 2008. 'Mutual Store' *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 15 March 2021.

Argus, as cited.

City of Melbourne Interactive Maps (CoMMaps). <http://maps.melbourne.vic.gov.au/>, accessed January-March 2021.

Gould, Meredith 1985. 'South Yarra Conservation Study'. Prepared for the City of Melbourne.

Herald, as cited.

Kay and Burton Real estate c1979. 'Millswyn'. Brochure.

Land Victoria. Certificates of Title (CT), as cited.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed March-April 2018.

Navaretti, Peter 2012. 'Ballantyne, Cedric' in Philip Goad and Julie Willis (eds) 2012, *The Encyclopedia of Australian Architecture*. Cambridge University Press, Port Melbourne.

Nearmap, as cited.

Pratt, Charles Daniel ca.1924-ca.1935. 'Site for Shrine of Remembrance, with view over Botanic Gardens', State Library Victoria: Airspy collection of aerial photographs, accessed 15 March 2021.

Public Record Office Victoria (PROV). City of Melbourne building plans and permits (1916–1960), VPRS 11200, 11201.

Sands and McDougall. *Melbourne and Suburban Directories* (S&Mc), as cited.

Tibbits, George and Philip Goad 2012. 'Reed and Barnes' in Philip Goad and Julie Willis (eds) 2012, *The Encyclopedia of Australian Architecture*. Cambridge University Press, Port Melbourne.

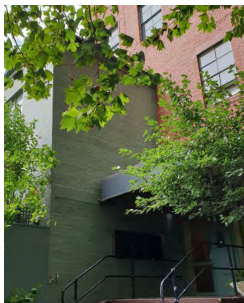
PREVIOUS STUDIES

South Yarra Conservation Study 1985	Multiple gradings (D and E)
City of Melbourne Planning Scheme Heritage Review 2000	D ('Unit 4/114 Millswyn Street; former harness room') D ('former stable wall rear 44 St Martins Lane')

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Mutual Store Ltd (later Maples Pty Ltd) complex

PS ref no: HOxxx



What is significant?

Former Mutual Store Ltd (later Maples Pty Ltd) complex at part of 112–118 Millswyn Street, South Yarra, built in c1889 and 1922–23 for the Mutual Store Ltd, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- 1922 former storage building's original four-storey form (Figure 1: Number 4) with a stairwell and face red brick finishes, and its high level of integrity to its original design including the decorative brick detailing to the stairwell, as well as its pattern and size of original fenestration
- remnant painted signs dating from the Maples Pty Ltd era on the south and east elevations of the 1922 former storage building (Figure 1: Number 4)
- surviving original face brick walls and pattern of openings of the c1889 former grain store (Number 2), c1889 former toilet block (Figure 1: Number 3) and 1923 engineers' workshop (Number 6)
- 1889 store foreman's residence at 114 Millswyn Street (Figure 1: Number 2) and the access way to the south of the residence
- steel roof trusses and brick walls on the northern and southern property boundaries, which are remnants of the loading areas and associated structures (Figure 1: Number 5)
- bluestone pitchers predating the 1922 redevelopment.

The changes introduced by the 1978 residential conversion also contribute to the significance of the place. More recent alterations and additions are not significant.



Legend

1	Former foreman's residence at 114 Millswyn Street (1889)	4	Former storage building (1922)
2	Former shed, later used as grain store (c1889)	5	Remnant loading area structures (1922) and associated brick walls (c1889–1922)
3	Former toilet block, later used as kerosene store (c1889)	6	Former engineers' workshop (1923)

Figure 1. Aerial photograph of the subject site, showing the key elements that contribute to the significance. (Source: Nearmap 2022 with GML overlay)

How is it significant?

Former Mutual Store Ltd (later Maples Pty Ltd) complex at part of 112–118 Millswyn Street, South Yarra, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The former Mutual Store Ltd (later Maples Pty Ltd) complex at part of 112–118 Millswyn Street, South Yarra, is historically significant as an atypical example of an industrial place in the South Yarra area of the City of Melbourne, which is otherwise a predominantly residential area. The complex is also significant for its long-term association with Mutual Store Ltd, which established Melbourne's first department store in Flinders Street, Melbourne. The existing former stable complex and warehouse were erected c1889 (Figure 1: Number 1, Number 2 and Number 3) and 1922–23 (Figure 1: Number 4, Number 5 and Number 6) respectively for the Mutual Store. Established in 1889 to house the company's livery yard and later incorporating the delivery plants by the beginning of the 1920s, the complex was renewed as a delivery depot and warehouse complex in 1922–23. The complex demonstrates the growth in retailing and manufacturing that was part of the buoyant new economy in early twentieth century Melbourne following the subdued period of World War I and the strong tariff protection in the 1920s. The complex also demonstrates the evolution of the transportation and logistics system of a major retailing business over time. Acquired by the Melbourne furniture manufacturers, Maples, the site continued its industrial operation as a warehouse and manufacturing complex between 1963 and 1978. (Criterion A)

The subject complex, today known as Millswyn, is also of historical interest as the first major residential conversion of an industrial building in Melbourne, and one of the first in Australia. The residential development in 1978 was led by the Largga Partnership, partners of which kept units in the complex. The partnership was formed by Andrew Reed, Len Hayball, and Graeme Gunn, the principals of the architectural firms Andrew Reed and Associates and Gunn Hayball Pty Ltd, as well as Ross Ramus, architect, Jean Miller, investor, and Grazia Gunn, curator. (Criterion A)

Incorporating structures from 1889 and 1922–23 built for Mutual Store Ltd and later converted for Maples Pty Ltd, the complex is important as a representative example of a relatively intact cluster of residential and industrial buildings developed for a single primary occupant. The complex retains the 1889 foreman's residence designed by Reed, Henderson and Smart (Figure 1: Number 1); c1889 former grain store (Figure 1: Number 2) and former kerosene store (Figure 1: Number 3) predating the 1922 former storage building designed by Ballantyne and Hare (Figure 1: Number 4), as well as a 1923 workshop building (Figure 1: Number 6). The original built form, roofline, face brick surfaces (partly overpainted) and industrial buildings with utilitarian designs provide tangible evidence of the warehousing associated with a major retail business in this part of the City of Melbourne. The 1922 main building is also of importance, being a representative example of an interwar warehouse building, characterised with the steel-framed concrete structure and masonry external walls, the use of vertical bays with large window openings divided by pilasters, and the use of restrained decorative detailing. (Criterion D)

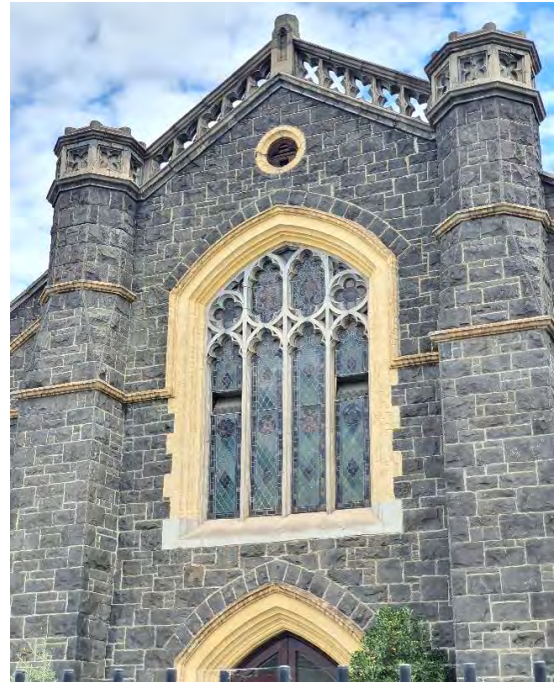
Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Former Wesleyan Church

STREET ADDRESS: 431–439 Punt Road, South Yarra

PROPERTY ID: 107777



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C
DESIGNER / ARCHITECT / ARTIST:	Crouch and Wilson (church), Ferguson and Urie (stained glass)	BUILDER:	Stephen Whatmough
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1864

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
9 Religion and spirituality	9.2 Establishing places of worship

RECOMMENDATIONS

Recommend inclusion of 431–439 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

The former Wesleyan (later Methodist) Church at 431–439 Punt Road, South Yarra, was designed by Crouch and Wilson and built in 1864. The building was converted to a six-unit apartment complex in 1994. The former church is of bluestone construction and features a symmetrical façade with a central bay flanked by twin turrets, the spires of which were removed by the 1960s. The former Wesleyan Church is an important example of a local Wesleyan (Methodist) church built as part of the early suburban development of Melbourne. The subject building is representative of the many smaller-scale churches of the major Christian denominations that were built in the 1860s and 1870s as part of the expansion of those denominations outside of central Melbourne and into the developing suburban areas.

HISTORICAL CONTEXT

Wesleyan (Methodist) churches in the City of Melbourne

For the first few decades following its introduction to the Port Phillip district in 1838, Methodism did not develop a strong architectural tradition in Victoria. The denomination had been founded by John Wesley in England in the 1600s and its adherents brought a strong ethos of hard work and frugality to the Protestant tradition. For the early Wesleyans in Victoria, the chapel was a 'preaching house' and therefore a greater emphasis was placed on the acoustic functioning of their churches than the churches with transepts and choirs designed for the Anglicans and Catholics. The Wesleyan population of Melbourne was typically working class or lower middle class, but the prosperity generated by the gold rush led to social rankings becoming more fluid. By the mid-nineteenth century, humble chapels that had been built in the early colonial era and that were often merely a nave, began to be replaced with more substantial, architect-designed buildings (Phillips 1991:10; Lewis 1991:21). Melbourne saw a great expansion of church building in the mid-Victorian period and the government generally provided an allotment in new towns and suburbs for the various Christian denominations to erect a place of worship.

The Methodist Church in Victoria had traditionally shunned overly decorative treatments as being not in line with the values of the church, and were known instead for their plain and austere church buildings. The erection of the grand Wesley Church in Lonsdale Street, Melbourne, in 1857, however, established Gothic Revival as not only an acceptable style, but also a preferred choice. This grand-scale church was designed by Joseph Reed in a highly decorative Gothic Revival style that resembled 'a small cathedral' and was claimed at the time to be the finest Methodist church in the world (Smith 1903:53). From that time, Gothic Revival became popular in the building of Methodist churches in Victoria. Through the 1860s, Wesleyan Methodism flourished in Victoria and a large number of Methodist churches were erected across the colony, including in the City of Melbourne. A large number of Methodist churches were designed by architects Crouch and Wilson in the 1860s and 1870s, and these generally employed the Gothic Revival style (Lewis 1991:21, 47). The Wesleyan Methodists were among those denominations that were seeking a land grant outside of central Melbourne in the 1850s, in order to establish smaller-scale churches that commanded a physical prominence in the developing suburbs.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. 431–439 Punt Road, South Yarra, occupies lot 3 of Crown Allotment 8 in the Parish of Melbourne South (Figure 1). This was a two-acre Crown grant at the northwest corner of Punt Road and Commercial Road granted to the Wesleyan Church in 1853 (CoMMaps).

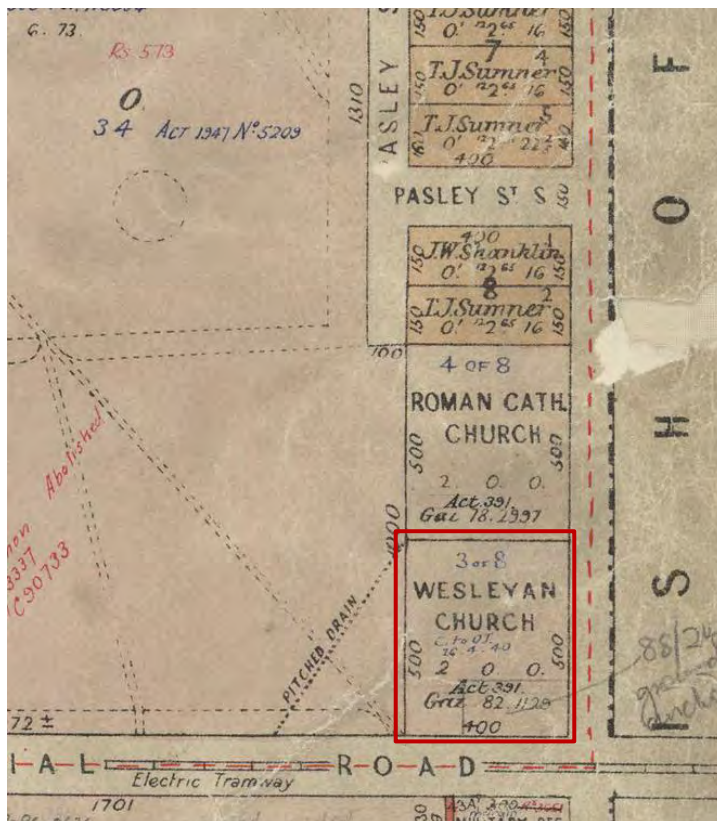


Figure 1. Extract of a parish plan showing lot 3 of Crown Allotment 8. (Source: Historic Plans Collection, Public Records Office Victoria VPRS 16171 P0001 Unit 6)

The Wesleyan Methodist Association was a division of Methodism introduced to Victoria in 1850 by Joseph Townsend (Phillips 1991:10). In South Yarra, a Wesleyan church had been first established in August 1853, occupying a block of land at the corner of Margaret Street and Commercial Road, South Yarra. Familiarly known as the 'iron pot', the iron chapel measured 50 feet by 38 feet (it was one of several pre-fabricated iron churches shipped to Victoria in the early 1850s). The iron building was relocated in 1855 to the site granted by the government at the corner of Punt and Commercial roads and remained in use until a new bluestone church was erected in 1864 (*Prahran Chronicle*, 25 April 1903:3). The foundation stone of the former Wesleyan Church at 431–439 Punt Road was laid on 16 August 1864 by the Governor of Victoria, Sir Charles Darling (*Telegraph, St Kilda, Prahran and South Yarra Guardian*, 20 August 1864:3). The new bluestone church was constructed by builder Stephen Whatmough to a design by architects Crouch and Wilson; it was one of the first of many churches Crouch and Wilson designed for the Methodist Church in Victoria that employed the Gothic Revival style. The new building was to measure 75 feet by 45 feet, and 22 feet in height when completed. The two turrets planned on the front were to be 56 feet high. The building was to be finished with face bluestone walls, moulded brick dressings and burnt white clay dressings to the buttresses. The style of the architecture was noted as 'Perpendicular Gothic' (*Telegraph, St Kilda, Prahran and South Yarra Guardian*, 20 August 1864:3; *Australian News for Home Readers*, 25 August 1864:15).

The church was officially opened with a service on Saturday, 1 January 1865 (*Telegraph, St Kilda, Prahran and South Yarra Guardian*, 7 January 1865:2). The total building cost was £2400, £300 more than the initial estimation. The stained-glass windows were supplied by Ferguson and Urie, the renowned Melbourne stained-glass manufacturers. The new church accommodated 600 people (*Leader*, 7 January 1865:11). In 1885, tenders were called by architects Wilson and Beswicke for additions to the church (*Argus*, 29 August 1885:15).

In 1896, the two-acre land parcel comprised the 1864 church, a parsonage, a cottage and a Sunday school (Figure 3). All structures on the site apart from the existing church were demolished during the twentieth century. In 1923, four single-storey houses were erected to the immediate north of the existing church, replacing an earlier parsonage. These houses were demolished in 1986, to make way for the current multi-unit block at 1–9 Park Lane. By 1945, tennis courts occupied the southern part of the land.

In the postwar period, some changes were introduced to the bluestone church. An aerial photograph dated c1960–70 shows that the spires above the twin turrets had been removed by this time and the original rear wing had been replaced with a larger structure after 1945 (Pratt 1945, 'Albert Park Lake and South Yarra'; Smith and Associates c1960–70, 'Aerial view of the Alfred Hospital, Prahran').

The Wesleyan Church had a stronger presence in Victoria than in the other colonies but was less well represented than the main Methodist church sects. The church at 431–439 Punt Road was one of 44 Wesleyan churches established in Victoria by 1901, while the churches of the four Methodist divisions in Victoria numbered 829 when the Methodist Church of Australasia was formed on 1 January 1902 (Phillips 1991:10). This new church unified the various strands of Methodism. In 1977 the Methodist Church joined the Uniting Church in Australia. A number of Methodist churches did not come under the fold of the Uniting Church and these became obsolete and were sold.

The South Yarra Wesleyan Church was closed by the late 1980s and the land was subdivided and sold for residential developments by (MBAI). The block of land containing the 1864 bluestone church had become known as 431–439 Punt Road by this time. In 1994, the former church was converted to six-unit apartments (*Age*, 10 December 1994:77).

The former Wesleyan Church contained an organ that was originally built in 1881 by George Fincham as a single manual for the West Melbourne Presbyterian Church and sold to the subject church in 1883. The Swell Organ and two couplers were added by George Fincham in July 1890. The organ was sold to St Philip's Anglican Church, Collingwood, when the subject church closed, where it remained until c2010 (Hermes record for 'Former Wesleyan Church and Organ').



Figure 2. Illustration of the new Wesleyan Church on Punt Road, built in 1864. (Source: Samuel Calvert c1850s, 'New Wesleyan Church, Punt Road, via National Library of Australia')

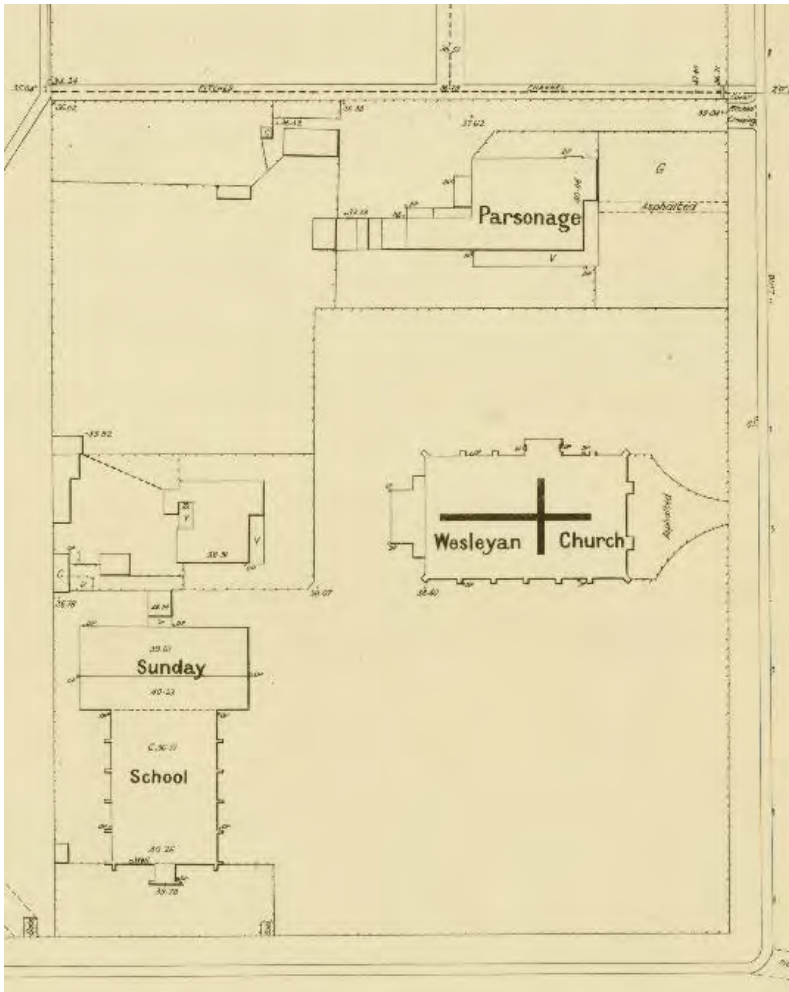


Figure 3. An extract from the MMBW detail plan 904 and 905, dated 1896, showing the two-acre land at the corner of Punt Road and Commercial Road, South Yarra. Note a cottage existed just north of the Sunday school building. Only the Wesleyan church building survive today. (Source: State Library Victoria)



Figure 4. The former Wesleyan Church at 431–439 Punt Road in 1945, viewed from the southwest, with tennis courts evident. Note the original spires. (Source: C D Pratt 1945, 'Albert Park Lake and South Yarra, looking north-easterly' via State Library Victoria, Accession No. H91.160/469)

SITE DESCRIPTION

The former Wesleyan (later Methodist) Church at 431–439 Punt Road, South Yarra, is located on the west side of Punt Road, near the northwest corner of Punt Road and Commercial Road. The site comprises a former Wesleyan Church that was designed by Crouch and Wilson and built in 1864. The building was converted to a six-unit apartment complex in 1994. The building retains a generous setback

that is currently occupied by an asphalted parking space for six vehicles. There is a footpath on the north of the allotment, providing access to the shared facilities and the units at the rear.

The former church is of bluestone construction and has a plain rectangular form, as commonly used in churches from the mid-Victorian period. The building features a slated gabled roof and buttresses with cement dressing. The primary (east) elevation (Figure 5) is symmetrical with a central bay flanked by twin turrets, the spires of which were removed by the 1960s. Openings on this elevation include three wide pointed arched windows and a central pointed arched doorway with wooden door. The shape of the wide-proportioned arch openings is characteristic of the Perpendicular Gothic or Late Gothic style architecture, which is uncommon in Victoria. The glazing on this elevation appears original; the central window retains the original Perpendicular Gothic style tracery window with Ferguson and Urie-designed stained glass. Above the central stained-glass window is a rosette window with wooden louvres. The diamond-pattern leaded-glass windows also appear original. Other decorative elements on this elevation include the cement openwork parapet and contrasting moulded cream brickwork (stringcourses and quoining) (Figure 6).

On the side (north and south) and rear (west) elevations (Figure 6 and Figure 7), the building retains the original pattern of openings, as well as the bluestone entrance porch with a pointed arched doorway and rosette window on the north elevation (Figure 2 and Figure 8). The window openings on the north, south and west elevations are also pointed arches. The small window opening on the west elevation retains its original cream brick quoining and cement sill. The original white clay water tables of the buttresses also survive (Figure 9).

Some changes have been introduced as part of the 1994 residential conversion of the building. The bluestone addition on the south elevation is likely from this period (Figure 9). The skylights on the roof and diamond-pattern metal frame windows on the north and south elevations are also additions. The door with glazed inserts also appears new. The new steel framed rear wings, which replaced the earlier rear wing from the postwar period, have slated gable roofs and floor-to-ceiling pointed arch windows, keeping in with the manner of the Gothic-style architecture. The boundary fencing and garden beds with bluestone edging are also recent.



Figure 5. The primary (east) elevation of the former Wesleyan Church at 431–439 Punt Road. Note the use of side pointed arches and the intact Perpendicular Gothic style tracery with stained glass by Ferguson and Urie. (Source: GML Heritage 2021)



Figure 6. Close-up view of detailing, including the cement dressing on the buttress, moulded cream brick stringcourse and quoining (left), cement rendered quoining (right). (Source: GML Heritage 2021)



Figure 7. An opening on the north elevation, with cement rendered edges and replacement diamond pattern window. (Source: GML Heritage 2021)



Figure 8. Bluestone porch on the north elevation, featuring a secondary entrance with four centred arch and a rosette window above. (Source: GML Heritage 2021)



Figure 9. View of the south elevation, showing the bluestone addition that most likely dates from c1994 (outlined red) and the burnt white clay water table (outlined yellow). (Source: GML Heritage 2021)

INTEGRITY

The former Punt Road Methodist Church at 431–439 Punt Road, South Yarra, is largely intact with some changes. The building retains its original building form, original materials and stylistic details such as the Perpendicular Gothic style window with stained glass, wide-proportioned arch openings, decorative openwork parapet, twin turrets, buttresses and cement dressing and quoining. The spires above the twin turrets were removed during the postwar period (1945-c1960s) during its use as a church. Overall, the building retains its original elements influenced by the Perpendicular Gothic style architecture.

The later residential conversion (1994) of the church has caused changes including the additions to the side and rear elevations and installation of new window frames on the side elevations. These additions are discreet, largely in keeping with the style of Gothic architecture. Despite the loss of spires and later changes to the building and its setting, the former Punt Road Methodist Church has fair integrity, being clearly legible as a mid-Victorian bluestone church.

COMPARATIVE ANALYSIS

Melbourne's churches played an influential role in colonial society and have helped shape the urban landscape. It became the practice of government surveyors to reserve a suitable place of high ground for churches, and on other occasions denominations sought a grant elsewhere, mainly for physical prominence in new towns and suburbs (Lewis 1991:6). The principal Christian churches established included those of the Anglican (Episcopalian), Catholic, Presbyterian, Methodist, and Baptist denominations (Context 2012:77). In the 1850s and 1860s, Melbourne saw intensive church development, mirroring the wider development of the suburban areas that followed population growth. The majority of churches during this period were built of stone in the Gothic Revival style (Context 2012:17).

Gothic Revival architecture emerged in England in the early nineteenth century as the result of the liturgical revival promoted in the Anglican Church by the ecclesiological movement. It reached the colonies by the 1840s, a time when Greek Revivalism was the strongest architectural influence. The enthusiastic take-up of Gothic Revival style was supported by immigrant architects from Britain and Ireland who arrived in the colonies fully trained (Lewis 1991:20), notably William Wardell who had trained under the eminent Augustus Pugin.

The influence of the Perpendicular Gothic style evident in the architecture of the subject building at 431–439 Punt Road is unusual in Victoria. It is one of two examples of this variant on the Gothic Revival style included in *Victorian Churches*, the 1991 State-wide typological study of the pre-World War II churches. The other example is St Andrew's Presbyterian Church in Whitehorse Road, Box Hill (HO90, City of Whitehorse), built in 1866–67 to a design by Smith and Watts. The Perpendicular Gothic style developed in England during the c1330s and was popular into the 1480s. The style is characterised by the strong vertical emphasis of architectural elements such as buttresses, turrets, spires and window mullions. The pointed arched windows of Perpendicular Gothic buildings are typically wider and flatter than the lancet-style windows common in other Gothic Revival variants.

Mid-Victorian Wesleyan (Methodist) churches

The Wesley Church at 148 Lonsdale Street, Melbourne (VHR H0012 and HO712), built in 1857 in the Gothic Revival style is an architecturally exceptional example of a comparable church in the City of Melbourne.

The following Wesleyan Methodist churches are also comparable, erected in a similar period, in the 1860s and 1870s, within the present day City of Melbourne.

The Wesleyan Church at 165 Mount Alexander Road, Flemington (demolished), was built in 1865 to a design by Crouch and Wilson, who also designed the subject building at 431–439 Punt Road, South Yarra, in 1864. The Flemington example, built of brick with contrasting dressings and spiky octagonal turrets, was demolished in 1999.

Another Crouch and Wilson-designed Methodist church is the Wesleyan Chinese Mission (now the Methodist Mission Church) at 196 Little Bourke Street, Melbourne (VHR H2175; HO692 and significant in HO507), built in 1872. This is a unique example of a mission church to the Chinese community and is also unusual on account of its two-storey warehouse-like form, which provides limited scope for comparison with the former Wesleyan Church in Punt Road.

The former Wesleyan Church (now Church of All Nations) at 180 Palmerston Street, Carlton (VHR H2179; HO976 and significant in HO1), was built in 1869 to a design by Reed and Barnes (Lewis 1991:50, 54). While the Carlton example also represents a similar period of historical development to 431–439 Punt Road, this church was designed in Romanesque Revival style rather than Gothic Revival and does not provide direct architectural comparison.

In addition to these examples, the following is the only Wesleyan example in the municipality that is comparable with the subject building, in terms of its use, architecture, scale and creation date.

Welsh Calvinist Methodist Church, 320 La Trobe Street, Melbourne (VHR H0536; HO682)

Designed by Charles Webb and erected in 1871, this example also has flanking turrets on the façade like the subject building (Lewis 1991:47). The church is constructed of rendered brick on an axed bluestone base, with shallow relief towers with pointed openings below the spire (VHD).



Figure 10. 320 La Trobe Street, Melbourne, built 1871. (Source: CoMMaps)

Other Gothic Revival style churches

The following examples in South Yarra and the broader City of Melbourne are comparable with the subject building, being of a similar use, architectural style, scale and/or construction date.

Former Catholic Apostolic Church (now Romanian Orthodox), 59 Queensberry Street, Carlton (HO90)

A bluestone church built in 1854–65 and altered in 1871 and 1887 to a design by Leonard Terry. The church comprises a spacious chancel with clerestory and aisles. The nave features a tracery window (National Trust 1991:50). Next to the church is a separate bluestone building (likely a manse).



Figure 11. 53–63 Queensberry Street, Carlton, built c1854–65 and altered in 1871 and 1887 to a design by Leonard Terry. (Source: National Trust 1989, via Victorian Heritage Database)

Presbyterian Church, 621–627 Punt Road, South Yarra (assessed as an individual heritage place in this Review)

Designed by architect Lloyd Tayler, the 1865 Gothic style church building is of bluestone construction with decorative sandstone (Barrabool Hills freestone) dressing. The church has a rectangular form with projecting porches. The east-facing porch with a pointed arched doorway is an addition from 1920. The church comprises a nave with clerestory and two isles, separated by piers and arches. The nave features a high-pitched gable roof with two dormer windows and four openings on clerestory level on each side.



Figure 12. Presbyterian Church at 621–627 Punt Road, South Yarra, built in 1865 to a design by Lloyd Tayler (Contributory to HO6, recommended as individually significant in this study). (Source: GML Heritage 2021)

John Knox Free Presbyterian Church (now Church of Christ), 327–333 Swanston Street, Melbourne (VHR H0455; HO752)

It is a Charles Webb-designed rendered brick church with slate roof, typical of the Gothic Revival style in Victoria. The church is described as an example of Early English style, with buttresses dividing the nave of the church into six bays, each containing a simple lancet window. The symmetrical façade incorporates a tracery window above an entrance, flanking octagonal turrets and an openwork parapet.



Figure 13. 327–333 Swanston Street, Melbourne, built in 1863 to a design by Charles Webb. (Source: Victorian Heritage Database)

Architecturally, the subject building and the above smaller-scale churches from the 1860s–70s were erected for smaller denominations (Catholic Apostolic and Free Presbyterian) or as part of the suburban expansion of major denominations (Methodist) that had already established elaborate, larger churches in central Melbourne.

The former Catholic Apostolic Church (now Romanian Orthodox) at 53–63 Queensberry Street, Carlton (HO90), one of only two Catholic Apostolic churches in Australia, shares above mentioned architectural similarities with the subject building. However, the former Catholic Apostolic Church has more traditional planning with transepts that reflect Catholic liturgical practice.

The Presbyterian Church at 621–627 Punt Road, South Yarra (Contributory to HO6, recommended as individually significant in this study), is closely comparable not only architecturally but also for its historical context. Erected in the mid–1860s on land granted by the government in the then emerging suburb of South Yarra, the Wesleyan church and the subject complex represent the historical pattern of early suburban development in the wider Melbourne area.

Although of rendered brick construction, the two State-listed examples Welsh Calvinist Methodist Church at 320 La Trobe Street, Melbourne, and John Knox Free Presbyterian Church (now Church of Christ) at 327–333 Swanston Street, Melbourne, are comparable in terms of the scale and detailing characteristic of Gothic Revival style architecture. These examples and the subject church all display vertical emphasis associated with the decorative elements such as heavy buttresses and twin turrets flanking the central bay with tracery window. The Melbourne examples do not, however, exhibit the wider and flatter arches associated with the Perpendicular Gothic and lack the vertical emphasis reinforced in the design of the central stained-glass window. 327–333 Swanston Street is also comparable in terms of its intactness, having had a recent rear addition.

Overall, the former Wesleyan Church at 431–439 Punt Road, South Yarra, provides important tangible evidence of the early Gothic Revival churches built as part of the earliest suburban expansion of the

Wesleyan Methodists in Melbourne. It is also an uncommon example of the influence of the Perpendicular Gothic style in the City of Melbourne and wider Victoria.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 431–439 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Australian News for Home Readers, as cited.

Context 2012. City of Melbourne Thematic Environmental History. Prepared for City of Melbourne.

City of Melbourne Interactive Maps (CoMMaps) 2022. <http://maps.melbourne.vic.gov.au/>, accessed 19 September 2021.

Hermes record for 'Former Wesleyan Church and Organ', National Trust, accessed online 19 September 2021.

Leader, as cited.

Lewis, Miles (ed) 1991. *Victorian Churches: Their origins, their story and their architecture*. National Trust of Australia (Vic), Melbourne.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Phillips, Walter 1991. 'The Denominations', in Lewis, Miles (ed) 1991. *Victorian Churches: Their origins, their story and their architecture*. National Trust of Australia (Vic), Melbourne.

Prahran Chronicle, as cited.

Prahran Telegraph, as cited.

Pratt, Charles Daniel 1945. 'Albert Park Lake and South Yarra, looking north-easterly', State Library Victoria: Airspy collection of aerial photographs, accessed 19 September 2021.

Public Record Office Victoria (PROV). Historic Plans Collection, VPRS 16171 P0001 Unit 6.

Smith, Ian and Associates c1960–1970. 'Aerial view of the Alfred Hospital, Prahran', State Library Victoria, accessed 19 September 2021.

Smith, James 1903. *The Cyclopaedia of Victoria*. The Cyclopaedia Co Pty Ltd, Melbourne.

Victorian Heritage Database (VHD), as cited.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 B

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Wesleyan Church

PS ref no: HOxxx



What is significant?

The former Wesleyan Church at 431–437 Punt Road, South Yarra, built in 1864 to a design by Crouch and Wilson, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original rectangular form with slate gabled roof and twin turrets, and the bluestone external walls with side porches and buttresses
- pattern and size of original fenestration, especially the use of four-centred arches on all elevations
- other original elements such as cement openwork parapet, tracery window with four-part stained glass designed by Ferguson and Urie, quoining and string courses in moulded cream brick, diamond-pattern leadlight glazing.

More recent alterations and additions, including the new side and rear wings and landscaping features, are not significant.

How is it significant?

The former Wesleyan Church at 431–437 Punt Road, South Yarra, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The former Wesleyan Church at 431–437 Punt Road, South Yarra, built in 1864, is historically significant as an example of a local Wesleyan (Methodist) church built as part of the early suburban development of Melbourne, replacing an earlier church on the site that dated to the mid–1850s. It is also significant as it occupies one of the four Crown reserves granted for use by the four Christian denominations in the 1850s along the same section of Punt Road. The subject church provides important tangible evidence of the development pattern of this early phase of suburban expansion within the City of Melbourne outside of the central city. The building is also evidence of the broad adoption of Gothic Revival style by

the Methodists in Victoria in the 1850s and 1860s, which was a significant departure from their preference for a more austere style prior to the 1850s. (Criterion A)

Designed by prominent Melbourne architects Crouch and Wilson, the former Wesleyan Church is of representative significance to the City of Melbourne, as an example of the many smaller-scale churches of the major Christian denominations built in the 1860s and 1870s. Despite the residential conversion in 1994, the building is clearly legible as an example of an early Gothic style church, retaining key stylistic elements that are characteristic of the type, including the use of bluestone with contrasting dressings and detailing, as well as the symmetrical façade composition with gabled roof and twin turrets. The former church building is notable for its uncommon references to Perpendicular Gothic style, exhibited in the vertical emphasis of the design, the use of comparatively wide and flat pointed arches, and its central Perpendicular Gothic tracery window. The stained glass by Ferguson & Urie stained glass is an important part of the window design. (Criterion D)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: South Yarra Primary School

STREET ADDRESS: 585–601 Punt Road, South Yarra

PROPERTY ID: 107803



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C
DESIGNER / ARCHITECT / ARTIST:	H R Bastow (1877); J B Cohen (1906–07); Percy Everett (1948–50)	BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1877 1906–07 1926–27 1948–50

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
1 Living on Country	1.2 Ceremonies and celebration 1.3 Dwelling places and managing and harvesting resources
5 Collecting and exhibiting Aboriginal cultural material, and its repatriation	5.3 Being represented in museum exhibits and cultural collections
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
8 Education	8.1 Government schools

RECOMMENDATIONS

Recommend inclusion of 585–601 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Recommended for addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

Extent of overlay: Refer to map.

SUMMARY

South Yarra Primary School at 585–601 Punt Road, South Yarra, occupies a rectangular-shaped allotment bounded by Punt Road to the east, Pasley Street North to the south and Fawkner Park to the west. The school comprises a group of buildings and built elements from various periods of development including: the infants school building (1906–07); the former caretaker's cottage (c1906, with alterations), memorial gateway and fence posts (1924), the remaining main school building comprising the side (south) elevation and front (east) elevation up to the flagpole (1948–50 with 1877 bluestone foundations), and a series of more recent buildings dating from c2009.

HISTORICAL CONTEXT

Government schools in the City of Melbourne

The construction of primary schools and the provision of educational services and facilities is an important function within the City of Melbourne. As an inner-city municipality, the City of Melbourne housed many early schools, some of which have since closed and been re-purposed. Prior to the emergence of the state school system in 1872, the early schools established in the City of Melbourne in the 1840s were generally church-run, or denominational schools, which received little funding from the government.

Upon the foundation of a separate colony in 1851, Victoria inherited the National School system that had been adopted in NSW. Based on the Irish National Schools model and favoured by the then Governor of NSW, Richard Bourke, National Schools provided government-funded secular education. Meanwhile, the Denominational Schools Board oversaw the management of church-run schools in Victoria; this was replaced by the Board of Education in 1862, at which time denominational schools became known as Common Schools.

The *Education Act* of 1872 stipulated that the government provide education that was 'free, compulsory and secular'; the latter stipulation was strongly opposed by some religious interests, in particular the Catholic Church which was forced to entirely fund its own primary schools. The new system also streamlined the school system, where in many cases there were a number of denomination schools in the same town all receiving government funding. The Victorian state school system significantly expanded the provision of education to Victorian children in the 1870s and 1880s. This was in part because schooling was now a compulsory activity for all children until Grade 8, but also on account of the growth of the colony, and the spread of settlement into the country areas following the selection acts of the 1860s.

The Education Department adhered to a confined set of school types or plans, which developed over the years. Design was typically undertaken by the architects within the Public Works Department. Stylistic choices, and preferences, were generally directed by the chief architect at the time. The first state schools were designed in accordance with a set of key types that had been entered into a competition held by the Education Department to find the best school plans. During the 1870s and 1880s, Public Works Department architects favoured large brick school buildings with Gothic Revival detailing for the schools in the city and suburbs of Melbourne, and in the regional centres.

Nineteenth century school buildings were considered outdated by the turn of the century. The Fink Commission (1899) had recommended independent infants schools. The first detached infants school building was built in 1901 and six others were added throughout the metropolitan area by the end of 1902; by around 1923 every new school was provided with them. Some 53 detached infants school buildings were built between 1901 and 1939 (VHR citation for 'Infant Building, Moonee Ponds West Primary School').

Under Percy Everett, chief architect of the Public Works Department 1934–53, the Moderne style was favoured for public buildings, including schools. Percy Everett, was instrumental in transforming the department's architectural output by promoting a distinctive style of modern architecture across a variety of public buildings during his 1934–53 tenure.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The subject site adjoins Fawkner Park on the west, which was documented as a place that Aboriginal people occupied in the 1850s and

1860s and held corroborees; this was most likely a use that had been ongoing for a long period of time prior to British colonisation. A large gum tree that pre-dated European settlement stood in the rear school yard. The tree was known to have been an Aboriginal camping and meeting place and a corroboree site. Despite efforts to preserve the tree, it died in 1951 and was removed. A piece of wood was taken from the tree and turned into a 'partly polished billet' with an interpretive inscription ('Centenary Celebrations of South Yarra School, no. 583':4; Blake 1973:302).

South Yarra Primary School No. 583 (also known as Punt Road State School) occupies Crown allotment 6A and part of Crown allotment 6 in the Parish of Melbourne South. Crown allotment 6 was provided as a 2-acre Crown reserve in 1854 for the Presbyterian Free Church (a branch of Scots Presbyterianism). That year, the Victorian Government had offered the five main Christian denominations a Crown reserve on the west side of Punt Road. The Presbyterian Free Church took up this offer and, in addition to a timber church, erected a large, prefabricated iron schoolhouse at the southern end of the block, which opened on 28 August 1854 (Lewis 2018; *Age*, 7 December 1855:5). By 1859, the Presbyterian Free Church had become amalgamated with the larger Presbyterian Church in Victoria. Early plans show that the small allotment adjoining the church reserve on the south side was set aside for police purposes, although it is unclear whether it was ever used for this purpose (Plan 1859, held SHC).

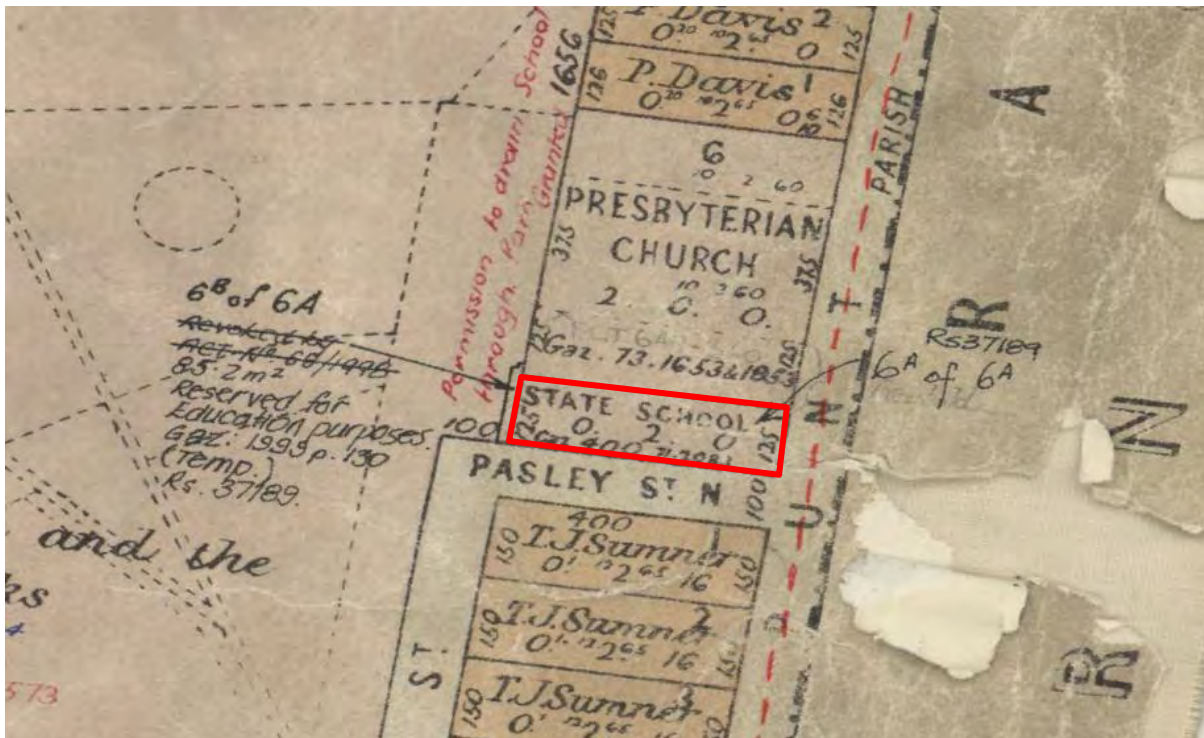


Figure 1. Detail of the parish plan of Melbourne South, showing Crown allotment 6A, the subject site, outlined in red. (Source: Public Records Office Victoria, VPRS 16171)

Following the *Board of Education Act* (1862), the Free Church school on Punt Road operated as a government-funded denominational school known as South Yarra Common School No 583, sometimes referred to as South Yarra Presbyterian Common School. An old brick wall and two chimneys from this early school remained on the boundary line of Fawkner Park for some time but this fabric is longer extant (Hermes no 83309; *Age*, 28 August 1954:5; 'Centenary Celebrations of South Yarra School, no. 583').

The Victorian *Education Act* of 1872 created the state school system and stipulated that all government-funded schools must be 'free, secular and compulsory'. Like many other existing denominational Common Schools, the South Yarra Common School was brought under the 'state school' system and

was no longer permitted to provide religious instruction. This was an impetus for many former Protestant church schools to establish a Sabbath School or Sunday School. In 1873 the Education Department purchased the area of land occupied by the school from the Presbyterian Church (Cowling 1984). The Education Department also acquired the smaller allotment adjoining the church reserve on the south, creating a larger school site (Parish plan 1922).

In the late 1870s, many state schools in Victoria were rebuilt with improved buildings, including many within the City of Melbourne. A new state school building was erected on the subject site in 1877 (Figure 2), at a cost of £4800. Designed by H R Bastow of the Public Works Department, this brick building had a symmetrical floor plan that was similar to the Buninyong State School (1874, in City of Ballarat HO181) and was the first example of a state school with an off-centre tower (Hermes no 83309). The iron school building continued to be used as part of the South Yarra State School but was relocated to the rear of the new school building (Cowling 1984).



Figure 2. The South Yarra State School building, erected in 1877. (Source: Rosemary Lawton, South Yarra Primary School 1854–1984)

A new brick building with double gables was designed as an ‘infants school’ in 1906 and constructed in 1906–07 at a cost of £2500. Completed in 1907, the building is a typical Federation-style infants’ school designed by the Public Works Department under the supervision of district architect J B Cohen (Figure 3). The new infants’ school replaced an older timber infants’ room, increasing the accommodation capacity from 734 to 806 (Hermes no 83309; *Age*, 4 May 1907:14). A brick caretaker’s cottage was also constructed to the west of the new infants’ school (Figure 3).

Further improvements were made to the buildings in 1923 (Figure 4). The building works included the creation of a new cloakroom situated between the 1877 and 1907 buildings, and a new female teachers’ room on the opposite side of the corridor (VPRS 3686/P6 Unit 433).

In 1924, a war memorial gateway and new fencing were erected in Punt Road in memory of former students who had served in World War I. The construction cost of £500 was donated by past and present scholars and parents. The gateway was officially opened by Brigadier-General J K Forsyth in November 1924. The gateway had two copper tablets added, which contained the names of 326 students who enlisted to serve in the war. The tablets were a gift by Melbourne City Councillor FL Morton, who oversaw the erection of the gateway. The inscription over the Punt Road entrance reads: ‘In honour of the old pupils of the School who served the Empire during the Great War 1914–1918’. On

the concrete floor, a marble inscription gives the names of the continents in which Australians served: 'Europe, Asia and Africa' (*Prahran Telegraph*, 28 November 1924:3).

The main 1877 building that comprised senior classrooms was partially destroyed by fire in 1946 with only the four rooms to the south end of the building surviving (Figure 5) (Hermes no 83309; *Age*, 28 August 1954:5). The infants' school survived with minor damage. After the fire, Grades 1, 2 and 3 were accommodated in the infants' school after a two-week holiday during which time the building was repaired, and Grades 4, 5, 6, 7 and 8 were transferred to nearby Prahran State School and Hawksburn State School (*Age*, 23 August 1946:3). Plans for a new main school building were prepared in 1947 by Percy Everett, chief architect of the Public Works Department (Figure 6). The new main school building was to comprise five new classrooms, a handcrafts room, a library and other additions (*Age*, 5 June 1947:4). However, although overcrowding became an apparent issue in all three schools, no action was taken for 18 months after the fire (*Herald*, 30 October 1947:7).

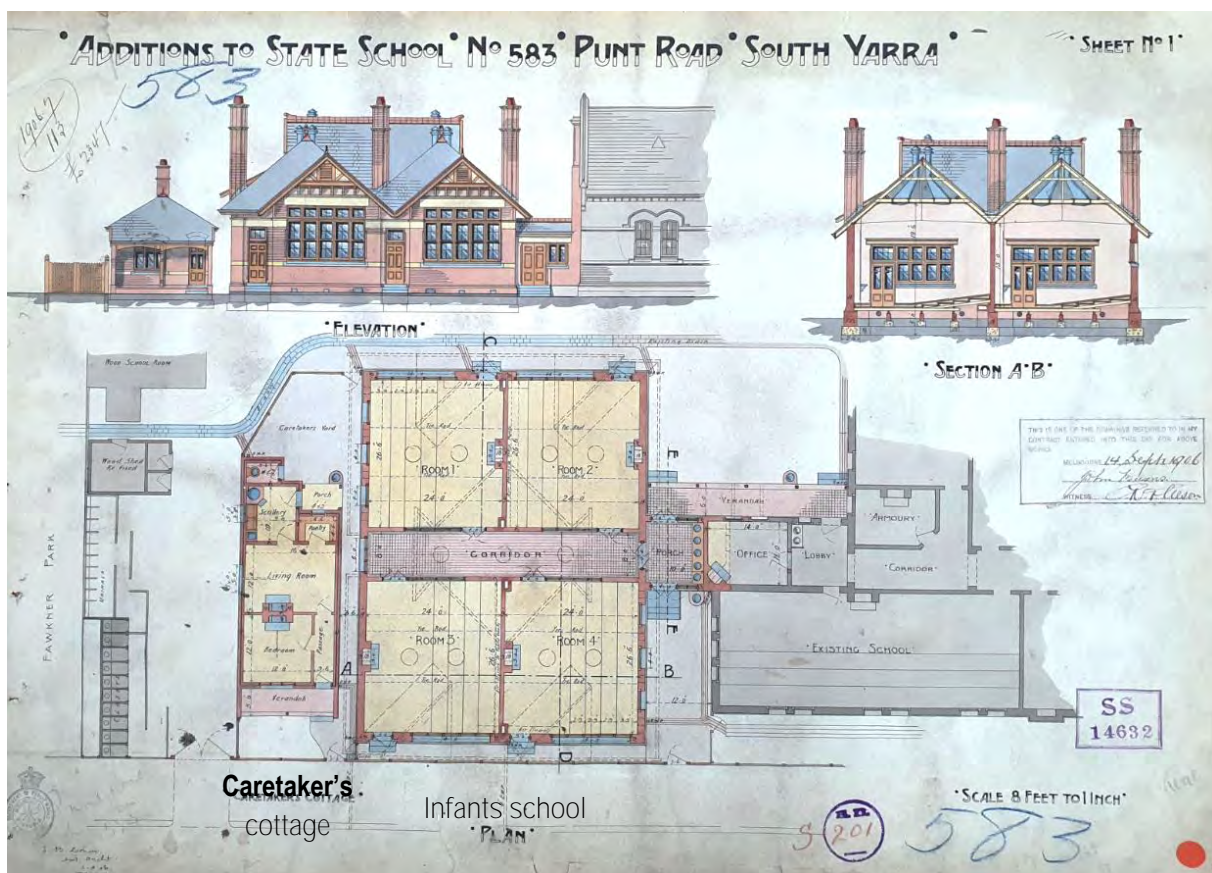


Figure 3. A 1906 plan of the proposed changes to the South Yarra State School, prepared by the Public Works Department, showing the new infants' school and caretaker's cottage (now with a 2010 façade). (Source: Public Records Office Victoria, VPRS 3686/P6 Unit 431)

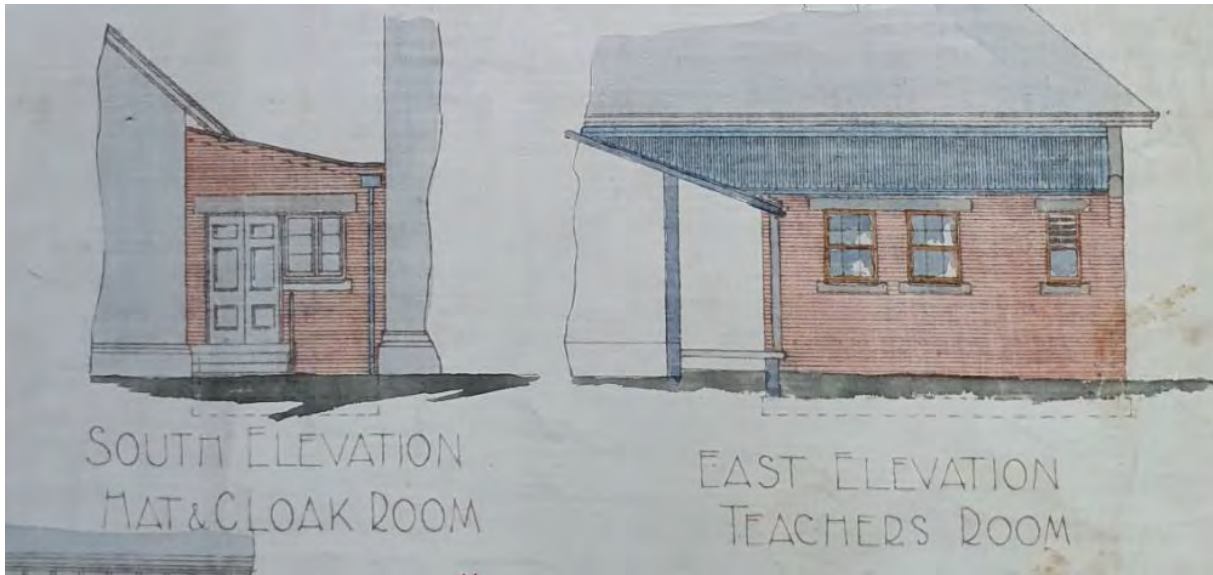


Figure 4. A 1923 plan of proposed works at South Yarra State School prepared by the Public Works Department, showing the proposed 'hat and cloakroom' and teachers' room, both attached to the east elevation of the 1907 infants' school. (Source: Public Records Office Victoria, VPRS 3686/P6 Unit 433)



Figure 5. Junior students at South Yarra State School playing in the school grounds in 1947, with the ruins of the 1877 school building in the background. (Source: *Herald*, 20 March 1947:17)

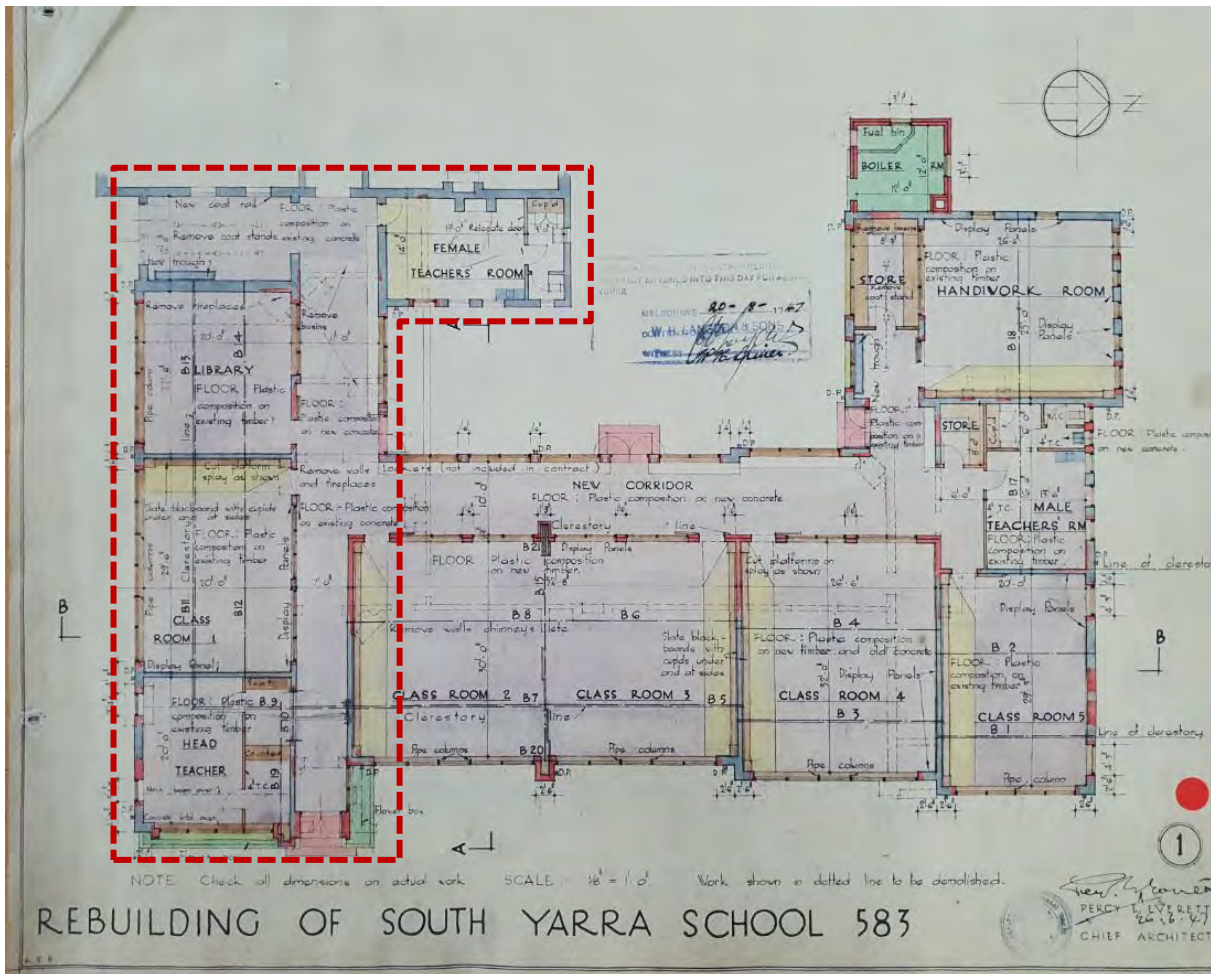


Figure 6. A 1947 plan of the proposed rebuilding of South Yarra State School. The new building was erected on the old bluestone footings of the 1877 building. The four rooms and corridor on the south that survived the fire (in red dashed lines) were retained and renovated. (Source: Public Records Office Victoria, VPRS 3686/P6, Unit 423)

The new building was completed in 1950 and officially opened by the Minister for Education Ray Tovell on 22 March 1950 (Figure 7) (*Age*, 23 March 1950:3). The new building was built on the bluestone footings of the 1877 school, and the four undamaged rooms were renovated and modernised (*Age*, 23 March 1950:3; 'Centenary Celebrations of South Yarra School, no. 583'). Once completed, the new building was described as one of the most modern school buildings in Australia, and the school described as the only one in Victoria that was not overcrowded (*Herald* 19 August 1950:13). The building was fitted with central heating, with staff rooms and toilet facilities for the teachers. Electric lights and power points were installed in all rooms. The new school accommodated 500 children, and the craft room and library had been turned into classrooms by 1954 (Figure 8) ('Centenary Celebrations of South Yarra School, no. 583').

The old school bell was rescued after the fire and rehung in 1951 but cracked shortly after. In 1953, a new bell was hung ('Centenary Celebrations of South Yarra School, no. 583').

In 1952, a new 'field house' (a building providing sports facilities) was erected for the school in Fawkner Park playground (*Age*, 6 February 1952:4).

In August 1954, a commemorative centenary plaque was installed in the main entrance. Unveiled by the Minister for Education Alfred Ernest Shepherd, the plaque reads: 'The tablet commemorates the

centenary of this school founded 28th August 1854' ('Centenary celebrations of South Yarra School, no. 583':1).

Between 2009 and 2020, major developments occurred at the South Yarra Primary School, including the addition of new buildings. In 2009–10 an extension and renovation was undertaken (BP), followed by the construction of a building housing classrooms and a library and multimedia room in 2010–11 (BP). In 2010, the existing caretaker's cottage west of the 1907 infants' school was altered and new facades to Pasley Street North to the south and Fawkner Park to the west were created (PROV VPRS 3686/P6 Unit 431; Nearmap aerial, 20 November 2010). In the State budget of 2016–17, \$1.25 million was allocated for a relocatable classroom.

In 2019–20, a three-storey building with 12 general purpose classrooms replaced a large portion of the main school building. The side (south) elevation and front (east) elevation up to the flagpole that were originally built in 1877 and renovated in 1950 were retained. The new permanent modular building was designed by B2 Architecture and built by the Grove Group. A key feature of the design was the introduction of sliding doors to allow flexible usage of the space. During construction in 2019 mature trees on the site were removed and the carpark drop-off area was reconfigured.



Figure 7. A photograph of the interior and exterior of the 1950 building, taken at the official opening of the new building at South Yarra State School in March 1950. (Source: *Age*, 23 March 1950:3)



Figure 8. Students of South Yarra State School in front of the 1950 building at the school's centenary celebration in 1954. (Source: 'Centenary Celebrations of South Yarra School, No. 583', 1954)

Percy Edgar Everett, architect

Percy Edgar Everett (1888–1967) was a significant Victorian architect, best known for the work produced during his long tenure as Chief Architect of the Public Works Department from 1934 to 1953. Everett was born in Geelong and received his architectural training there. He studied at the Gordon Technical College and was articled to local architect W H Cleverdon. Between 1907 and 1910 he was employed as an architectural draftsman to the Geelong Harbour Trust before joining the firm of Seeley & King, where he later became a partner. Everett was headmaster of the Brunswick Technical School in 1916. He later went on to develop the architectural curriculum for the Victorian Education Department, and took up the position of headmaster of Brighton Technical School in 1932 (O'Neill 1996).

From 1934, Everett occupied the office of Chief Architect in the Public Works Department. Creating a strong design division within the department, separate to the divisions of documentation and contract administration, he insisted on absolute control of the design process, including the approval of all architectural drawings. Embracing an architectural eclecticism that he embodied in the work produced by the Public Works Department during his tenure, this resulted in a broad range of architectural works completed in the Art Deco, American Beaux-Arts and Modernist styles (O'Neill 1996). Everett's design education was influenced by his 1930 study tour to North America, Britain and Europe, including Russia (Goad 1999:135), and to the US again in 1945 (O'Neill 1996). Works completed by the Public Works Department were prolific, with Everett increasingly preferring the Moderne style for many institutional buildings (Goad 2012:239–40). Everett's projects covered a variety of public buildings, including courthouses, police stations, prisons, mental hospitals, sanatoriums, schools, tertiary institutions and residences of government employees (O'Neill 1996). Notable buildings by Everett for the Public Works Department include the Frank Tate Building at the University of Melbourne (1939–40), Russell Street Police Headquarters (1942–43) and the Caulfield Technical College (now the Caulfield Campus of Monash University) of 1950 (Goad 2012:239–40) Everett retired from the department in 1953 (O'Neill 1996).

COMMUNITY CONNECTIONS

South Yarra Primary School has been continually used as a government school in the City of Melbourne since 1854, serving its pupils past and present, parents, families, teachers, benefactors, and administrators on site for over 160 years. Community connections are demonstrated in this longstanding use and the school retains a visible and active presence in the community. It continues to foster connections with alumni, their families, and the community more generally. The memorial gateway (1924) and honour roll (1924) in memory of 326 former students who served in World War I are tangible links to previous generations who lost their lives in World War I that are accessible to descendants, school students and staff, and community members who pass the school entry along Punt Road.

SITE DESCRIPTION

South Yarra Primary School at 585–601 Punt Road, South Yarra, is a rectangular allotment on the western side of Punt Road, a major arterial thoroughfare. It is bound by Pasley Street North (south), South Yarra Presbyterian Church (north), Fawkner Park (west) and Punt Road (east). It comprises a group of buildings and built elements from various periods of development, including the infants school building (1906–07); the former caretaker's cottage (c1906 with alterations to the façade dating to 2010); memorial gateway and fence posts (1924); the main school building (1950 with 1877 bluestone foundations); and several recent buildings dating from c2009 to 2020 (Figure 9).



Legend

1	Infants' school (1906–07, 1923)	6	Contemporary building (c2009)
2	Former caretaker's cottage (c1906)	7	Classrooms and multimedia room (2010)
3	Hat and cloakroom extension (1923)	8	Contemporary building (2015–16)
4	Memorial gateway and fence (1924)	9	Contemporary building (2017)
5	Main school building (originally built 1887 and rebuilt and renovated 1948–50)	10	Learning Centre and entrance wing (2019–20)

Figure 9. Aerial photograph of 585–601 Punt Road, South Yarra, showing the key buildings and later structures. Pink overlay denotes structures constructed from the 2000s onwards. (Source: Nearmap 2020 with GML overlay)

School buildings from various periods of development are nestled within the school grounds with a carparking and drop-off area flanking the Punt Road (eastern) boundary and a series of smaller outdoor play areas and courtyards running through the site extending towards the Fawkner Park boundary. Pedestrian access is also provided across the Fawkner Park interface. Vehicular access is through the carpark with driveways at the northeast of the site on Punt Road, and towards the southeast corner on Pasley Street North.

The primary elevation (east) facing Punt Road (Figure 10) is set back from the street behind the carpark and drop-off area. The recessed memorial gateway and fence posts sit about midway along the Punt Road (east) boundary which is enclosed with contemporary black palisade fencing.



Figure 10. Primary elevation (east) facing Punt Road, showing boundary fencing, memorial gateway (1924) and carparking behind which sit the buildings. (Source: GML Heritage 2021)

Infants' school building and hat and cloakroom extension (1906–07, 1923) (Figure 9: Number 1 and Number 3)

The Infants' school building (Figure 9: Number 1) is located on Pasley Street North between the former caretaker's cottage (west) and the remaining portion of the Main School building (east). The building has a shallow setback to the street behind a contemporary black palisade fence (Figure 11).

The single-storey red brick building is rectangular in plan. The composite hip and gabled terracotta tiled roof presents a distinctive pair of gable ends to the street. Red brick chimneys with chimney pots extend through the roof plane. The projecting gable ends have timber vents and fretwork and are supported by timber brackets (Figure 12). A slightly recessed single doorway with moulded panel door sits to the west of each gable with two steps leading up from the street level.

Within each gable bay is a large area of windows consisting of a set of five double hung timber-framed sash windows with transom windows (Figure 12). A smooth render lintel extends along the façade between the windows at the height of the sash windows. Below the windows sits a smooth rendered sill. A decorative band of cream brick extends across the façade at sill level (Figure 12). A school bell remains on the west elevation of the Infants' school building (Figure 13)

A skillion-roofed hat and cloakroom and teachers' room extension built in 1923 is located to the east of the building (Figure 9: Number 3). The extension is slightly recessed. A simple double-pane aluminium framed window with smooth rendered lintel and sill is centred within the hat and cloakroom façade (Figure 14). The eastern side of the hat and cloakroom connects to the 1950 main school building.



Figure 11. Infants' school building facing Pasley Street North. (Source: GML Heritage 2021)



Figure 12. Eastern projecting gable of the infants' school and window detail showing timber brackets and set of five double-hung timber-framed sash windows with transom windows. (Source: GML Heritage 2021)



Figure 13. Rear of the infants' school building viewed from Fawkner Park showing the school bell. (Source: GML Heritage 2021)



Figure 14. Skillion roofed hat and cloakroom 1923–24 extension with aluminium-framed windows. (Source: GML Heritage 2021)

Main school building (originally built 1887 and rebuilt and renovated 1948–50) (Figure 9: Number 5)

The remaining portion of the main school building comprising the side (south) elevation and front (east) elevation up to the flagpole has a deep setback from Punt Road and a zero setback from Pasley Street North. The building footprint is rectangular in plan. The building has a low-pitched corrugated sheet metal skillion roof with overhanging eaves. A strip of south-facing clerestory windows allows light to penetrate the building. Photovoltaic cells sit on the roof. The rendered brick walls of the building sit atop bluestone foundations associated with the 1877 school building that was destroyed by fire in 1946.

The building is accessed via an access ramp (c2012) leading from Pasley Street North along the eastern façade to the main school entrance.

The east façade of this building extends from the Pasley Street North boundary meeting a newer building (constructed 2019–20) to the north where the low-pitched roof meets a projecting vertical massing highlighting the building entry. This vertical element, which extends to the rear of the building, supports a flagpole and beneath it signage reading 'South Yarra School 563'. Fenestration to this façade consists of a set of four adjoining double hung timber framed windows surrounded by a projecting rendered framing element. To the south is a round porthole window (Figure 15). There is another sign reading 'South Yarra Primary School' above the round window opening on the façade. The round porthole windows, and vertical massing are key Moderne style details.

The south façade includes two styles of window openings. Three round porthole windows on the eastern portion of the building, and two twelve paned rectangular windows with aluminium framing (Figure 16).



Figure 15. Side (south) elevation and front (east) elevation up to the flagpole of the main school building (1948–50) with flagpole, signage and original fenestration. (Source: GML Heritage 2021)



Figure 16. Aluminium-framed windows abutting Pasley Street North. (Source: GML Heritage 2021)

Former caretaker's cottage (Figure 9: Number 2)

The former caretaker's cottage sits between the infants' school building (east) and a new building (2010) slightly setback to Pasley Street North. The single-storey brick building is rectangular in plan and has a slate clad hipped roof with an original red brick chimney.

The primary façade to the south has been extended to enclose the former verandah. Below the roof, the ends of the original brick eastern and western side walls are visible. These have been overpainted. The former verandah area has been enclosed and the new wall is clad in smooth compressed cement sheet.

The infill wall sits atop brick foundations with smooth concrete capping. A step indicating the former entry is at the eastern end of the elevation. The former shape of the central verandah post and curved fascia boards divide the elevation into two bays. Each bay has an aluminium-framed window (Figure 17 and Figure 18).



Figure 17. The former caretaker's cottage shown between the infant building (right-hand side) and 2010 building (left-hand side). (Source: GML Heritage 2021)



Figure 18. Image showing the slate clad roof and chimney and the enclosed verandah. (Source: GML Heritage 2021)

Memorial gateway and fence (Figure 9: Number 4)

The memorial gateway is located halfway along, and slightly set back from the Punt Road boundary. It comprises a slate-clad, pyramidal hipped roof with exposed joists supported by four brick piers. The piers are detailed to represent columns, with a winder base, topped with splayed brick capping and dentil detailing to the top. The structure is enclosed with brick walls to the north and south and is open to the east and west. Timber infill panels are supported by corbels over the east and west entryways.

The memorial gateway includes an honour roll listing the names of 327 fallen and returned World War I servicemen and artwork on the inner north wall (Figure 19 to Figure 21). The words 'Europe, Asia and Africa' are set in the concrete floor in marble. Brick fence posts create the recess and black palisade fencing extends between the posts and continues around the school boundary.



Figure 19. Memorial gateway and fence viewed from Punt Road. (Source: GML Heritage 2021)



Figure 20. Interior of the Memorial gateway structure. (Source: GML Heritage 2021)



Figure 21. Detail of the memorial gateway commemorative elements. (Source: GML Heritage 2021)

Recent school buildings (Figure 9: Numbers 6–10)

Various purpose-built school buildings were constructed on the site from the 2000s. Key additions include the following.

Classrooms and multimedia room (Figure 9: Number 7) is a new flat roofed two-storey school building located in the southwest corner of the site was constructed in 2010. The building overlooks Fawkner Park to the west. Constructed in brick and weatherboard at ground floor level, the building has an overhanging second storey supported by steel universal columns and has a glazed curtain wall to the west.

Located in the northwest portion of the site is a three storey, flat roofed building clad with corrugated sheet metal (Figure 9: Number 8) that was constructed in 2015–16. It is set back from Fawkner Park behind the open playground area behind a contemporary black palisade fence. The building has a rectangular footprint and is mirrored about the north-south axis. It features semi-enclosed stairwells to the east and west.

The Learning Centre and entrance wing (Figure 9: Number 10) is a three-storey, flat-roofed modular building located towards the northeast of the site including a new main entrance and classrooms was designed by B2 Architecture and built in 2019–20. It is set back from Punt Road behind the carpark drop off zone and abuts the remaining portion of the 1948–50 school building to the south. With an irregular footprint, the building is clad with black panels, features extensive areas of floor to ceiling glazing and is painted black with accents of orange. It incorporates a new covered entrance to the school that is constructed to match the 1950 wing.

Various contemporary sports and playground elements and surfaces are featured throughout the site.

INTEGRITY

South Yarra Primary School at 585–601 Punt Road, South Yarra, has variable integrity across the site, however, elements of its construction dating to 1877, 1906–07, 1923–24 and 1948–50 remain as legible evidence of the site’s incremental development.

The 1906–07 red brick infants’ school building (Figure 9: Number 1) designed by J B Cohen has high integrity. The original built form, roofline, face brick surfaces, pattern of fenestration and decorative detailing are intact. The remaining portion of the 1923–24 extension (Figure 9: Number 3) to the east of the 1906 infants’ school retains its original skillion roofed form, however fenestrations, as well as rear rooms, have been altered.

The c1906 former caretaker’s building (Figure 9: Number 2) has been altered but the original built form, proportions and roof cladding of the building remains intact. The primary, south façade has had significant alterations, however the former verandah composition remains legible despite being infilled. External changes are likely reversible.

The remaining portion of the 1948–50 main school building (comprising the side (south) elevation and front (east) elevation up to the flagpole) (Figure 9: Number 5) designed by Percy E Everett is legible as a postwar school building and is largely intact. The remaining portion retains the original form, rendered walls, original openings and key Moderne stylistic elements including the vertical massing, porthole windows and flagpole. The curved entrance portico of the adjoining new building (2019–20) is misleading as it reads as a continuation of the 1948–50 main school building. Window frames have been replaced but the earlier window configuration has been retained.

The primary façade of the former caretaker’s cottage has been altered but the built form and the composition of the former verandah remains legible.

The 1924 brick memorial gateway (Figure 9: Number 4) is highly intact to its original construction. The associated brick fence posts near the gateway have fair integrity with some evidence that some posts have been repaired.

Overall, the complex has a fair integrity, retaining a collection of intact and highly legible fabric across the site which render visible the key development periods and styles.

COMPARATIVE ANALYSIS

The construction of primary schools and the provision of educational services and facilities is an important aspect of the City of Melbourne. Primary schools are cornerstones within communities welcoming students and families from the local area. Their growth and development reflect the demographics and patterns of change within the communities they serve.

The subject site currently comprises the 1906–07 infants’ school with 1923–24 extension, the c1906 caretaker’s building (altered) and the 1948–50 main school building, demonstrating the choice of styles that were favoured by the department.

Designs of state schools were typically undertaken by the architects within the Public Works Department. Stylistic choices, and preferences, were generally directed by the chief architect at the time. During the 1870s and 1880s, Public Works Department architects commonly used red brick construction with Gothic Revival detailing. Early infants’ schools (built mainly in the 1900s) designed by the department under the supervision of the district architect J B Cohen adopted symmetrical gable roofs and Marseille tile cladding, broadly influenced by the Queen Anne style architecture. J B Cohen designed the first detached infants’ school in 1901, which became a prototype of the Federation period

infants' schools. Later infants' schools built in the 1910s were designed by the then Department's Chief Architect George William Watson, developing on from Cohen's models.

Under Percy Everett, chief architect of the Public Works Department 1935–53, the Moderne style was favoured for school buildings. Key characteristics and details of the Moderne style included flat roofs, asymmetrical facades, use of casement, corner, ribbon and round porthole windows and vertical massing countered by a horizontal emphasis.

As an inner-city municipality, the City of Melbourne housed many early schools, some of which have since closed and been re-purposed. The former primary schools in the City of Melbourne commonly feature polychrome brickwork, gable ends and towers, as well as other decorative elements influenced by the Gothic Revival or Tudor Revival style. The examples include: Kathleen Syme Education Centre (Former Primary School No 112), 251 Faraday Street, Carlton, built in 1876–77 (VHR H1625; HO57); Former Primary School No 2365, 224 Queensberry Street, Carlton, built in 1881 (VHR H970; HO93); Former Yarra Park Primary School No 1406, 2–40 Webb Lane, East Melbourne, built in 1874 and 1877 (VHR H768; HO173); and West Melbourne Primary School No 1689, Eades Place, West Melbourne, built in 1875–76 (HO464).

Elements of the South Yarra Primary School are comparable to the following examples within and outside the City of Melbourne. Examples are within the City of Melbourne unless otherwise noted. The following provides some comparison in terms of the establishment date, long-term use, scale or stylistic features.

Government primary schools

Kensington Primary School No 2374, McCracken Street, Kensington (HO957, City of Moonee Valley)

Kensington State School No 2374 was built by the Education Department in 1881, with additions in 1883, 1886, and 1892. Two pavilion classrooms were added in 1912, and the school was remodelled in 1922. The main school building is red brick.



Figure 22. Kensington Primary School No. 2374, McCracken Street, Kensington. built in 1880–81. (Source: CoMMaps)

Errol Street Primary School No 1402, Errol Street, North Melbourne (HO295)

The existing brick single-storey building was designed by Wharton & Vickers and constructed in 1874 and was the prototype for five other schools. It was later remodelled, and major alterations were made. A detached pavilion-style classroom was added in c1912–15. Errol Street was also significant as a teacher training school.



Figure 23. Errol Street Primary School, North Melbourne, built in 1874. (Source: CoMMaps)

Rathdowne Street Primary School No 2695, 201–231 Rathdowne Street, Carlton, 1884 (VHR H1624; HO106)

The Rathdowne Street Primary School is a double-storey brick building constructed in 1884 with a hipped roof central pavilion buttressed either end by slightly projecting gables. Like many other state schools of the period it was built in the Gothic Revival style. Detailing included polychromatic brick and limestone panels, and basalt. Changes included those to windows, a probable change in roof cladding from slate to the existing terracotta tiles and internal changes.



Figure 24. Primary School No. 2695, 201–231 Rathdowne Street, Carlton, built in 1884. (Source: Victorian Heritage Database)

Infants' schools in government primary schools

Ascot Vale Primary School No 2608, 15–27 Bank Street, Ascot Vale (HO162, City of Moonee Valley)

The Ascot Vale Primary School comprises the original school built in 1885 (extended in 1888 and 1902, and altered in 1914–15) and the 1901–02 former infants' school, situated at the rear of the main school. The infant block is relatively symmetrical in plan and has a dominant hip and gable roof, which is clad in slate tiles and has original roof vents. The external walls of the building have face red brick, with a band of cream brick at sill level. Elsewhere cream brick is used above the heads of doors. Other original details include two brick chimneys with cement rendered detailing, louvred vents at the peak of the gable ends, small decorative brackets at the gable ends, and metal wall vents.



Figure 25. 15–27 Bank Street, Ascot Vale, built in 1901–02. (Source: Hermes)

Infant Building, Moonee Ponds West Primary School, 132 Eglinton Street, Moonee Ponds (VHR H1321; HO142, City of Moonee Valley)

The Moonee Ponds West Primary School opened on 14 February 1888. In 1911 two blocks adjoining the school were acquired as the site for a new, detached infant school building. As a result of the Fink Commission (1899) which had recommended the construction of independent infant schools in Victoria, 53 infant buildings were constructed between 1901 and 1939. The Moonee Ponds West example is in the pavilion style, an Edwardian design adopted by the Public Works Department for infant buildings constructed between 1907 and 1915. Designed by Public Works Department architect George William Watson, the Moonee Ponds West infants school building opened in June 1913.



Figure 26. 123 Eglinton Street, Moonee Ponds, built in 1911. (Source: Hermes)

Former Infants School, 2–4 Park Street, Malvern (HO477, City of Stonnington)

The former Infants School, Park Street, Malvern, was designed by the Public Works Department under Chief Architect, George William Watson, and completed in July 1914. It is an Edwardian single-storey school building with red-brick walls and a picturesque combination of jerkin head and hipped roofs clad in Marseille pattern terracotta tiles. The building presents an asymmetrical facade to Park Street with a pair of entrances and former cloakroom sitting in front of a large hall. The dominant element in the composition is the hall roof with its distinctive octagonal domed ventilators.



Figure 27. 2–4 Park Street, Malvern, built in 1914. (Source: Hermes)

Percy Everett designs for school buildings

Within the City of Melbourne architect Percy Everett designed buildings for the food trade school, William Angliss College (HO684). However, this example of Everett's work is less directly comparable with the subject site than examples of primary school buildings designed by him outside the City of Melbourne. Examples of Everett's school designs outside the City of Melbourne are provided below.

Coburg North Primary School No. 4523 (HO394, City of Moreland)

Coburg North primary school comprises three main buildings of which one building was designed by architect Percy Everett and built in 1937. The interwar cream brick building has an L-shaped footprint with an angled entrance. A flat roof is concealed behind a parapet and Moderne style detailing is evident. The building demonstrates Everett's adherence to modernism combined with the neo-classical formality and decoration in the pre-cast panels (Hermes).



Figure 28. Coburg North Primary School No. 4523, built 1937. (Source: Hermes)

Drouin Primary School No 1924, 153-161 Princes Way, Drouin (VHR H1627; HO1, Shire of Baw Baw)

Constructed in 1936 in the Moderne style, the Drouin Primary School is a single storey building with stylistic features including a central rectangular mass, curved porches and wings. Flat roofs, horizontal glazing bars and strips of windows and doors emphasise the horizontal character of the primary façade.



Figure 29. Drouin Primary School, built 1936. (Source: Hermes)

Historically, South Yarra Primary School appears to be the oldest continually operating school (public or private) in the City of Melbourne on a single site, albeit within an array of buildings representing different historical periods of the site's development. It is also the oldest surviving school in the City of Melbourne, however its surviving built fabric does not represent the earliest phase of the school's development. The school's siting on the eastern edge of Fawkner Park is distinctive, as is the school's long-term use of the park as an extension of its otherwise restricted grounds.

Other examples of government primary schools currently operating and listed on the City of Melbourne Heritage Overlay are not directly comparable to the South Yarra Primary School at 585–601 Punt Road, South Yarra, in terms of stylistic features or construction date of the main building. When compared to the Kensington Primary School No 2374, North Melbourne Primary School No 1402; and Primary School No 2695, the South Yarra Primary School is distinct from these three examples as while they retain their 1870s–1880s centrepiece main school buildings, South Yarra retains only the bluestone foundations of its 1877 building and features a number of later development layers. The subject site is stylistically distinct from the comparative examples which have main buildings constructed in the 1870s and 1880s in Gothic Revival and Tudor Revival styles.

In contrast, the South Yarra Primary School is historically layered, presenting a visual cross-section of its many development periods. It has no clear comparators within the City of Melbourne in this regard, but schools that have a complex of buildings from different periods are commonly observed in more suburban areas.

In terms of individual buildings, the 1906 infants school building is largely intact and representative of infants school building construction in the Queen Anne style by the Public Works Department. The Federation period infants school buildings outside the City of Melbourne listed above were designed by the Public Works Department's architects J B Cohen and George William Watson. The 1906 South Yarra infants school building compares favourably with these. The subject building and the example at the Ascot Vale Primary School represents earlier version of infants school designs by J B Cohen, which feature decorative gable ends and polychrome brickwork. Unlike the subject example, later iterations of

the infants schools designed by George William Watson are typically characterised by the jerkin-head gables and octagonal ventilation towers. The 1906 infants school at the subject site is the only example in the City of Melbourne.

The remaining portion of the main school building (1948–50) is likely the only postwar primary school building within the City of Melbourne designed by architect Percy Everett. While only the side (south) elevation and front (east) elevation up to the flagpole remains, the 1948–50 South Yarra Primary School main school building clearly presents as Percy Everett's work. South Yarra Primary School main school building is distinct as a later example of Everett's work towards the end of his tenure as chief architect of the Public Works Department, and in its unusual integration of the earlier 1877 bluestone foundations.

Outside of the City of Melbourne, the main school building compares directly with other examples of Everett's school designs listed above. The Drouin Primary School building is intact, more highly refined and has a higher degree of Moderne style detailing than the South Yarra Primary School. The subject site, however, has comparable details such as a vertical massing tower supporting a flag pole, flat roofs, rendered walls and art deco style lettering. Coburg North Primary School No 4523 is comparable in terms of the functionalist rectangular form, however, it differs in terms of material finish and detailing. Both buildings are constructed earlier than South Yarra Primary School but are broadly comparable as examples of Everett's school designs.

South Yarra Primary School is characterised by its assortment of buildings across the site that reflect key periods of government primary school development in the City of Melbourne. The site is confined to a small land parcel, and the incremental growth of the school within these spatial constraints has resulted in a complex historical layering of fabric. Despite numerous changes to the built fabric of the school elements of many of the different eras of the site's development have been consciously retained, creating a stylistically diverse built environment that physically evidences the full range of its historical development.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).
-

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 585–601 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Recommended for addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	Yes – Memorial gateway and posts
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

Research undertaken in preparing this citation indicated the place's association with Aboriginal people. A large gum tree that pre-dated European settlement stood in the rear school yard. The tree was known to have been an Aboriginal camping and meeting place and a corroboree site. Despite efforts to preserve the tree, it died in 1951 and was removed. A piece of wood was taken from the tree and turned into a partly polished billet with an interpretive inscription. It is recommended that this place is nominated for addition to the Victorian Aboriginal Heritage Register as an Aboriginal Historical Place.

REFERENCES

Age, as cited.

B2 Architecture n.d. *South Yarra Primary School*. <https://b2architecture.com.au/>, accessed 3 May 2021.

Barnard, F G A 1910. *e Jubilee History of Kew, Victoria: Its origin and progress*. E.F.G. Hodges, 'Mercury Office'.

Blake, Lesley James (ed) 1973. *Vision and Realisation: The centenary of state education in Victoria*. Victorian Government Printer, Melbourne.

Bonwick, James c1856. *William Buckley and his Port Phillip Friends*. Melbourne, Geo. Nichols.

Burchell, Lawrence 1980. *Victorian Schools*. Melbourne University Press, Carlton.

City of Melbourne Interactive Maps (CoMMaps). <http://maps.melbourne.vic.gov.au/>, accessed January-March 2021.

Cowling, Ray 1984. 'History of South Yarra Primary School'. Ray Cowling, West Melbourne, Victoria.

Daley, Charles 1940. *The History of South Melbourne*. Robertson & Mullens, Melbourne. *Herald*, as cited.

Goad, Philip and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*. Cambridge University Press, Melbourne.

Lewis, Miles 2018. 'Fitzroy North Former Gasworks site: Miles Lewis evidence'. DELWP Panel hearing commencing 23 April 2018.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed 4 February 2021.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Nearmap, as cited.

O'Neill, Frances 1996. 'Everett, Percy Edgar (1888–1967)'. *Australian Dictionary of Biography, National Centre of Biography*. Australian National University, published first in hardcopy 1996, <https://adb.anu.edu.au/biography>, accessed online 3 May 2021.

Prahran Telegraph, as cited.

Public Record Office Victoria (PROV). 'Prahran Municipality', 1856. *Historic Plans Collection, VPRS 8168, P0003, Unit 3509*.

Public Record Office Victoria (PROV). Public Works Department (previously the Department of the Commissioner of Public Works), VPRS 3686.

Public Record Office Victoria (PROV). Regional Land Office Parish and Township Plans Digitised Reference Set, VPRS 16171.

South Yarra School Centenary Committee 1954. 'Centenary Celebrations of South Yarra School, No. 583'. National Library of Australia.

Victorian Heritage Database (VHD) record for 'Carlton Gardens Primary School', Victorian Heritage Register VHR H1624, accessed November 2021.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 C

STATEMENT OF SIGNIFICANCE

Heritage Place: South Yarra Primary School

PS ref no: HOxxx



What is significant?

South Yarra Primary School at 585–601 Punt Road, South Yarra, built in 1877, 1906, 1923–24, 1948–50, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original external form, materials and details of the 1906–07 red brick infants school building (Figure 1: Number 1) and the 1953 school bell hung at the rear of the building
- remaining side (south) elevation and front (east) elevation up to the flagpole of the 1948–50 main school building (Figure 1: Number 5), including its form, fenestrations, flagpole, and Moderne style lettering reading ‘South Yarra Primary School’ on the front (east) of the building under the flagpole.
- remaining bluestone foundations of the 1877 school building (Figure 1: part of Number 5)
- 1924 war memorial gateway and honour roll, and brick fence posts (Figure 1: Number 4)
- form, remaining fabric and composition of the 1906 former caretaker’s cottage (Figure 1: Number 2).

The 1923–24 skillion roof extension to the east of the infants school building (Figure 1: Number 3) is of historical interest however its form has been compromised by incremental change.

More recent alterations and additions, including contemporary buildings dating from c2009 to 2020 (Figure 1: numbers 6–10), fencing, paved areas, play equipment and furniture are not significant in their own right but contribute to the ongoing use of the site as a primary school.



Legend

1	Infants' school (1906–07, 1923)	6	Contemporary building (c2009)
2	Former caretaker's cottage (1906–07)	7	Classrooms and multimedia room (2010)
3	Hat and cloakroom extension (1923)	8	New building (2015–16)
4	Memorial gateway and fence (1924)	9	Contemporary building (2017)
5	Main school building (originally built 1887 and rebuilt and renovated 1948–50)	10	Learning Centre and entrance wing (2019–20)

Figure 1. Aerial photograph of 585–601 Punt Road, South Yarra, showing the key buildings and later structures. Purpose-built school buildings shaded in pink (Numbers 6–10) are additions constructed from the 2000s onwards that are not significant. (Source: Nearmap 2020 with GML overlay)

How is it significant?

South Yarra Primary School at 585–601 Punt Road, South Yarra, is of local historical, representative and social significance to the City of Melbourne.

Why is it significant?

The site of the South Yarra Primary School at 585–601 Punt Road, South Yarra, has historical significance as a place where Aboriginal people camped in the c1850s and 1860s; this was most likely a use that had been ongoing for a long period of time prior to British colonisation. A mature River Red Gum in the school yard, which no longer survives, marked the site of the camping place. This tree was revered for many years by the school community on account of its historical connection. When the tree died, a piece of wood was retained by the school as a souvenir (Criterion A)

South Yarra Primary School, established as a Presbyterian school in 1854, taken over by the Education Department as a State School in 1873, and added to in 1877, 1906, 1923–24 and 1948–50, is historically significant as the oldest school operating on the same site in the City of Melbourne. The school's history follows its development as an early denominational school (attached to a church) in 1854, its incorporation under the Common School system from 1862, and its adoption as a State School in 1873. Its close proximity to the surviving South Yarra Presbyterian Church (1865), with which it was associated historically, enhances its historical significance. The introduction of free, compulsory and secular education in Victoria in 1873, increased the demand for government school buildings and sparked the need for producing attractive and functional standard school designs. The South Yarra Primary School is an example of one of these designs. Since then, the school building has undergone a number of changes, with significant additions in 1906, 1923–24 and 1948–50, which reflect key periods of development of the school to accommodate the changing needs of the contemporaneous school community. (Criterion A)

Elements of the South Yarra Primary School have representative significance as they are typologically representative of key periods of state school design since the introduction of government schools. These periods and elements include: the late nineteenth century (remaining bluestone foundations of the 1877 school building); early part of the twentieth century (the 1906–07 infants school and 1906 caretaker's cottage; interwar period (the 1924 memorial gateway including the honour roll and fenceposts); and postwar period (the remaining portion of the 1948–50 main school building and 1953 school bell hung at the rear of the infants school building). The elements demonstrate spatial arrangements and typical stylistic aspects of such building typologies. The side (south) elevation and front (east) elevation (up to the flagpole) of the postwar building designed by the Public Works Department (Figure 1: Number 5) represent the remaining portion of the main school building (1948–50), which was possibly the only postwar primary school building in the City of Melbourne. It demonstrates chief architect of the Public Works Department 1934–53, Percy Everett's, tendency to favour the Moderne style in public buildings, including schools. The red brick infants' school building (Figure 1: Number 1) is notable for its intactness, and is a strong example of a Federation-era infants school building design by the Public Works Department district architect J B Cohen. (Criterion D)

The South Yarra Primary School is socially significant to the City of Melbourne. It has had a long and continuing role as a government school in the City of Melbourne since 1854. The Church has been a focus for the local community, and has been part of the lives of generations of school children. The 1924 memorial gateway and honour roll (Figure 1: Number 4) is socially significant as a visual tangible link to previous generations of students who lost their lives in World War I. (Criterion G)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: South Yarra Presbyterian Church complex

STREET ADDRESS: 603–627 Punt Road, South Yarra

PROPERTY ID: 107804



SURVEY DATE:	March 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	B
DESIGNER / ARCHITECT / ARTIST:	Lloyd Tayler	BUILDER:	William Ireland
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1866, 1873, 1874, 1884, 1925

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
9 Religion and spirituality	9.2 Establishing places of worship

RECOMMENDATIONS

Recommend inclusion of 603–627 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, comprises five buildings: the 1866 bluestone church (with 1920 addition), the 1873 manse (with c1890 alteration and additions), the 1874 vestry and former school building, the 1884 Sunday school building, and the 1925 caretaker's cottage. The South Yarra Presbyterian Church complex is an important example of a local Presbyterian church built as part of the early suburban development of Melbourne and has served the Presbyterian congregation on the site since 1854 for over 150 years. The South Yarra Presbyterian Church complex is also an important representation of Gothic Revival style architecture used in the church and its auxiliary buildings.

HISTORICAL CONTEXT

Presbyterianism in Melbourne

Presbyterianism was introduced to the Port Phillip District by members of the Established Church of Scotland. A relatively large proportion of early settlers in Victoria were Scots which resulted in a strong representation of Presbyterians. Many settled in western Victoria, however the Presbyterian Scots in Melbourne assumed a socially elite status unparalleled among the other Australian colonies (McCalman 2008).

In 1839 a Church of Scotland Congregation led by the Reverend James Forbes received a land grant in Collins Street, Melbourne. Scots Church, their first building, was opened there in 1841 (Lewis 1991:9). In June 1844 the presbytery of Melbourne was first constituted and Forbes was elected moderator.

Following the Great Disruption within the Church of Scotland in 1843 whereby a portion of the clergy broke away from the Church of Scotland to form the Free Church of Scotland, there was a major split in the Victorian Presbyterian Church. The Presbyterian Synod of Australia chose to maintain connection with the Established Church of Scotland, and ministers who supported the Free Church founded separate branches associated with the Free Church (Lewis 1991:9). Reverend Forbes sympathised with the Free Church movement. Forbes was deposed as Minister of the Scots Church by the Presbytery of Melbourne, which maintained connection with the Church of Scotland, for his support of the Free Church. He then formed the Knox Church congregation in Swanston Street, taking most of the Scots Church congregation with him. The Knox Church was associated with the Free Church of Australia Felix, which was constituted in 1847. Worship was undertaken in temporary accommodation until the construction of the John Knox Church in 1848. Due to safety concerns, a new church designed by Charles Webb was built on the site in 1863 (Church of Christ, VHD). Forbes valued education highly founding the Scots School (1838), the John Knox School (1848) and the Melbourne Academy (later Scotch College, Eastern Hill) (1851) (Chambers 2008).

By the later 1840s, the three major Presbyterian denominations, namely the Church of Scotland, the Scottish Free Church, and the United Presbyterians, were associated with prominent churches (Chambers 2008).

In 1850 the Synod of the United Presbyterian Church of Victoria was formed led by Relief Church minister, The Reverend AM Ramsay, who had arrived in the colony in 1847. By 1850, the synod of the United Presbyterian Church of Victoria comprised three congregations. With the assistance of ministers brought over from Scotland, the denomination grew and at least a dozen congregations were founded in the 1850s and sixteen United Presbyterian buildings were listed in the return of churches and chapels by 1857 in Victoria (Lewis 1991:9). In 1851 St Enoch's Church in Collins Street was opened for Ramsay's United Presbyterians congregation (Bradshaw 1976).

In 1859 most of the Presbyterian factions united to form the Presbyterian Church of Victoria (Chambers 2008). The Presbyterian Church of Victoria operated out of various assembly halls on Collins Street (Chambers 2008). Some Free Presbyterians, including the congregation associated with Scots Church, continued to worship separately (Church of Christ, VHD).

The Presbyterian union was formed in 1870, with the integration of the United Presbyterian Synod. By this time the Presbyterian Church of Victoria had amassed 256 church buildings across Victoria (Lewis 1991:9).

Presbyterian congregations that were favoured by fashionable society in Melbourne in the late nineteenth century included Chalmers Church on Eastern Hill, led by Dr Adam Cairns, and Scots Church in Collins Street, led by the Reverend Peter Menzies and the Reverend Charles Strong. At this time, the

Scots Church had a progressive and theologically liberal reputation compared to the Chalmers Church which was orthodox and staid (Chambers 2008).

The John Knox congregation was dissolved in 1879 and the Church of Christ purchased the Swanston Street church building in 1881 (Church of Christ, VHD).

In the twentieth century the decline in power and influence of Scottish pastoral families saw a decline in of social status of Presbyterianism. At the same time, there was a more general decline in the other Protestant denominations. However, the Scots Church and adjoining assembly hall remained central to Presbyterian life and major institutions such as schools persisted (Chambers 2008).

In 1901 the Presbyterian Church of Australia was formed as the Presbyterian Church of Victoria joined with the other states. In 1913 the Free Church minority joined other Free Presbyterians and formed the Free Presbyterian Church of Australia (Lewis 1991:9–10).

In 1977 a majority of Presbyterians along with Methodists and Congregationalists amalgamated to form the Uniting Church in Australia. Only a sector of the Presbyterians remained distinct and continue as the Presbyterian Church of Australia (McCalman 2008; Lewis 1991:10).

Presbyterian church architecture

Scottish Presbyterianism did not have a rich architectural tradition. It had inherited pre-Reformation churches in Scotland which were typically remodelled and altars, fonts and pulpits were removed. The main feature of Presbyterian worship was the sermon, thus Presbyterians built high central pulpits on the southern wall. In Australia, colonial conditions modified the austerity of Presbyterianism; during the 1870s and 1880s building boom increasing wealth among Presbyterians and competition with other denominations encouraged the construction of grand churches, and introduction of organs, hymn-singing and choirs. However, congregations associated with the Free Church resisted these more elaborate trends (Lewis 1991: 9-10).

Early Presbyterian church architecture in Melbourne was generally of the Gothic tradition, or broadly adhered to key elements of the Gothic style. The first building in Melbourne, Scots Church, designed by architect Samuel Jackson, is in a style that can be considered the Gothic style. The first Free Presbyterian Church, John Knox Church, in Swanston Street, built in 1847–8 was designed in the Gothic style by Charles Webb with an elaborate stuccoed Gothic façade. The United Presbyterian Church, St Enoch's in Collins Street, was constructed in 1850–51 from bluestone, an uncommon material at the time, to the design of Newsom & Blackburn (Lewis 1991:21). Elements of Classicism were also explored in subsequent church designs such as at the Scots Church, Heidelberg (1845); the church in Napier Street, Fitzroy; and Scots Church, Campbellfield (Lewis 1991:21). Other Presbyterian Churches in the City of Melbourne are all reflective of Gothic, or Gothic Revival design and include: Presbyterian Church, Punt Road, South Yarra (1866); The Scots Church in Collins Street, Melbourne (rebuilt 1873–74); the Cairns Memorial Church, corner of Powlett and Hotham Streets, East Melbourne (1883–84 and 1886–87); the Union Memorial Church, corner of Curzon and Elm Streets, North Melbourne (1879); and the College Church, corner of Royal Parade and The Avenue, Parkville (1898).

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, occupies Crown Allotment 6 in the Parish of Melbourne South. The Crown reserve was granted in 1854 to the Presbyterian Church, which was variously referred to as the Free Church and the Gaelic Church.

A congregation of the Free Church was established in 1854 at the corner of Malvern Road and Orrong Road, and relocated to the present site in Punt Road the same year. A newspaper article records that

Church services were first held in a barn on the property of Mr. Langmuir, of "Auldbar," at the intersection of Malvern and Orrong roads. This continued until it was decided to make "the village of Prahran itself, not the outskirts, the chief place of service," so the present site in Punt Road, South Yarra was granted by the Government, and a tent erected there. A prefabricated wooden church and manse were ordered from England and eventually these arrived and were erected. In September, 1859, the congregation passed a resolution naming the church, the South Yarra Presbyterian Church. It was a storm which led to the building of the present church. One Sunday in 1862, the congregation was alarmed to see the building sway under the force of the wind. The service was stopped by Rev. G. Mackle, who asked the congregation to retire. After a close examination of the church, it was decided to build a new one (Age, 13 March 1954:21).

The reserve originally incorporated the land today occupied by the South Yarra State School No 583 (today at 585–601 Punt Road). In 1854, the Victorian Government offered the main Christian denominations a Crown reserve on the west side of Punt Road. The Free Church took up this offer on 28 August 1854 and built a church that also initially served as a denominational school (Lewis 2018). A denominational school was established in a separate building on an adjacent site to the south, which became the South Yarra National School in 1858 (and was also known as the South Melbourne National School) (Blake 1973: 302).

In 1859, the Synod of Victoria (representing the Established Church of Scotland), the Free Synod of Victoria (representing the Free Church of Scotland), and the United Presbyterian Synod of Victoria and the United Presbyterian Synod of Australia (representing the United Presbyterian Church of Scotland) formed the Presbyterian Church of Victoria (SYPC 1905:7). Following this union, the land was permanently granted to the Presbyterian Church in 1860 ('Melbourne City Imperial Measure M14 5514', VPRS 16171).

The foundation stone of the subject bluestone church was laid on 14 November 1865, next to an earlier prefabricated church, which had stood on the site from 1854 (*Banner*, 15 September 1854:16). The building of a new church was designed by architect Lloyd Tayler and managed by contractor William Ireland (*Age*, 15 November 1865:6). A contemporary newspaper account reported:

The church, when erected, will measure 125 feet in length by 70 feet in breadth, and will be capable of affording accommodation for 800. It will consist of nave and aisles, the former being separated from the latter by piers of bluestone. The style will be early Gothic, and the materials bluestone with freestone facings, and the cost of the whole is estimated at £6,000 (Age, 15 November 1865:6).

The new church was opened on 3 June 1866. The finished church was smaller than described in the article above, measuring 77 feet in length by 58.6 feet in width internally and accommodating 700 people. Built of bluestone, the freestone quarried from the Barabool Hills was used in the external dressing (*Age*, 29 December 1866:6). The total cost was about £7000. The original design incorporated a 175-foot-high tower and spire (Figure 1), which was excluded from the actual building due to the increased construction cost.

According to the *Age's* 1866 report, the interior of the church comprised a nave and two aisles separated by piers and arches. The shaft of each pier was constructed with two stones only and had a moulded base and cap. Barabool Hills freestone was used for the arches between the piers. The roof was of open timber construction with moulded beams (Figure 2). The interior furnishings were constructed from cedar and a stained-glass window depicting the burning bush was provided on the west elevation (SYPC 1905:21; *Age*, 29 December 1866:6; OHTA 2019).

The plainly treated east elevation (Figure 3) was intended as a temporary treatment, with plans for further extension with the tower and spire (SYPC 1905:21; *Age*, 29 December 1866:6; OHTA 2019).

However, the plan to build this tower was never realised. Instead, in 1920, a bluestone entrance porch was added to the eastern elevation at a cost of £273 (MBAI).

The church organ was built by George Fincham in 1887 and refurbished by the same firm in 1907 and 1954. According to the Organ Historical Trust of Australia:

[in 1887] It had two manuals, 16 speaking stops, three couplers and tubular-pneumatic action. The casework design appears to have been copied from an organ built by Fincham's rival Alfred Fuller, most likely the instrument in Cairns Memorial Presbyterian Church, East Melbourne, with identical case posts and finials and tower corbels and similar case decoration, although with a panelled screen in the centre. The instrument was opened on Thursday 2 June [1887]...

In 1907, the organ was rebuilt and enlarged by Geo. Fincham & Son. The Swell Open Diapason was completed through the addition of a bottom octave, the Great Mixture and Trumpet were revoiced and transferred to the Swell, and a Loud Gamba 8ft and Clarinet 8ft took their place. A Voix Celeste 8ft was added to the Swell together with a tremulant, a Bourdon to the Pedal Organ, and Swell to Great Sub and Super couplers were introduced.

In 1954, the action was converted to electro-pneumatic and a new detached stopkey console provided, the work carried out by Geo. Fincham & Sons Pty Ltd. No tonal alterations took place. The organ survives in this state today (OHTA 2019).

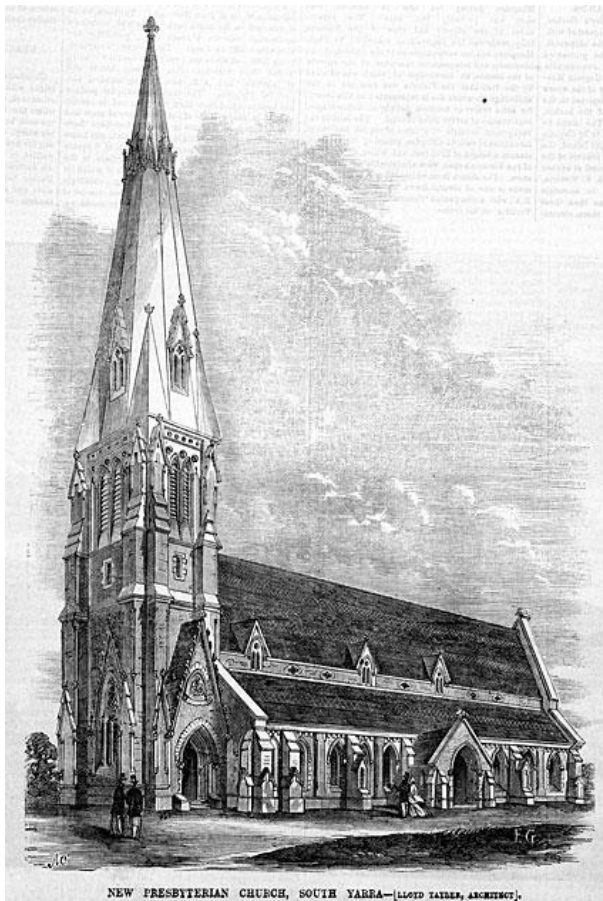


Figure 1. Lloyd Tayler's initial design with tower and spire on the east, 1865. (Source: *Australian News for Home Readers*, 23 December 1865, via OHTA 2019)



Figure 2. A 1905 view of the 1865 church interior. Note the space comprising central nave and two isles separated by piers and arches. (Source: South Yarra Presbyterian Church 1905:10)

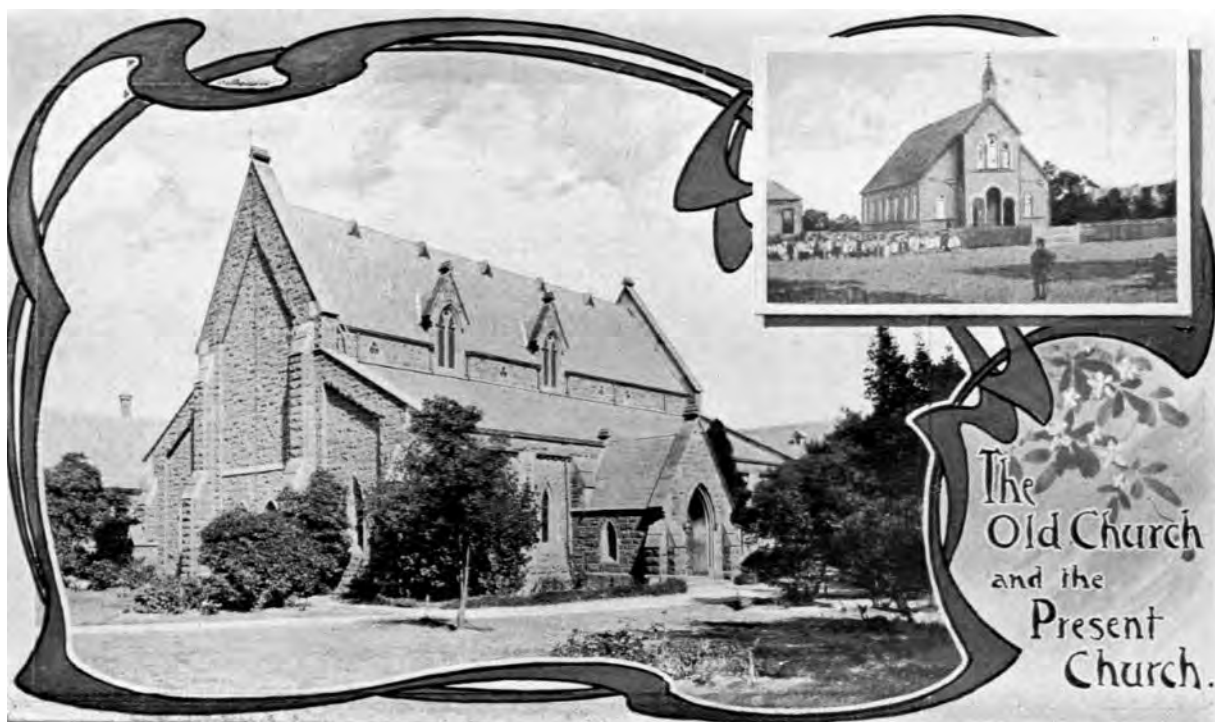


Figure 3. A 1905 exterior view of the 1866 church. Note the plain east elevation before the addition of the 1920 porch. (Source: South Yarra Presbyterian Church 1905:6)

The site also comprises a nineteenth-century manse (Figure 4). The first manse built on the land was a prefabricated wooden building imported from England. In 1873, part of the present manse was built in front of the earlier timber dwelling. The wooden section was removed c1890, when brick and stone additions were made to the 1873 building. Adjoining brick garages were erected in 1936 (MBAI). The building served as manse until 1940, when a new two-storey brick manse was built closer to Punt Road.

A second manse, built in 1940, was demolished in 2019 to make way for a new assembly hall (Nearmap; CoMMaps).

A bluestone wing was added to the main church to serve as a vestry and Sunday school in 1874 (SYPC 1905:25; 42). This building is extant between the 1866 church and a brick Sunday school building that was built adjacent to Fawkner Park. The Sunday school was opened in April 1884 (*Argus*, 8 June 1885:3; SYPC 1905:42). The new Sunday school had a central hall (Figure 5), with classrooms at one side, library and office in front, and an infant room. The old vestry and Sunday school wing also continued to house classrooms in the early twentieth century (SYPC 1905:29, 42).

In 1896, the South Yarra Presbyterian Church complex comprising the 1866 main church (incorporating the unlabelled 1874 wing that housed vestry and former Sunday school), 1884 new Sunday school and 1873 manse (with c1890 additions) was depicted on the Melbourne and Metropolitan Board of Works detailed plan. At that time, two gateways were located on Punt Road, and gravelled paths had been laid out (Figure 6).

In 1925, a caretaker's cottage was erected at a cost of £763 (MBAI).

From 1992 to 1993, alterations and refurbishments were carried out for the Sunday school building and facilities (noted as 'church hall' in the building application index), and the caretaker's cottage was also extended. The total value of the work was \$219,500 (MBAI).

Most Presbyterian churches in Victoria joined with the Methodists and Congregationalists in 1977 with the formation of the Uniting Church in Australia. The South Yarra Presbyterian Church was one of a small group of churches in Victoria that remained associated with the Presbyterian Church. The church building is still being used for church services.

At present, the former Sunday school building, the former manse and the caretaker's cottage are leased to Christ Church Grammar School for use as a kindergarten (CoMMaps).

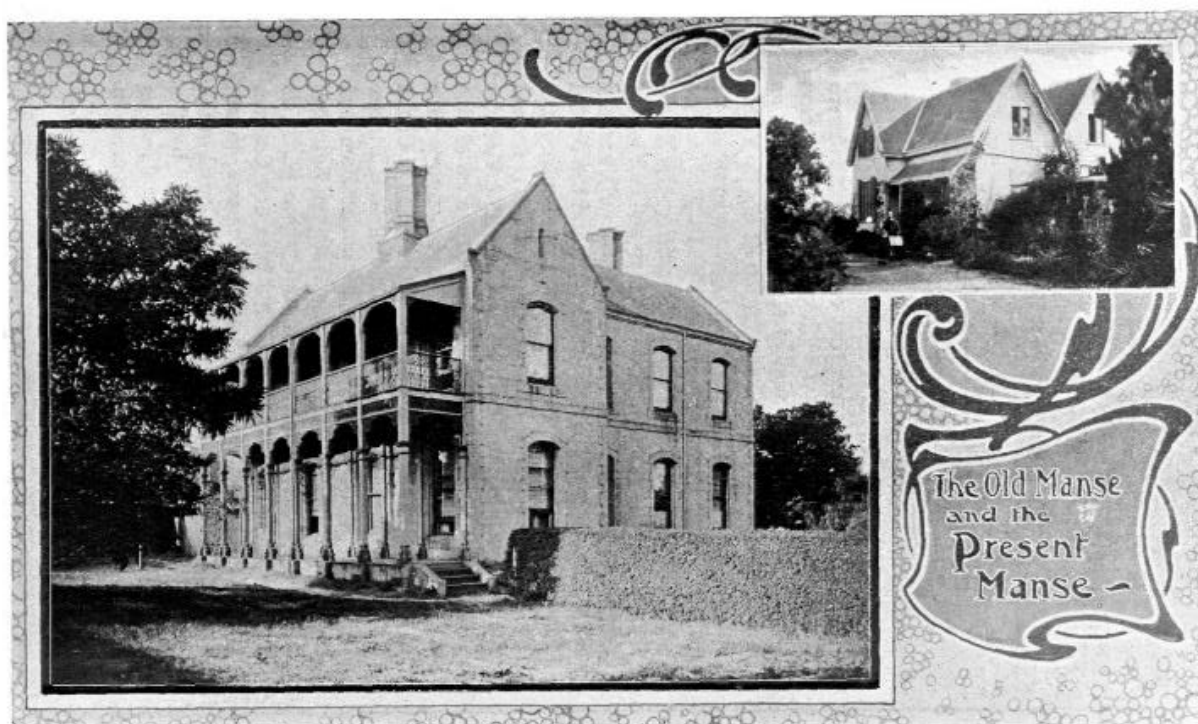


Figure 4. A 1905 view of the 1873 manse with additions from c1890. (Source: South Yarra Presbyterian Church 1905:8)

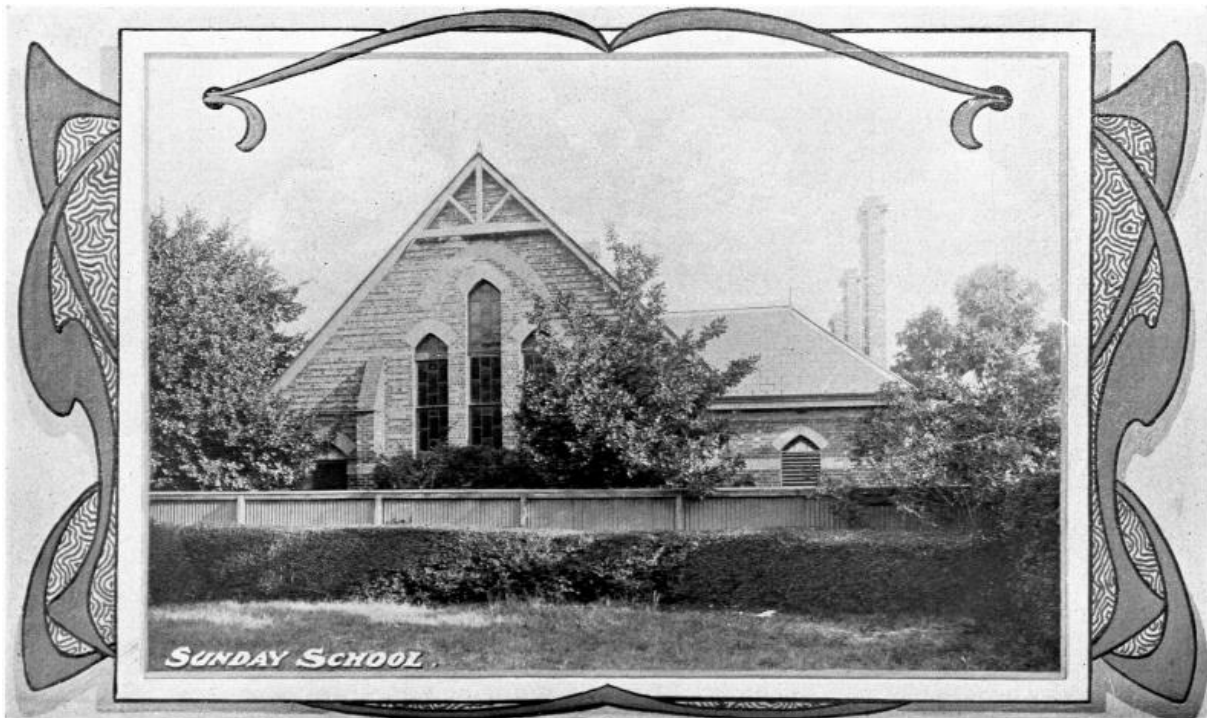


Figure 5. A 1905 view of the Sunday school building built in 1884, viewed from the north. (Source: South Yarra Presbyterian Church 1905:15)

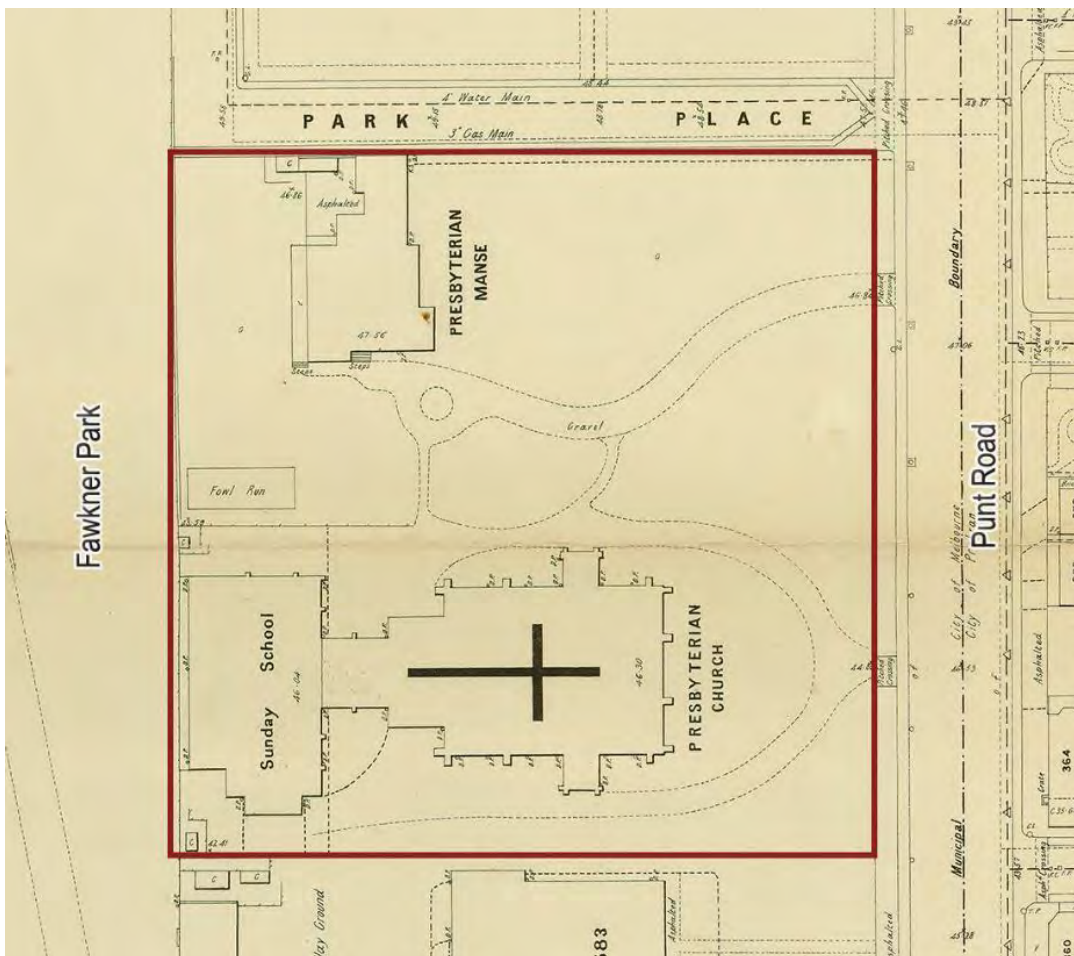


Figure 6. An extract from the MMBW detail plan no 901 and 904, dated 1896, showing the South Yarra Presbyterian Church complex. (Source: State Library Victoria)

COMMUNITY CONNECTIONS

The Presbyterian Church complex has been continually used as a place of worship since 1854, serving the local Presbyterian congregation on site for over 150 years. Retaining an affiliation following the formation of the Uniting Church in Australia, the South Yarra Presbyterian Church demonstrates the dominance of the early Scots Presbyterian immigrants in the local area and their continued influence. The South Yarra Presbyterian Church is important to the Presbyterian community of South Yarra as a place of worship, family gatherings and important occasions such as christenings, wedding and funerals for over 150 years. The congregation of the Presbyterian Church forms a specific community who use and visit the place regularly and have continuously since its establishment; this suggests that there would be community attachment that spans multiple generations.

SITE DESCRIPTION

The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, is located on the west side of Punt Road between Toorak Road and Pasley Street North. The complex comprises five buildings of interest: the 1866 bluestone church with 1920 porch, 1873 manse (with c1890 alterations and additions), 1874 vestry and former school building, 1884 school building, and 1925 caretaker's cottage, shown in Figure 7. The site has a generous setback from Punt Road that is currently occupied by an asphalted parking space. The main entrance is on Punt Road.



Legend

1	Presbyterian Church (1866)	4	Former Sunday school (1884)
2	Former manse (1873 and c1890)	5	Porch (1920)
3	Vestry and school wing (1874)	6	Former Caretaker's cottage (1925)

Figure 7. Aerial photograph of 603–627 Punt Road, South Yarra, showing the key buildings. (Source: Nearmap 2021 with GML overlay)

Presbyterian church, 1866 and 1920 (Figure 7: Number 1 and Number 5)

Designed by architect Lloyd Tayler, the 1866 Gothic Revival style church building is of bluestone construction with decorative sandstone (Barrabool Hills freestone) dressing. The church has a rectangular form with projecting porches. The east-facing porch with a pointed arched doorway is an addition from 1920 (Figure 8). Behind this porch, the east elevation retains its plain treatment with two buttresses as a result of the unrealised second-stage plan for addition of a tower and spire. Original porches survive on the north and south elevations. The church comprises a nave with clerestory and two isles, separated by piers and arches. The nave features a high-pitched gable roof with two dormer windows and four openings on clerestory level on each side. Most openings have pointed arches with sandstone quoins, except for the rectangular window on the 1920 porch. The west elevation is finished with sandstone cladding, and retains the original stained-glass window depicting the burning bush.

Vestry and school wing, 1874 (Figure 7: Number 3)

An 1874 wing that originally consisted of a vestry and school rooms (Figure 9) adjoins the 1866 church to the west. Built of bluestone, this wing has a T-shaped plan with a slated transverse gable roof. The overall Gothic style design and detailing of this portion matches the original design of the 1866 church. The pointed arched openings and the triangular highlight of this wing have cement rendered quoining.

Former Sunday School, 1884 (Figure 7: Number 4)

The 1884 former Sunday school building (Figure 9) is located near the southwest corner of the site, at the rear of the 1874 wing. The building is of polychrome face brick construction with a bluestone foundation. It has a composite roof form consisting of a main gable form to the east, and hip and skillion forms to the west. Three tall brick chimneys rise from the corrugated sheet metal-clad skillion roof near the western elevation (Figure 10). Other original decorative detailing includes narrow pointed arched window openings, timber-framed windows, timber fretwork to gable ends, and buttresses with cement detailing.

Former manse, 1873 and c1890 (Figure 7: Number 2)

Built in 1873 and with alterations and additions dating to c1890, the double-storey former manse (Figure 11) with slated gable roofs is located near the northwest corner of the site. The building was designed in domestic Gothic style rather than the Italianate style that was more common at the time of its construction. The key decorative elements of the building include oblique chimneys with decorative moulding, ruled render finish (now overpainted), segmental arched window and door openings with quoining, timber-framed windows and timber door, timber verandah with decorative ironwork and base (Figure 12). The single-storey wing with face brick wall and chimney appears to be an original or early portion of the building. Brick garages built in 1936 adjoin the former manse to the north.

Former caretaker's cottage, 1925 (Figure 7: Number 6)

The 1925 caretaker's cottage (Figure 13) is a single-storey building with a gabled roof with a projecting gabled wing and front porch. The former cottage has a rough cast render finish and face brick base. The original chimney has the same rendered finish. Original detailing displays some influence of domestic Gothic style, including the timber fretwork to the front porch and narrow pointed arched windows on the projecting wing. The timber-framed windows and timber columns to the front porch are also intact. The cottage was extended to the rear in 1992. The addition is not visible from the public domain.

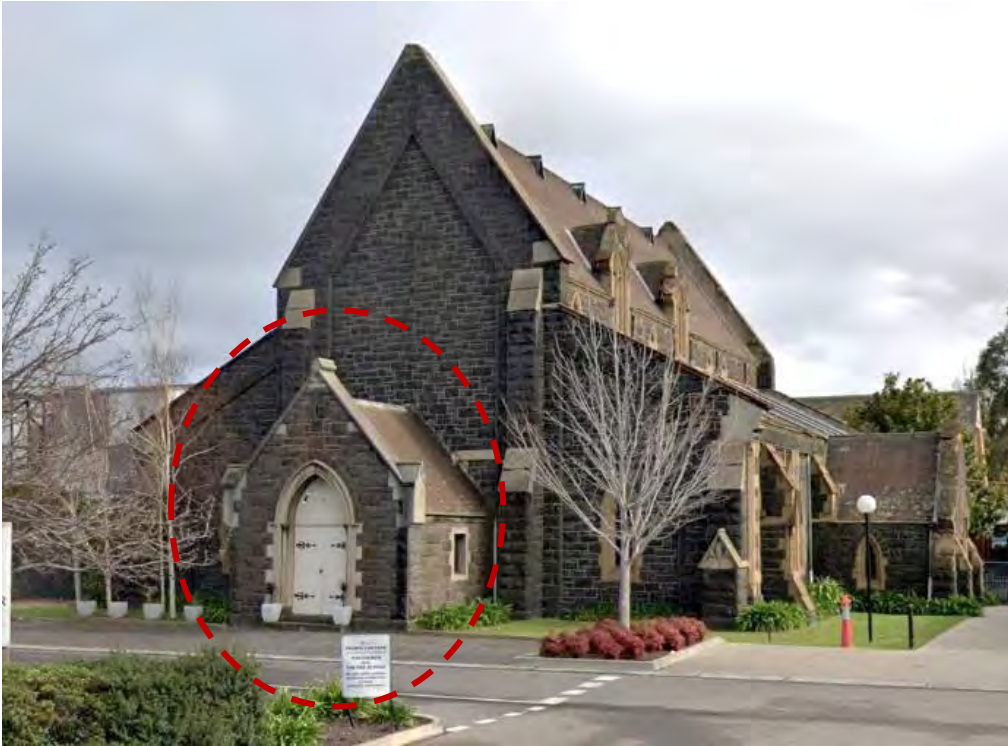


Figure 8. The 1866 bluestone church with high-pitched central gable (Figure 7: Number 1). The east-facing porch (outlined in red, Figure 7: Number 5) was added in 1920. (Source: GML Heritage 2021)



Figure 9. Bird's-eye view of the 1874 vestry and school wing built of bluestone (outlined in yellow, Figure 7: Number 3) and the 1884 Sunday school building built of brick (outlined in red, Figure 7: Number 4). (Source: Nearmap 2020)



Figure 10. View of the 1884 Sunday school building from Fawkes Park (Figure 7: Number 4). Note the original elements including the chimneys and pointed arched openings. (Source: GML Heritage 2021)



Figure 11. View of the former manse, built in 1873 and added to c1890 (Figure 7: Number 2). (Source: GML Heritage 2021)



Figure 12. View of the former manse (Figure 7: Number 2) from Park Place. Note the timber verandah with decorative ironwork and base (outlined in yellow). (Source: GML Heritage 2021)



Figure 13. Former caretaker's cottage (Figure 7: Number 6) built in 1925. Note the decorative timberwork to the front porch and the pointed arched windows on the projecting wing on the right-hand side. (Source: GML Heritage 2021)

INTEGRITY

The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, is highly intact externally with few changes to the original or early structures. All structures of interest largely retain their original materials, roofing and built form.

The 1866 Gothic style church including the 1920 porch (Figure 7: Number 1 and Number 5) retains decorative details such as the buttresses, stained-glass window on the west elevation, and decorative sandstone dressing and quoining. The pattern of openings, including the pointed arched windows and doors, as well as timber-framed windows and timber doors, are also intact.

Despite later refurbishments, the 1874 vestry and school wing (Figure 7: Number 3) and the 1884 Sunday school building (Figure 7: Number 4) appear highly intact externally, retaining original built form and stylistic elements.

The 1873 manse with 1890 addition (Figure 7: Number 2) is highly intact to its nineteenth-century design. The addition of garages (1936) slightly diminishes the building's visibility from Park Place but does not adversely impact the overall integrity.

The original portion of the 1925 caretaker's cottage (Figure 7: Number 6) is also highly intact. The rear addition is concealed behind the main roof form and does not impact the legibility of the building.

Overall, the complex has high integrity.

COMPARATIVE ANALYSIS

Melbourne's churches played an influential role in colonial society and helped shape the urban landscape. It was the practice of early government surveyors to reserve a place on high ground for churches, and on other occasions denominations sought a grant elsewhere, mainly to secure physical prominence in new towns and suburbs (Lewis 1991:6). The principal Christian churches established during the colonial period included those of the Anglican, Catholic, Presbyterian, Methodist, and Baptist denominations (Context 2012:77). In the 1850s and 1860s, Melbourne saw intensive church development, mirroring the wider development of the suburban areas that followed population growth. The majority of churches during this period were built of stone in the Gothic Revival style (Context 2012:17).

Gothic Revival architecture emerged in England in the early nineteenth century as the result of the liturgical revival promoted in the Anglican Church by the ecclesiological movement. It reached the colonies by the 1840s, a time when Greek Revivalism was the strongest architectural influence. The enthusiastic take-up of Gothic Revival style was supported by immigrant architects from Britain and Ireland who arrived in the colonies fully trained (Lewis 1991:20), notably William Wardell who had trained under the pre-eminent Gothic Revival architect and critic Augustus Pugin.

In the City of Melbourne, the South Yarra Presbyterian church is one of several examples of the mid-Victorian period bluestone churches built in the Gothic style that has wider openings. These churches are characterised by the use of clerestory and triforium, curvilinear pointed arches, and display of stained glass. In larger scale examples, the broach spire and pinnacles at each corner of the square are also commonly seen.

The following examples in South Yarra and the broader City of Melbourne are comparable with 431–439 Punt Road, South Yarra, being of a similar scale, style and/or construction date.

Former Catholic Apostolic Church (now Romanian Orthodox), 59 Queensberry Street, Carlton (HO90)

A bluestone church built in 1854–65 and altered in 1871 and 1887 to a design by Leonard Terry. The church comprises a spacious chancel with clerestory and aisles. The nave features a tracery window (Lewis 1991:50). Next to the church is a separate bluestone building (likely a manse).



Figure 14. 53–63 Queensberry Street, Carlton, built c1854–65 and altered in 1871 and 1887 to a design by Leonard Terry. (Source: National Trust 1989, via Victorian Heritage Database)

Former Wesleyan Church, 431–439 Punt Road, South Yarra (assessed as an individual heritage place in this Review)

The former Wesleyan Church built in 1864 to a design by Couch & Wilson is of bluestone construction and has a plain rectangular form, as commonly used in churches from the mid-Victorian period. The building features a slated gabled roof and buttresses with cement dressing. Wide pointed arches are evidence of the influence of the Perpendicular Gothic style.



Figure 15. 431–439 Punt Road, built in 1864. (Source: GML Heritage 2021)

Lutheran Church, 22–36 Parliament Place and 65–75 Cathedral Place, East Melbourne (VHR H0015; HO167)

A bluestone church built in 1874 to a design by Charles Blachmann. The church features clerestoried nave, aisles, apsidal chancel, and stained glass designed by Ferguson & Urie. The complex also comprises a bluestone hall and a double-storey rendered brick manse. The church services continue to be conducted in German (VHD).



Figure 16. 22–36 Parliament Place and 65–75 Cathedral Place, East Melbourne, built in 1874. (Source: National Trust 2015, via Victorian Heritage Database)

The subject building and the above small-scale churches from the 1860s–70s were erected for non-mainstream denominations (Catholic Apostolic and Lutheran) or as part of the suburban expansion of major denominations (Presbyterian and Methodist) that had already established elaborate, larger churches in central Melbourne. The influence of the Gothic Revival architecture is evident in the subject building at 603–627 Punt Road and all examples above. Built of bluestone, these churches share some architectural similarities including the use of contrasting dressings, side pointed arches, tracery stained-glass windows and symmetrical composition with central gabled roof.

The former Catholic Apostolic Church (now Romanian Orthodox) at 53–63 Queensberry Street, Carlton (HO90), one of only two Catholic Apostolic churches in Australia, shares above mentioned architectural similarities with the subject building. However, the former Catholic Apostolic Church has more traditional planning with transepts that reflect Catholic liturgical practice.

The former Wesleyan Church at 431–439 Punt Road, South Yarra (Contributory to HO6, recommended as individually significant in this study), is closely comparable not only architecturally but also for its historical context. Erected in the mid-1860s on land granted by the government in the then emerging suburb of South Yarra, the Wesleyan church and the subject complex represent the historical pattern of early suburban development in the wider Melbourne area. While both churches are important evidence of this early phase of development, the South Yarra Presbyterian Church complex is distinguished from the former Wesleyan Church, which has been converted for residential use, and is less intact as a church complex than the subject site because early auxiliary buildings, including the Sunday school and manse, have been demolished.

The State-listed Lutheran Church at 22–36 Parliament Place and 65–75 Cathedral Place, East Melbourne (VHR H0015; HO167), comprises the 1874 church, 1864 hall (originally a weekly and Sunday school) and 1890 manse. The German Lutheran congregation has occupied the site from 1853 and built the first church in 1854 (replaced by the 1874 church). The subject complex compares well to the East Melbourne Lutheran Church complex in terms of the scale and detailing of the Gothic Revival

church and the retention of the highly intact early auxiliary buildings. Like the former manse on the subject site, the Lutheran manse also displays domestic Gothic style elements, including gable roofs and decorative pointed arch verandah ironwork.

Overall, the South Yarra Presbyterian Church complex at 603–627 Punt Road provides important tangible evidence of the mid-Victorian Gothic Revival churches that were built as part of the early suburban expansion in Melbourne. It is an important example of a church complex that retains early Sunday school buildings, manse and caretaker's cottage.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).
-

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 603–627 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Argus, as cited.

Banner (Melbourne), as cited.

Blake, Lesley James (ed) 1973. *Vision and Realisation: A centenary history of state education in Victoria*, volume 3. Melbourne: Government Printer.

Bradshaw, FW 1976. 'Ramsay, Andrew Mitchell (1809–1869)', *Australian Dictionary of Biography*. National Centre of Biography, Australian National University, <https://adb.anu.edu.au/>, published first in hardcopy 1976, accessed 1 December 2021.

Chambers, Don 2008. 'Presbyterian Church' in *Encyclopedia of Melbourne* (eMelbourne). School of Historical and Philosophical Studies, The University of Melbourne. <http://www.emelbourne.net.au/>, accessed 25 November 2021.

City of Melbourne Interactive Maps (CoMMaps). <http://maps.melbourne.vic.gov.au/>, accessed January–March 2021.

Context 2012. City of Melbourne Thematic Environmental History. Prepared for City of Melbourne.

French, EL 1966. 'Forbes, James (1813–1851)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/forbes-james-2053/text2547>, published first in hardcopy 1966, accessed 3 December 2021.

Lewis, Miles (ed) 1991. *Victorian Churches: Their origins, their story and their architecture*. Melbourne: National Trust of Australia (Vic).

Lewis, Miles 2018. 'Fitzroy North Former Gasworks site: Miles Lewis evidence'. DELWP Panel hearing commencing 23 April 2018.

McCalman, Janet 2008. 'Religious Allegiances' in *Encyclopedia of Melbourne* (eMelbourne). School of Historical and Philosophical Studies, The University of Melbourne. <http://www.emelbourne.net.au/>, accessed 25 November 2021.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria. Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed 4 February 2021.

Nearmap, as cited.

Organ Historical Trust of Australia (OHTA) 2019. 'Presbyterian Church, Punt Road, South Yarra'. <https://ohta.org.au/>, accessed 9 June 2021.

Public Record Office Victoria (PROV) [early plans].

Public Record Office Victoria (PROV). 'Melbourne City Imperial Measure M14 5514', as cited.

Public Record Office Victoria (PROV). 'Melbourne South Free Gaelic Church, 1854'. Historic Plans Collection, VPRS 8168, P0005, Unit 195.

South Yarra Presbyterian Church (SYPC) 1905. *South Yarra Presbyterian Church: SYPC 1905 illustrated, 1854–1905*. Melbourne : Rae, Munn & Gilbert, via State Library Victoria. <http://slv.vic.gov.au/>, accessed 9 June 2021.

Slater, L Oscar 1987. *Walking Tour of South Yarra West*. South Yarra: Prendagast Publishing.

Victorian Heritage Database (VHD), as cited.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 B

STATEMENT OF SIGNIFICANCE

Heritage Place: South Yarra
Presbyterian Church complex

PS ref no: Hoxxx



What is significant?

The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, established in 1854 and built in stages from 1866 to 1925, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- 1866 church (Figure 1: Number 1) and its original external form with slated gable roof, bluestone construction with sandstone (Barrabool Hills freestone) dressing and Gothic Revival style detailing;

its high level of integrity to its original design; pattern and size of original fenestration and other decorative details; and the 1920 porch (Figure 1: Number 5)

- 1874 vestry and school wing's original T-shaped form with slate roof, bluestone construction and cement moulding; its high level of integrity to its original design; pattern and size of original fenestration and other Gothic Revival style decorative details (Figure 1: Number 3)
- 1884 Sunday school's original external form, polychrome face brickwork and bluestone foundation; its high level of integrity to its original design; pattern and size of original fenestration and other decorative details (Figure 1: Number 4)
- 1873 manse's original external form with additions from c1890, ruled render finish over masonry (now overpainted) and detailing; its high level of integrity to its original design; pattern and size of original fenestration and other decorative details influenced by domestic Gothic style (Figure 1: Number 2)
- 1925 caretaker's cottage's original external form with a gable roof and a projecting gabled wing, rough cast render finish and face brick base; its high level of integrity to its original design; pattern and size of original fenestration and other decorative details influenced by domestic Gothic style (Figure 1: Number 6).

More recent alterations and additions, including rear extension to the caretaker's cottage from 1992 and refurbishment from 1992 and 1993, are not significant.



Legend

1	Presbyterian Church (1866)	4	Former Sunday school (1884)
2	Former manse (1873 and c1890)	5	Porch (1920)
3	Vestry and school wing (1874)	6	Former Caretaker's cottage (1925)

Figure 1. Aerial photograph of 603–627 Punt Road, South Yarra, showing the key elements that contribute to the significance. (Source: Nearmap 2021 with GML overlay)

How is it significant?

The South Yarra Presbyterian Church complex at 603–627 Punt Road, South Yarra, is of local historical, representative and social significance to the City of Melbourne.

Why is it significant?

The South Yarra Presbyterian Church at 603–627 Punt Road, South Yarra, established in 1854, is historically significant as an example of a local Presbyterian church built as part of the early suburban development of Melbourne. It is significant as it occupies one of the four Crown reserves granted for use in the mid–1850s by four major Christian denominations along the same section of Punt Road.

Replacing an earlier 1854 timber church building, the 1866 church building (Figure 1: Number 1) stands as a key element in the extensive complex of buildings on the site that was developed through the nineteenth century and into the twentieth century. The South Yarra Presbyterian Church complex provides important tangible evidence of this early phase of suburban expansion within the City of Melbourne outside of the central city. (Criterion A)

The South Yarra Presbyterian Church complex is of representative significance to the City of Melbourne, for its representation of an early church complex comprising an 1866 church building and other buildings associated with the operation of the church, developed between 1874 and 1925. These buildings are also significant for their designs influenced by the Gothic Revival style. Designed by prominent Melbourne architect Lloyd Tayler, the subject church (Figure 1: Number 1) retains key stylistic elements that exemplify Gothic Revival style churches, including the use of bluestone with contrasting dressings and detailing, slated high-pitched gable roof, dormer windows and openings on the clerestory level, buttresses, tracery stained-glass, and pointed arched windows and doors. The adjoining 1874 vestry and school wing (Figure 1: Number 3) matches the bluestone construction of the church and contrasting quoining detailing. The 1884 Sunday school building (Figure 1: Number 4) features elements of the Gothic Revival style including narrow pointed arched windows and timber fretwork to the gable ends. The two residential buildings (Figure 1: Number 2 and Number 6) represent domestic versions of Gothic Revival architecture, through their decorative timberwork, gabled roofs (both), quoining to the openings (manse) and narrow pointed arched windows (caretaker's cottage). (Criterion D)

The South Yarra Presbyterian Church complex is socially significant to the City of Melbourne. Serving the Presbyterian congregation on the site since 1854, and retaining that affiliation following the formation of the Uniting Church in Australia, the South Yarra Presbyterian Church demonstrates the dominance of the early Scots Presbyterian immigrants in the local area and their continued influence. The South Yarra Presbyterian Church is important to the Presbyterian community of South Yarra as a place of family gatherings and important occasions such as christenings, wedding and funerals for over 150 years. (Criterion G)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Christ Church vicarage, and Memorial Hall and school building

STREET ADDRESS: 663–681 Punt Road, South Yarra

PROPERTY ID: 107812



SURVEY DATE:	February 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Charles Webb (Vicarage); Clements Langford (Memorial Hall); Yuncken Freeman Brothers (second-storey classrooms)	BUILDER:	Clements Langford Pty Ltd (Memorial Hall and school building)
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1860 (Vicarage) 1924, 1953 (Memorial Hall and school building)

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
8 Education	8.2 Private schools
9 Religion and spirituality	9.2 Establishing places of worship
17 Memorials and commemoration	17.4 War memorials

RECOMMENDATIONS

Recommend inclusion of 663–681 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

663–681 Punt Road, South Yarra, comprises the Christ Church vicarage (1860), and Memorial Hall and school building (1924) that form part of a two-acre Crown reserve that was granted to the Church of England in 1854. The site adjoins the 1856 Christ Church at 683–701 Punt Road (VHR H0635; HO401). Education had been provided at the site since 1854 when a schoolhouse was erected as the first building on the Crown reserve. The Christ Church Memorial Hall and school building, built in 1924, provided a space for the use of the parish community and for Christ Church Grammar School, which had been founded at the site in 1898. The Christ Church Memorial Hall and school building demonstrates the site's continued educational use since 1854. The 1860 vicarage has been maintained in use by the church since its completion. The buildings and their broader setting continue to be used by the church and associated groups within the local parish.

HISTORICAL CONTEXT

Private schools in Melbourne

Education in Melbourne's early settlement period was provided by government-aided institutions, by private (independent) schools established by the various Christian denominations, or at home by private tutors or governesses. Following separation of Victoria from the Colony of New South Wales in 1851, a dual system of education was established in Victoria. The Denominational Schools Board (DSB) was responsible for administering private schools while the National Schools Board was responsible for public schools. In 1862 these two boards were abolished and replaced with the Board of Education, which funded both private and public schools. In addition to the private and public schools, a third category of educational institution was introduced in 1854, called 'public grammar schools'; the University of Melbourne was established that year and these schools would prepare boys for university entrance (Hooper 2008).

Since the opening of Christ Church at the corner of Toorak Road and Punt Road (683–701 Punt Road, South Yarra), Christ Church quickly became a fashionable parish to attend, due to its proximity to the mansion houses of many wealthy and influential residents. Prior to the completion of St John's Anglican Church in Toorak in 1862, which was close to the governor's residence, Toorak House, Christ Church was the preferred church for vice-regal attendance. The social prominence of Christ Church was re-established in 1876, as its location near the newly completed Government House made it the preferred place of worship for resident governors and governors-general, their families, as well as aides and members of their households (Slater 1987:7). The completion of Government House in 1876 coincided with the construction of a parish hall at Christ Church.

From the earliest period of settlement in Melbourne, the provision of education was a concern of the churches. With a limited number of schools that were fully funded by the government, many churches took on the responsibility of providing an elementary school, with church-run schools generally educating children within the doctrine of a particular denomination. Often a rudimentary church hall served as both a day school and a Sunday school, as well as a local meeting room for the church community.

Church-run schools that were established prior to the *Education Act* of 1872 were eligible for government funding. The major Christian denominations each aspired to a church-run 'grammar' school (for boys), and it was proposed in the 1850s that these should be situated within a mile of the central city (Lewis 1995). In East Melbourne the Presbyterians established Scotch College in 1850 and the Catholics established St Patrick's College in 1854. The Anglicans and the Wesleyans sought land outside the city centre, on what was then considered the outskirts of the settlement in South Yarra. In South Yarra, a school run by the Scottish (Presbyterian) Free Church at 603–627 Punt Road opened in 1854. An Anglican school at Christ Church was also in operation in 1854 prior to the foundation stone of the church building being laid in 1855. A site was surveyed on St Kilda Road for a Church of England grammar school in 1855 and Melbourne Grammar School was opened there in 1858. Further southeast along St Kilda, a Wesleyan grammar school, known as Wesley College, was established by the Methodist Church in 1866.

Following the 1872 *Education Act*, which marked the end of government funding to church schools, they were largely abandoned with the exception of Catholic schools, which were largely staffed by religious orders. Christ Church, South Yarra, was an exception to the rule, with the attached Anglican school operating after the 1872 *Education Act* and continuing to grow and develop up until the present day.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The church complex adjoins Fawkner Park on the west, which was documented as a place that Aboriginal people occupied in the 1850s and 1860s and held corroborees—for at least a decade after the establishment of the church in 1856. The vicarage, built in 1859, looked out over Fawkner Park before the park was formerly laid out.

The site at 663–681 Punt Road comprises an 1860 vicarage, 1924 Memorial Hall and school building with 1953 additions, and later structures including the 1963 school wing with 2003 additions, 2018 classrooms and a modern vicarage (Figure 1). The site adjoins the 1856 Christ Church at 683–701 Punt Road (VHR H0635; HO401).



Legend

- | | | | |
|---|--|---|--------------------------------------|
| 1 | Vicarage (1860) | 5 | McLardy Music School (1990) |
| 2 | Memorial Hall and school building (1924) | 6 | New vicarage (c2000s) |
| 3 | East wing (1924) with first floor additions (1953) | 7 | Beryl Gregory Resource Centre (2018) |
| 4 | Anne Wardley Wing (1963, 2003) | | |

Figure 1. Aerial photograph of 663–681 Punt Road, South Yarra, showing the key buildings and later structures. The green overlay denotes structures substantially modified or constructed from 1990. (Source: Nearmap 2022 with GML overlay)

The subject site sits within a two-acre Crown reserve granted to the Church of England on 1 December 1854 (Parish plan 1922). Conditions attached to the Crown reserve required that the parish use the land for buildings that related to religious use, which could include a church, chapel, school, or residence for clergy (Slater 1987:7). In 1854, five denominations were each offered a two-acre Crown reserve along this section of Punt Road. Of these denominations, the Anglican church was allocated the most elevated and prominent site, located at the corner of Toorak Road and Punt Road (Figure 2), reflecting the significant influence of the Anglican Church in Victoria at that time.

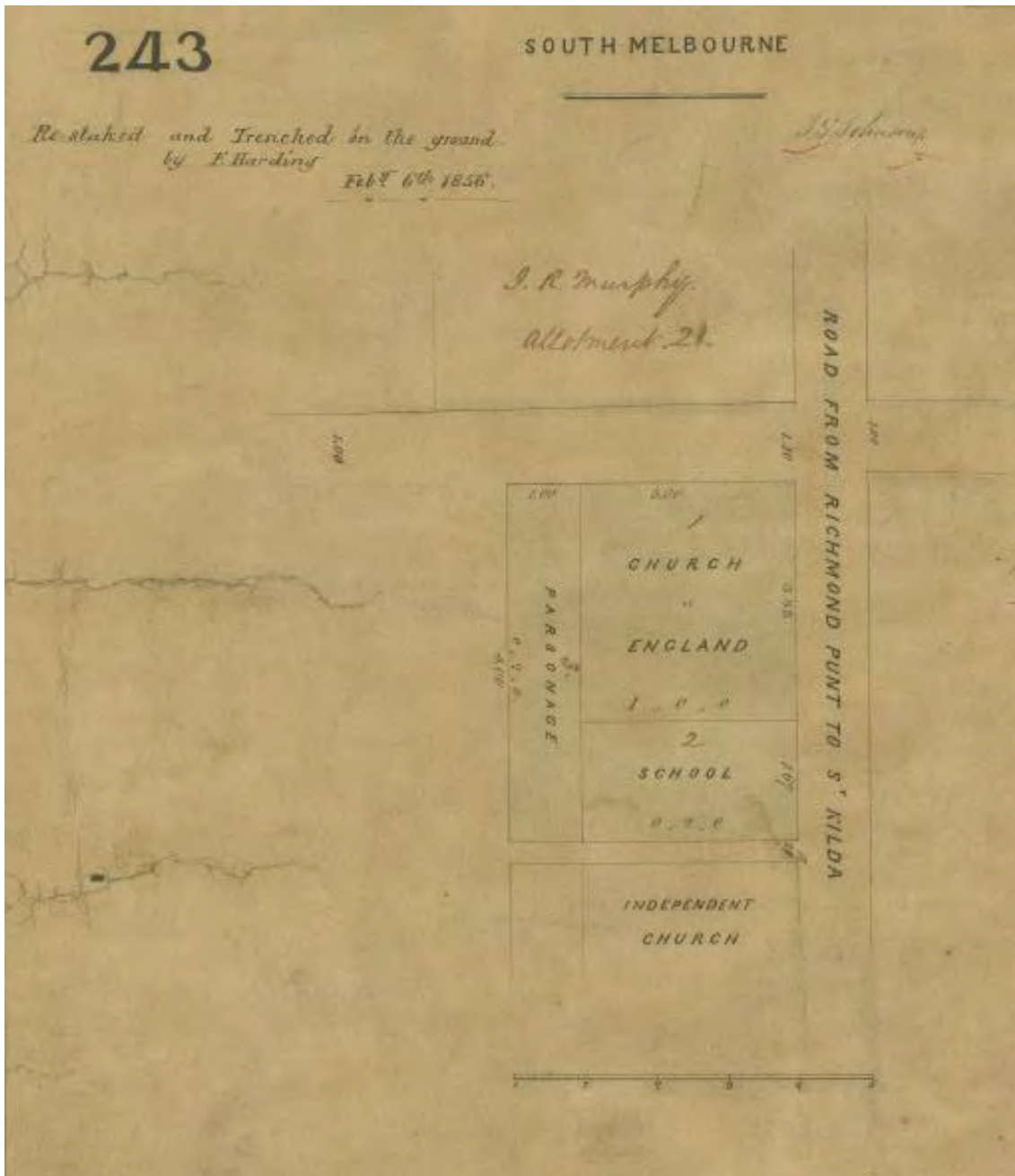


Figure 2. 'Plan for a site for the Church of England at South Melbourne', 1856. (Public Records Office Victoria, Historic Plan Collection, Melbourne South Church of England Reserve, VPRS 8168 P0005, item 243)

On the higher ground at the northern end of the church reserve, Christ Church (today at 683–701 Punt Road) was completed in 1857. Following the initial grant of land, plans for a church were put on hold due to the costs, and the congregation instead went ahead with the construction of a simple schoolhouse (since demolished) (Cuthbert 1996:11). In 1855 the Church of England congregation held services in the Presbyterian iron schoolhouse on the site of the South Yarra Primary School at 585–599 Punt Road (*Age*, 7 December 1855:5). Construction of Christ Church commenced in 1856, to a design prepared by architects Webb and Taylor (Charles Webb and Thomas Taylor); building work was undertaken by E J Young. The church was open for worship by 1857. This church building is registered on the Victorian Heritage Register (VHR H0635).

A vicarage (Figure 1: Number 1) was completed by 1860 to a design by Charles Webb (Figure 3) at a cost of £4000 (*Argus* 26 April 1860:8; *Age* 24 April 1916: 6). The construction of the vicarage, which was built close to the church reserve's western boundary with Fawkner Park, was partly funded by William Guinness, the first vicar of Christ Church (Slater 1987:8). The front verandah of the vicarage had not been erected at that time (Figure 3).

The parish community was not obliged to raise funds for a residence for its clergy. As Miles Lewis has pointed out, Anglicans in Victoria were not used to raising funds for their buildings as they were accustomed to these being provided by the state, as was the case in England (Lewis 1991:6).



Figure 3. A view of the church and vicarage in 1859, viewed from the west and taken from within Fawkner Park. The front verandah of the vicarage had not been erected at that time. (Source: Johnstone c1859, State Library Victoria, Accession No. H27163)

Despite the extensive development of the church reserve from the 1860s to the 1890s, the 1860 vicarage is the only building from the nineteenth century remaining on the site at 663–681 Punt Road.

By 1864, two small buildings existed to the east side of the vicarage (Cox 1864). These were likely the c1854 schoolhouse and a newer school building, which was built soon after the erection of the vicarage (*Prahran Chronicle*, 29 April 1916: 4). Guinness opened a denominational school on the site in 1862, but it closed the following year (Blake 1973: 303). The two school buildings are not extant today. A parish hall, which was also used for Sunday school (and probably also for a day school), was erected in 1876 (since demolished) (Christ Church 1956: 12).

Horace Finn Tucker, who was the vicar at Christ Church from 1880 until 1908, was a progressive churchman who oversaw extensive developments over the following decade, including the development of the following:

- a new church sanctuary in 1881
- the addition of a large spire to the church in 1886
- the addition of a south aisle in 1886 and a north aisle in 1889 (Slater 1987:7)
- a verger's cottage and additions for the Sunday school, designed by Reed Henderson & Smart in 1884 (*Argus* 28 July 1884: 2)
- the gardens of the vicarage developed in the 1880s (Christ Church 1956: 14)

- a building for the athletics and gymnastics club, erected on the southern boundary of the church reserve and opened by the Governor Lord Hopetoun in 1890 (Christ Church 1956: 18; news ref 1890). This was rebuilt in brick in 1906 (Lewis 2011)
- a cabman's shelter erected to a design by local resident architect Frank Stapley outside the church reserve on Punt Road in 1901 (Christ Church 1956: 18; Lewis).

These were since demolished except for the vicarage garden and the cabman's shelter, which has been relocated to the church grounds.

Tucker led an active parish that ran a large range of church groups and activities. Concerned about the high urban unemployment during the 1890s depression, Tucker became an advocate of co-operative 'village settlements'. He wrote several important works during that period, including the utopian novel, *The New Arcadia* (1894), which centred around the co-operative rural settlement ideals, and a book of poetry, *After Many Days* (1905). He was an enthusiast for physical exercise and also supported a strong music program in the parish. His son, Gerard Kennedy Tucker, who was born at the Christ Church vicarage, became the founder of the Brotherhood of St Laurence (Carter 1990).

By 1895, the church reserve contained the church and the 1860 vicarage (Figure 1: Number 1), as well as a large Sunday School building (the parish hall) with smaller ancillary school building, an athletics club, and a caretaker's (or verger's) cottage, all of which have been since demolished (Figure 4).

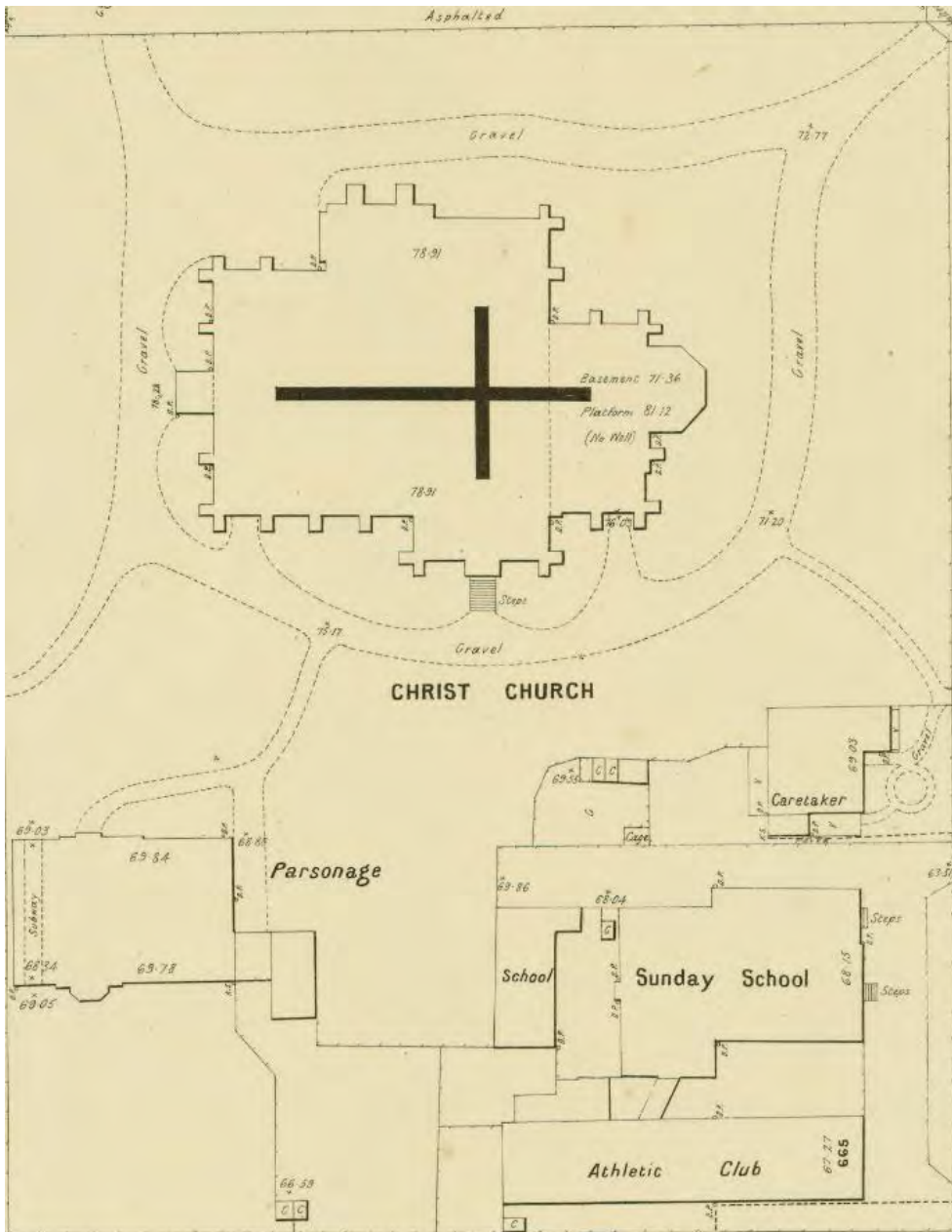


Figure 4. The MMBW detail plan no 891 shows the Christ Church site as it appeared in 1895. The clergyman's residence, here marked as a parsonage, is visible to the west of the site. The area currently occupied by the Christ Church Grammar School is occupied at this time by school buildings, a caretaker's cottage and an athletic club. (Source: State Library Victoria)

Although a day school and Sunday school had operated at Christ Church as early as 1854, it was not until 1898 that the present Christ Church Grammar School was established, initially as a boys' school. Tucker, who a supporter of the parish's strong music program, was integral in establishing the Christ Church Grammar School. Following a traditional English parish model, the intention was that the pupils would form the church's choir. The school fees of boys who performed choir duty were paid by the church, thus creating what may be considered as one of the first music scholarships in Victoria (CCGS 2021).

Under the leadership of headmistress Elsie Esdaile in 1921, the first female student was admitted; by 1922 the school was opened to the admission of girls (CCGS 2021).

A new parish hall and school building (Figure 1: Number 2) was erected in 1924 in place of the pre-existing parish hall and school. The foundations of the 1876 hall were retained as were sections of some of the existing walls. Named Memorial Hall, the new hall was dedicated to the memory of the men from the parish who had died serving in World War I. The new complex was opened by the Governor-General Lord Forster on 29 March 1924 (Order of Service, 1924).

The Memorial Hall included a dance hall, supper rooms, and meeting rooms, as well as new classrooms to accommodate the growing Christ Church Grammar School. The building was designed by Clements Langford and was constructed by Langford's company (Figure 5) at a cost of £14,000 (*Argus* 22 March 1924:32; 9 September 1924:9; 10 September 1924:21). The new building, with its square tower, castellations and other Gothic Revival elements, referenced traditional English church styles and in particular echoed Webb and Taylor's design for the nearby Melbourne Church of England Grammar School, built in 1858. Earlier plan for a combined new hall and school building at Christ Church had been prepared by North and Williams by 1916, but these plans—somewhat more elaborate than what was built in 1924—were presumably abandoned (*Building* 12 June 1916). It is not known whether North and Williams had any role in the scaled-down design of 1924, but the fine detailing of the building suggests that an architect was involved.

The construction of the Memorial Hall also used bluestone, bricks and timber salvaged from the former parish hall and schoolhouse (Christ Church 1956: 12). The verger's (caretaker's) cottage is likely to have been demolished in 1924 to make way for the new building.



Figure 5. A photograph of the Christ Church Memorial Hall and school building taken shortly after its completion in 1924. The building included a dance hall, supper rooms, meeting rooms and classrooms. The projecting room to the east (at the left of the image) was a single-storey structure at this time. (Source: *Argus*, 9 September 1924:9)

In 1953 Yuncken Freeman Brothers called for tenders for the construction of two new classrooms (Figure 1: Number 3) at Christ Church Grammar School (*Age*, 17 October 1953:22). It appears that these two new classrooms formed a second level to the projecting east wing (Figure 5). The former gabled roof was replaced with a flat roof and the addition was finished in a similar rendered treatment and quoining to the exterior.

In 1968 a new brick school building (Figure 1: Number 4) was erected at a cost of \$40,000 (MBAI 40171). It is likely that this is the wing extending to the west of the Memorial Hall. A second storey to this building is likely to have been constructed 2003 (CCGS 2021).

Various minor alterations have been undertaken on buildings at the site since the 1960s (MBAI).

In 1990, a new school building named the McLardy Music School (Figure 1: Number 5) was built directly to the south of the Memorial Hall Building (CCGS 2021). In 2018, the school celebrated its 120th anniversary with the opening of a large, new classroom complex on the southern boundary of the site, designed by Sally Draper Architects and named in honour of a long-serving headmistress, Beryl Gregory OAM (CCGS 2021). It appears that the McLardy Music School building was significantly upgraded during the construction of the Beryl Gregory Resource Centre (Figure 1: Number 7).

A new vicarage (Figure 1: Number 6) was erected in the southwest corner of the site, likely during the 2000s, on land that appears to have been part of the garden of the original vicarage.

Charles Webb, architect

Charles Webb (1821–1898) designed some of Melbourne’s most prominent nineteenth-century buildings. Born in Suffolk, England, Webb completed his articles in London and arrived in Melbourne in 1848, joining elder brother James (1808–1870). The brothers set up a joint architecture and survey practice, undertaking numerous commissions for houses, stores, warehouses and churches, including the first iteration of St Paul’s Anglican Church (1850–52, demolished). From 1854 to 1858 Webb partnered with Thomas Taylor (c1820–1872), completing Christ Church, South Yarra; St Andrew’s Church, Brighton; and Melbourne Church of England Boys’ Grammar School, South Yarra (all built in 1856). Webb continued in sole practice from 1858, and in 1888 was joined by two of his sons, Charles Hayward Webb (1856–1943) and Alfred William Webb (1859–1934). Webb designed many prominent buildings in the Italianate or Renaissance Revival style, including the Royal Arcade, Melbourne (1869), the South Melbourne Town Hall (1878) and the Grand Hotel (now Windsor Hotel) (1883–84). Webb also designed many churches in the Gothic Revival style, including the Church of Christ in Swanston Street, Melbourne (1863) (Willis 2012:757).

Clements Langford, builder

Clements Langford (1853–1930) was born in Hampshire, England, the son of a brewer. Arriving in Tasmania in 1864, the family later moved to Melbourne the same year. The following year, Langford was apprenticed to the notable builder David Mitchell, father of Dame Nellie Melba. In 1874 Langford won first prize for architectural drawing at the Richmond School of Design (Richmond 2005). Langford became increasingly prosperous through the 1870s, and by the 1880s owned property in Richmond and Sorrento.

After a brief partnership with Robert Hutchison in the 1880s, Langford continued under his own name from 1886 onwards. The company employed 300 people by 1909 and was responsible for large-scale projects around the city. The company was incorporated as Clements Langford Pty Ltd in 1923, and by 1930 had expanded to include shop and office fitters, plumbers, painters and decorators with timber working and joiners’ shops. Langford was also the director of companies that supplied building materials including cement, brick and timber. Notable buildings constructed by the company include the Myer Emporium (314–336 Bourke Street and 275–321 Lonsdale Street, Melbourne), Comedy Theatre (228–240 Exhibition Street, Melbourne), Herald and Weekly Times Building (46–74 Flinders Street and 2–8 Exhibition Street, Melbourne) and the Bryant and May factory (560 Church Street, Richmond) (Richmond 2005). Langford worked extensively with leading architects and was known to have had design input into many sites, such as the work undertaken at St Stephen’s Church of England in

Richmond (Richmond 2005). The most enduring work undertaken by Langford was the construction of the St Paul's Cathedral spires in the 1920s.

Langford was a committed Anglican, becoming a long-time parishioner of St Stephen's (350–362 Church Street, Richmond) before being made a lay canon of St Paul's Cathedral (Flinders Street, Melbourne). In his professional life, Langford was president (1913–14) and treasurer of the Melbourne Master Builders' Association, as well as being president of the Master Builders' Federation of Victoria (Richmond 2005).

Horace Finn Tucker, Anglican minister and writer

Horace Finn Tucker (1849–1911) was born in Cambridge, England, in 1849, the third child of an Anglican clergyman. His father was appointed the Australian agent of the British and Foreign Bible Society, and the family arrived in Sydney in 1861. Tucker was educated at the Moore Theological College in NSW and was made a deacon of the Church of England in 1873. He was later ordained as a minister in 1874 (Carter 1990). In 1873 Tucker married Caroline Brodribb, the daughter of prominent pastoralist and politician William Brodribb. Following his ordination, Tucker was posted to various Anglican parishes in central Victoria. His ministry gained attention from Bishop Moorhouse, who promoted him to the prosperous Christ Church parish in South Yarra in 1880 (Carter 1990). Here, Tucker was integral in establishing the Christ Church Grammar School in 1898 (Carter 1990).

Concerned with spreading his ministry to the poor in his parish, Tucker was responsible for the establishment of three mission churches attached to Christ Church. During the financial depression of the 1890s, Tucker and fellow clergyman Charles Strong promoted resettlement schemes that placed unemployed people in country areas. Between 1892 and 1894 approximately 200 families were placed in 'Tucker village settlements' in Gippsland, central Victoria and the Wimmera. These ambitious schemes ultimately proved unsustainable through lack of finance and mismanagement, however the government recognised Tucker and Strong's efforts with the *Settlement of Lands Act* (1893) that provided for similar settlements in the future. Tucker published a utopian novel *The New Arcadia* in 1894, which was based on the ideals he had promoted through the Tucker village settlements. Later publications included *After Many Days* (1905) and a book on Christian saints titled *Lights for Lesser Days* (1909). Tucker also widely published articles on social issues (Carter 1990).

Tucker was elected a canon of St Paul's Cathedral in 1894. After his retirement from Christ Church in 1908, he continued his parish work in Melbourne's outer suburbs (Carter 1990). His son Gerard Kennedy Tucker, who was born at the Christ Church vicarage in 1885, went on to establish the Brotherhood of St Laurence (Carter 1990).

COMMUNITY CONNECTIONS

Christ Church Grammar has been continually used as a school in the City of Melbourne since 1898, serving its pupils past and present, parents, families, teachers benefactors and administrators on site for over 120 years. Community connections are demonstrated in this longstanding use and the school retains a visible and active presence in the community. It continues to foster connections with alumni, their families, and the community more generally. The 1924 Christ Church Memorial Hall and school building have strong links with the Christ Church congregation and the students, alumni and families associated with the Christ Church Grammar School.

Christ Church has been an integral part of daily life for the members of the local parish from the 1850s, as the primary place of Anglican worship. The Memorial Hall linked with the church has been, and continues to be, a place for many community activities and functions, as well as significant events such

as christenings, weddings and funerals. Built as a memorial to local men from the parish who served in World War I, the Memorial Hall is a tangible link to previous generations who lost their lives for their descendants, school students and staff, and other community members more broadly.

SITE DESCRIPTION

663–681 Punt Road, South Yarra, is bounded by Punt Road to the east, Park Place to the South, Fawkner Park to the west, and the Christ Church and gardens (683–701 Punt Road) to the north. The site is divided from the church and gardens by a private driveway. The site comprises a 1860 vicarage, a 1934 Memorial Hall and school building with additions from 1953, and later buildings developed from 1968 to 2018 for the Christ Church Grammar School.

Vicarage (Figure 1: Number 1)

The original vicarage is a double-storey building located on the western boundary of the site close to the boundary with Fawkner Park. The building is constructed of bluestone with cream brick detailing in a Gothic Revival style. The building has a squarish footprint and has a U-shape roofline made up of three gable planes. It has a skillion verandah section to the west. A north–south gable plane runs parallel with the principal façade, with two east–west planes located on the rear of the building. The main sections of roof are clad in slate, while the verandah roof is clad in corrugated sheet metal. Multiple original oblique rendered chimneys are still evident.

The elevation facing Fawkner Park to the west features a two-storey verandah (Figure 6). The ground floor of the verandah features cream brick piers, while the upper floor has simple timber posts and balustrading. The verandah has been infilled on both levels with non-original glazing. Low garden beds have been planted in front of this elevation, and the upper floor of the verandah is accessed by a walkway from the north.



Figure 6. The principal (western) elevation of the vicarage with verandah. (Source: GML Heritage 2021)

The original detailing of the building is more evident on the northern elevation. Located on the ground floor is a recessed porch. It has a depressed arched entry with a cream brick surround. A projecting stone string course wraps around the building at window height on the ground floor and forms a point above the entryway (Figure 7). To the side of the entryway is a projecting chimney stack with cream brick quoining, that steps inwards as it ascends the building (Figure 8). The ground floor has multiple windows, each of which have stone sills and cream brick surrounds.

Set above the porch opening on the first floor is a window with decorative arched head. Other large window openings are present, each with stone sills and cream brick surrounds. The comparative height of these windows to the windows of the ground floor indicate that the first floor contained the primary rooms of the dwelling (Figure 9). The openings retain their timber frames, however, appear to have modern glazing. The sill height of one upper floor window has been raised.

The rear (eastern) elevation (Figure 10) overlooking the basketball court continues the cream brick quoining detail and stone stringcourse. This elevation is dominated by the two gable roof forms, with centred window openings on both floors. Between the gables, a window with an arched head is located centrally, midway between the ground and first floors, with the stringcourse wrapping around the top. A small rectangular window is located above.

The southern elevation is not visible from the public domain, however a double-storey canted bay window is evident. A small section of garden is still evident to the south of the Vicarage.



Figure 7. The recessed porch entry of the vicarage on the ground floor of the northern elevation. (Source: GML Heritage 2021)



Figure 8. The chimney stack with quoining on the northern elevation of the vicarage. (Source: GML Heritage 2021)



Figure 9. A view of the northern elevation of the Vicarage. The height of the first floor against the ground floor is evident. Note the bricked up window to the left. (Source: GML Heritage 2021)



Figure 10. The rear (eastern) elevation of the Vicarage. The canted bay window on the southern elevation is evident, circled in red. (Source: GML Heritage 2021)

Memorial Hall and school building (Figure 1: Number 2 and Number 3)

The Memorial Hall and school building is located towards the southeast corner of the site, close to Punt Road.

The main hall section of the building (Figure 1: Number 2) is rectangular in shape running on a north–south axis with gable roof. A projecting wing to the east creates an overall L-shape floor plan. The northern elevation is the primary façade and includes a square clock tower to the west. The building is characterised by its use of rough concrete render, smooth render parapet capping and detailing and dark concrete tiled roof. The corners of the building and window openings all feature quoining executed in smooth render. The building exhibits elements of the Gothic Revival style.

The northern façade is asymmetrically arranged. The main parapeted gable end of the hall has a large, Gothic-style window. Set above the window is a row of three small blind arches. At the ground floor, two gabled wings project forwards, each with similar blind arches to their gable ends. Both wings feature large window openings. Between these two projecting wings is a porch with a Gothic-style entry arch with castellations above (Figure 11). All gables are topped with fleur-de-lis finials. The square tower has small windows set at ground level, with a larger window opening at the first floor. Above the first floor, a pointed arch window is set on all four sides of the tower. The top of the tower is has a parapet wall with castellated detailing. Gothic-style pinnacles extend from each corner. A clock is set on the north face of the parapet wall of the tower. A flagpole is centrally located on the top of the tower.

To the east of the main built form of the hall is a flat-roofed two-storey east wing (Figure 1: Number 3). The ground floor has large rectangular window openings, whereas the first floor, added in 1953, has small, high set windows (Figure 11). Windows appear to have painted timber frames.



Figure 11. The northern elevation of the Christ Church Hall building. The large gable of the hall is evident with Gothic-style window, with two gabled projecting wings visible at ground floor. The central porch with arched entry is also visible. Note the tower and double-storey wing built in two stages to the east (at the left of the image). (Source: GML Heritage 2020)

The eastern and western façades of the hall building feature rhythmically placed openings. The frames to the upper windows have been replaced with aluminium frames. The western façade has a series of doorways to the ground floor, with new smooth render quoining (Figure 12).



Figure 12. The western façade of the Memorial Hall building, showing how ground floor openings have been altered to accommodate doors. Modern school buildings can be seen either side of the hall in this image. (Source: GML Heritage 2021)

Recent buildings (Figure 1: Numbers 4–7)

New purpose-built school buildings have been erected to the west and south of the Memorial Hall. These buildings are easily distinguishable from the early fabric of the site. These buildings form a quadrangle space with the hall and vicarage around a multi-use sporting court.

The Anne Wardley Wing (Figure 1: Number 4) is a two-storey wing of classrooms, built in 1968 and added to in 2003. This wing projects westwards from the front of the hall building, terminating slightly to the east of the vicarage. The building is constructed in concrete block and has a corrugated sheet metal roof.

To the south of the building, a large modern wing of classrooms has been erected in 1990 and 2018. The McLardy Music School (Figure 1: Number 5) is rectangular in form, with elevations to Punt Road and Park Place having no setback from the streets. The building is clad in metal panelling. The Beryl Gregory Resource Centre (Figure 1: Number 7) projects eastwards from the music school building and terminates slightly east of a modern vicarage. This building is also rectangular in form, with no setback from the Park Place frontage of the property. To Park Place, the building features roughly textured rendering that references the materiality of the Memorial Hall. The elevation facing the quadrangle has precast concrete panels that feature an articulated pattern of crosses. These crosses are similar to the form of the cross evident in the school's crest.

A modern vicarage (Figure 1: Number 6) has been erected in the southwestern corner of the site, fronting Park Place. This building comprises two storeys and is constructed in red face brick with what appears to be a slate roof. The building is rectangular, with a gable roof over the majority of the structure. The front entry way projects from the façade and is treated in render. A cantilevered hood sits above the front door. A garage is evident to the east of the building.

INTEGRITY

The 1860 vicarage (Figure 1: Number 1) has a high level of intactness to its original design. The building retains its square, double-storey form, and gabled roof. The materiality of the building, including bluestone, cream brick, slate and timber window frames, has remained intact. Key design features such as the cream brick detailing, porch opening, front verandah, canted bay window and chimneys are all still evident. Window openings appear to be original. Although the verandah has been infilled, the building is still legible, and these changes appear to be largely reversible.

The 1924 Christ Church Memorial Hall and school building (Figure 1: Number 2) exhibits a moderately high level of intactness to its original design. The building largely retains its original form and materiality, expressed in rough cast render with contrasting smooth render detailing. The building also maintains its Gothic Revival detailing, evident in windows, archways, castellated detailing and pinnacles on the square tower. The building largely retains its original openings, and the replacement of window frames does not diminish the legibility of the building. The roof, which appears to have been replaced in concrete tiles, similarly does not diminish the legibility of the building. The 1953 first-floor additions (Figure 1: Number 3) to the small east wing of the hall does not significantly diminish the integrity of the design and evidences its early development through use of the school.

The construction of more recent school buildings around the quadrangle are readily distinguished from the historical fabric, and do not diminish the legibility of the site as a historical school.

The 1860 vicarage and 1924 Memorial Hall and school building have medium to high integrity, while the complex overall has medium integrity.

COMPARATIVE ANALYSIS

Melbourne's churches played an influential role in colonial society and helped shape the urban landscape. It was the practice of early government surveyors to reserve a place on high ground for churches, and on other occasions denominations sought a grant elsewhere, mainly to secure physical prominence in new towns and suburbs (Lewis 1991:6). The principal Christian churches established during the colonial period included those of the Anglican, Catholic, Presbyterian, Methodist, and Baptist denominations (Context 2012:77). In the 1850s and 1860s, Melbourne saw intensive church development, mirroring the wider development of the suburban areas that followed population growth. The majority of churches during this period were built of stone in the Gothic Revival style (Context 2012:17).

Gothic Revival architecture had emerged in England in the early nineteenth century as the result of the liturgical revival promoted in the Anglican Church by the ecclesiological movement. It reached the colonies by the 1840s, a time when Greek Revivalism was the strongest architectural influence. The enthusiastic take-up of Gothic Revival style in Victoria was supported by immigrant architects from Britain and Ireland who arrived in the colonies fully trained (Lewis 1991:20), notably William Wardell who had trained under the eminent Augustus Pugin.

Churches were mostly built on land that had been granted by the government for church purposes, and these reserves came with stipulations that the land would be used to accommodate a church, a clergyman's residence, or a school. In many cases, all three would eventually be built. Over time, some churches built more substantial church halls, which were usually privately funded to and often complemented the church buildings in terms of style.

The Christ Church vicarage, and Memorial Hall and school building exhibit the key characteristics of buildings associated with churches but both are finer and more elaborate examples of their type. The 1860 vicarage was built for the resident vicar of Christ Church. The 1924 Memorial Hall built as a

memorial to local men from the parish who served in World War I, served as both a parish school, parish hall and a meeting place for the church community. The attached classrooms were built for the parish school. A day school had been provided on the site at various times since 1854, with a permanent 'grammar school' established in 1898. Sunday school was also provided on the site, probably since the 1850s. The continued operation of a church-run school on the site from 1898 until the present day is rare for an Anglican parish church and is more comparable with Catholic parish churches in Victoria.

The site is comparable to following examples of church complexes in the City of Melbourne that include buildings for education and residences for clergy.

St Peter's Eastern Hill Precinct, 453–479 Albert Street and 13–19 Gisborne Street, East Melbourne (VHR H0009; HO142)

St Peter's, Eastern Hill, is the oldest surviving Anglican church in Victoria and occupies a position close to Parliament House. The foundation stone was laid in 1846, with later alterations and additions carried out by Charles Vickers in 1854; in 1876 by Leonard Terry in 1876; and by Walter Butler in 1897. Originally known as the Melbourne Diocesan School, St Peter's School was opened on the site in 1849. A new schoolhouse and vicarage were built in 1886 to designs of William Pitt. A building comprising a hall and two classrooms was designed by Alexander North and built in 1913 as an extension to the school. The school closed in 1935.



Figure 13. View of the St Peter's Eastern Hill Precinct looking west, showing the 1913 hall and classrooms (outlined in red) and the 1886 schoolhouse and vicarage (outlined in orange). (Source: Nearmap 2021)

Lutheran Trinity Church, 65–75 Cathedral Place, East Melbourne (VHR H0015; HO167)

The Trinity Lutheran Church bluestone hall was built as an extension to the original church at the site in 1864, for use as a day school and Sunday school. The hall became a freestanding building when the original church was demolished in 1874. The vicarage was designed by J B Koch and built in 1890. Both sit within the grounds of the Lutheran Trinity Church; the site is no longer used as a school.



Figure 14. Lutheran Trinity Church Hall, built in 1864 (left), and vicarage, built in 1890 (right). (Source: CoMMaps)

Wesley Church Complex, 118–148 Lonsdale Street and 117–147 Little Lonsdale Street, Melbourne (VHR H0012; HO712)

The manse and schoolhouse are both located within the larger Wesley Church complex. Both buildings were designed by Joseph Reed and completed in 1859. Both are built in bluestone, and complement the church building itself.



Figure 15. Wesley Church schoolhouse (left) and manse (right), both built in 1859. (Source: Victorian Heritage Database)

St Mary's Church of England , 147–177 Howard Street, 408–434 Queensberry Street and 204–208 Chetwynd Street, North Melbourne (VHR H0010; HO296)

This 1914 hall and 1917 vicarage were built within the grounds of an earlier church complex established by 1853 when the first iron building was erected as a combined church and school building. A separate building was built in 1918 to accommodate the Kindergarten Mission School, continuing provision of education on the site.



Figure 16. St Mary's Church of England hall (left), built in 1914, and vicarage (right), built in 1917. (Source: CoMMaps)

Former Presbyterian Union Memorial Church Complex, 49–61 Curzon Street, 2–22 Elm Street, 579–589 Queensberry Street, North Melbourne (VHR H0007; HO292)

This site includes a church hall, built in 1879 in the Gothic Revival style, and a manse, built in 1868. The hall was built with bluestone and other materials that came from a previous church that had existed on the site. The hall was likely used to conduct classes in, replacing an earlier iron school room.



Figure 17. Former Presbyterian Union Memorial Church Complex (North Melbourne) showing hall, built in 1879 (left) and manse, built in 1868 (right). (Source: CoMMaps; Victorian Heritage Database)

As an intact pair of early church-related buildings, the 1860 Christ Church vicarage (Figure 1: Number 1) and 1924 Memorial Hall and school building with 1953 additions (Figure 1: Number 2) compare well with the above examples developed as part of a larger religious complex. The pair exhibits finer detailing than some of the examples registered on the Victorian Heritage Register (VHR).

As seen in the above examples, provision of schoolrooms or a separate school building and a parish hall is commonly observed in large church complexes in the City of Melbourne. Often the early halls in such complexes served multiple purposes, as a parish hall and day or Sunday school. In terms of its use, being a hybrid of a hall and school, the 1924 Christ Church Memorial Hall and school is closely comparable to the 1913 hall and schoolrooms building at St Peter's, which was built as an extension to the Anglican parish school.

Architecturally, when compared against the above examples, the Christ Church Memorial Hall at the subject site is highlighted as a larger and more elaborately styled example of a church hall building and is notable for its relatively late construction in the interwar era. Within the City of Melbourne, the subject hall is an important example of a hall built as a memorial to local men from the parish who served in World War I. Stylistically, the Gothic Revival style 1924 building is comparable to all other church halls designed in Gothic Revival style, except for the examples at St Peter's in Eastern Hill and St Mary's in North Melbourne, which exhibit red brick construction with elements of the Arts and Crafts style.

In terms of the materiality, the 1924 building (and its 1953 additions) finished in roughcast render is distinguished from the Lutheran Trinity Church Hall, constructed in bluestone, and the St Mary's Hall, constructed in red brick.

Christ Church Memorial Hall and school building most closely resembles the example at the Former Presbyterian Union Memorial Church in North Melbourne. The North Melbourne example exhibits use of rendered walls and Gothic-style elements, however, is a far smaller and earlier example. The subject site has a more elaborate design scheme, with front projecting wings and a large tower.

The 1860 vicarage stands apart from examples at St Peter's, Eastern Hill, St Mary's Vicarage, North Melbourne, and the former Presbyterian Union Memorial Church Manse, North Melbourne, due to its use of bluestone and incorporation of elements of Gothic Revival style. Although the Lutheran Trinity Church vicarage exhibits elements of Gothic Revival style, its use of render and its later build date distinguishes it from the subject site, which is an older example built of bluestone. The Wesley Church manse is most directly comparable to the Christ Church Vicarage, being of a similar age, and constructed in bluestone with cream brick detailing. Like the subject site, the building features elements of the Gothic Revival style, slate gable roofs, cream brick window surrounds and prominent, tapering chimneys. Unlike the subject site, though, the Wesley Church Manse has been significantly altered, it is no longer in use as part of a church complex and its setting and significance has been considerably impacted by the construction of a multistorey building in its immediate vicinity. The subject site is, in comparison, a largely intact building that continues to be used by the church for which it was built.

Overall, the Christ Church vicarage, and Memorial Hall and school building are characterised by their intactness and complementary Gothic Revival elements that link them to the church building they are associated with. The relatively large size of the Memorial Hall, and its purpose as a war memorial, sets it apart from most other examples. Both subject buildings are greatly enhanced by their picturesque garden setting, and the adjoining parkland setting of Fawkner Park. The subject site is unusual in Victoria for its continuing educational use from the nineteenth century (by a parish day school from the 1850s and by the Christ Church Grammar School from its foundation in 1898).

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).
-

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommend inclusion of 663–681 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Argus, as cited.

Blake, L J (ed.) 1973. *Vision and Realisation: A centenary of state education in Victoria*, vol 3. Melbourne: Victorian Government Printer.

Building: The magazine for the architect, builder, property owner and merchant, 12 June 1916.

Carter, Ruth 1990. 'Tucker, Horace Finn (1849–1911)'. *Australian Dictionary of Biography*, Volume 12. Carlton: Melbourne University Press.

'Christ Church Grammar School, Punt Road, South Yarra' 1985, photograph, Stonnington Library and Information Service, accessed 21 March 2021.

Christ Church Grammar School 2021 (CCGS). 'About Us: History & heritage', www.ccgsvic.edu.au, accessed 18 February 2021.

Cuthbert, David 1996. *Christ Church in South Yarra: A social history, 1850–1990*. South Yarra: Christ Church South Yarra Vestry.

Hooper, Carole 2008. 'Education, prior to 1872'. *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne. www.emelbourne.com.au, accessed 18 February 2021.

Johnstone, Barnett c1959. 'Christ Church and Manse, South Yarra', State Library Victoria: Melbourne and Ballarat, 1858-1860, accessed 16 June 2021.

Lewis, Miles 1991. *Victorian Churches: Their origins, their stories and their architecture*. Melbourne: National Trust of Australia (Victoria).

Lewis, Miles (ed) 2011. Australian Architectural Index.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed online March 2021.

Nearmap, as cited.

Building Permit 40171 for 661–675 Punt Road, South Yarra, dated 13 November 1968 (MBAI).

Mortimer, Natalie 2019. 'Redeveloping a school on a very constrained heritage site', *Australian Design Review*. <https://www.australiandesignreview.com/>, accessed 10 February 2021.

Willis, Julie 2012. 'Webb, Charles' in Philip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*. Melbourne: Cambridge University Press.

Prahran Chronicle, as cited.

Pratt, Charles Daniel c1935–1940. 'Park and residential area, possibly South Yarra showing Toorak and Punt Roads', State Library Victoria (SLV) Airspy Collection of Aerial Photographs H91.160/1638, accessed online 10 February 2021.

Public Record Office Victoria (PROV). 'Plan for a site for the Church of England at South Melbourne', Historic Plan Collection 1856, VPRS 8168 P0005, item 243.

Public Record Office Victoria (PROV). Public building files (not cited).

Richmond, Mark 2005. 'Langford, Clements (1853–1930)', *Australian Dictionary of Biography*. National Centre of Biography, Australian National University, originally published 2005. <http://adb.anu.edu.au/biography>, accessed 10 February 2021.

Rudd, Charles c1890s. 'South Yarra & Prahran, from Toorak Road', State Library Victoria photographic collection, accessed 16 June 2021.

Slater, L. Oscar 1987. *Walking Tour of South Yarra West*. Melbourne: Prendergast Publishers.

The Manse Melbourne 2021. www.facebook.com/TheManseMelbourne, accessed 21 March 2021.

Victorian Government Gazette (VGG), as cited.

Victorian Heritage Database (VHD), record for 'Wesley Church Complex', Victorian Heritage Register VHR H0012, accessed 3 November 2021.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Christ Church vicarage, and Memorial Hall and school building

PS ref no: HOxxx



What is significant?

Christ Church vicarage, and Memorial Hall and school building at 663–681 Punt Road, South Yarra, are significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- 1924 Memorial Hall and school building and 1953 additions (Figure 1: Number 2 and Number 3) and its built form and scale including the tower; materiality (including the exterior concrete render and the concrete tile roof); original pattern and size of fenestration; and decorative elements (including tower pinnacles, Gothic style tracery, gable end details, finials, quoining and clock mounted on the tower)
- the 1860 vicarage (Figure 1: Number 1) and its original form and scale (including the building's U-shaped roof); materiality (including bluestone, cream brick, concrete render and slate); pattern and size of original fenestration; two-storey verandah on the principal façade overlooking Fawkner Park; decorative details (including bay window, arched entry way, chimney breasts, chimneys and quoining)
- the site's garden setting.

More recent alterations and additions, including school buildings to the south and west of the 1924 building (Figure 1: Numbers 4–7), are not significant. The new vicarage (Figure 1: Number 6) in the

southwest corner of the site is not significant. Later alterations to the 1860 vicarage, including infill glazing to the verandah, are not significant.



Legend

- | | | | |
|---|--|---|--------------------------------------|
| 1 | Vicarage (1860) | 5 | McLardy Music School (1990) |
| 2 | Memorial Hall and school building (1924) | 6 | New vicarage (c2000s) |
| 3 | East wing (1924) with first floor additions (1953) | 7 | Beryl Gregory Resource Centre (2018) |
| 4 | Anne Wardley Wing (1963, 2003) | | |

Figure 1. Aerial photograph of 663–681 Punt Road, South Yarra, showing the key buildings and later structures. Green denotes structures substantially modified or constructed from 1990 that are not significant. (Source: Nearmap 2022 with GML overlay)

How is it significant?

Christ Church vicarage, and Memorial Hall and school building at 663–681 Punt Road, South Yarra, are of local historical, representative, social and associative significance to the City of Melbourne.

Why is it significant?

The Christ Church vicarage, and Memorial Hall and school building at 663–681 Punt Road, South Yarra, are historically significant as part of a complex of church buildings used for Anglican Church purposes since 1854. The 1860 vicarage (Figure 1: Number 1) has been maintained in use by the church for 160 years since its completion. The Christ Church reserve (the subject site and 683–701 Punt Road), developed from 1854, represents the strength and importance of the Anglican Church in South Yarra. The affluence of the local parish community led itself to the development of a substantial church and ancillary church buildings on the site, which were funded in part by private bequests. Christ Church Grammar School, formally established in 1898, continued on from the earlier provision of education at the site, and demonstrates the importance of the Church of England in South Yarra. (Criterion A)

The Christ Church Memorial Hall and school building (Figure 1: Number 2 and Number 3) is of local historical significance for its use as a parish hall since 1924, and its demonstration of the site's continued educational use to the present day. Education had been provided at the site since 1854 when a schoolhouse was erected. In 1898, Christ Church Grammar School was established, primarily as a school for choirboys, and was closely connected with the music program of Christ Church. Following the first official admission of girls in 1922, the Memorial Hall and school building was erected in 1924. The new building used much of the building materials of the demolished 1876 parish hall, which was also used as a Sunday and day school. The 1924 Memorial Hall (Figure 1: Number 2) accommodated many of the groups and activities associated with the parish community, including dances, charity events and Sunday school. The Memorial Hall is also significant as a war memorial built to honour the local men from the parish who served in World War I. The school wing (originally a single-storey) was added in 1953 with two classrooms on the upper floor (Figure 1: Number 3). The site has since been added to further and continues to be used for the purpose of Christ Church Grammar School. Christ Church Grammar School is notable as the only surviving example of an Anglican parish school in Victoria. (Criterion A)

The Christ Church vicarage, and Memorial Hall and school building (Figure 1: Number 2 and Number 3) at 663–681 Punt Road, South Yarra, are of representative significance for their ability to demonstrate the key characteristics of church complexes in the City of Melbourne. The Memorial Hall and school building and the vicarage represent development in response to the stipulations of the church reserve and remain as legible elements of the wider church complex. Further, the Memorial Hall and school building and the vicarage's use of Gothic Revival style elements, which had been especially popular in church building in Victoria during the second half of the nineteenth century, is consistent with church complexes that often applied the same architectural detailing to ancillary buildings. (Criterion D)

The 1924 Christ Church Memorial Hall and school building is socially significant to the City of Melbourne. They hold a close association with the Christ Church congregation and the students and alumni community of Christ Church Grammar School. Christ Church has been an integral part of daily life for the members of the local parish from the 1850s, as the primary place of Anglican worship. The Memorial Hall has been and continues to be a place for many community activities and functions, as well as significant events such as christenings, weddings and funerals. The Memorial Hall is also important to the alumni and veteran community and to the families of local men from the parish who served during World War I. (Criterion G)

The site and the 1860 vicarage (Figure 1: Number 1) is of associative significance for its connection to the Anglican pastor and writer Horace Finn Tucker (1849–1911), who was vicar at Christ Church from 1880 until 1909 and lived at the vicarage during this period. Tucker, was integral to establishment of the Christ Church Grammar School in 1898 and as a supporter of the parish's strong music program, created what may be considered as one of the first music scholarships in Victoria. Tucker later played an influential role in developing a scheme for village settlements in the early 1890s and this work occurred during the period he was vicar at Christ Church. During this time, he also wrote the utopian novel, *The New Arcadia* (1894), which examined the ideals of co-operative rural settlement. Tucker wrote several other important works during his time at Christ Church, including a book of poetry, *After Many Days* (1905). (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: South Yarra Telephone Exchange

STREET ADDRESS: 737–743 Punt Road, South Yarra

PROPERTY ID: 107816



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	No
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Commonwealth Department of Works - John McMahon Keane	BUILDER:	H G White Pty Ltd
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1950

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
7 Transport, communication and essential services	7.5 Telecommunications

RECOMMENDATIONS

Recommend inclusion of 737–743 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map

SUMMARY

The South Yarra Telephone Exchange was built in 1950 for the Commonwealth Postmaster-General's Department. It was designed by John McMahon Keane of the Commonwealth Department of Works and exhibits characteristics associated with postwar Modernist style and government designed infrastructure buildings. The four-storey brick building was purpose built as an automatic telephone exchange to service residents in South Yarra, Toorak, Kooyong, Glen Iris, Hartwell, Burwood, Jordanville, Tally Ho and Wantirna. It was one of the earliest government buildings to be constructed in Melbourne after World War II.

HISTORICAL CONTEXT

Telecommunications in Melbourne

Communications in Melbourne in the nineteenth century, and well into the twentieth century, were facilitated by the post office. Melbourne's first post office was a bark hut on Collins Street that was replaced with the General Post Office when it opened on Bourke Street in 1867. Until the introduction of telephones in Australia, letters and telegraphs were the primary mode of communication.

In 1879 Australia's first commercial telephone service was installed, connecting the Robison Brothers engineering company's Flinders Street offices to its foundry in South Melbourne (Healy 2008). The first purpose-built telephone exchange opened the following year on Lonsdale Street, Melbourne.

From 1901, telecommunications in Australia were administered by the Postmaster-General's Department, an administrative division of the newly established Commonwealth Government. The Commonwealth Department of Works designed all telecommunications infrastructure.

In the postwar era telephone services underwent significant expansion. Modern technology and growing demand for telephone services drove the development of new telephone exchange buildings in the city and suburbs. By the late 1960s, satellite and microwave technologies had integrated Melbourne's telephones with a global communications system (Healy 2008).

Through the *Telecommunications Act* 1975 the Postmaster-General's Department was abolished, and the government established a statutory authority, the Australian Telecommunications Commission (Telecom). All Australian telephone services were subsequently privatised through the 1980s, and Telecom acquired many telephone exchange buildings, including the South Yarra telephone exchange in 1986 (CT: V6991 F011). Other key developments in telecommunications from the 1980s included the establishment of cellular mobile networks and later, the use of telephone infrastructure to connect computer users to broadband internet services (Healy 2008).

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The land comprising the subject site originally formed part of Crown Allotment 21, which was first purchased by J R Murphy in 1849 (City of Melbourne 1922).

The subject site was once part of a large estate known as 'Rhianva' (addressed as 741 Punt Road) comprising gardens, a coach house and a 14-roomed mansion (Figure 1) (*Herald*, 30 April 1940:4). Rhianva was built for David Rosenthal c1881–84 (S&Mc 1881; 1884).

The Victorian Government leased Rhianva as accommodation for Prince Alfred, the Duke of Edinburgh, during his royal visit in 1867–68 (*Herald*, 30 April 1940:4). In preparation for his stay, Rhianva was redecorated and refurnished (*Herald*, 30 April 1940:4).

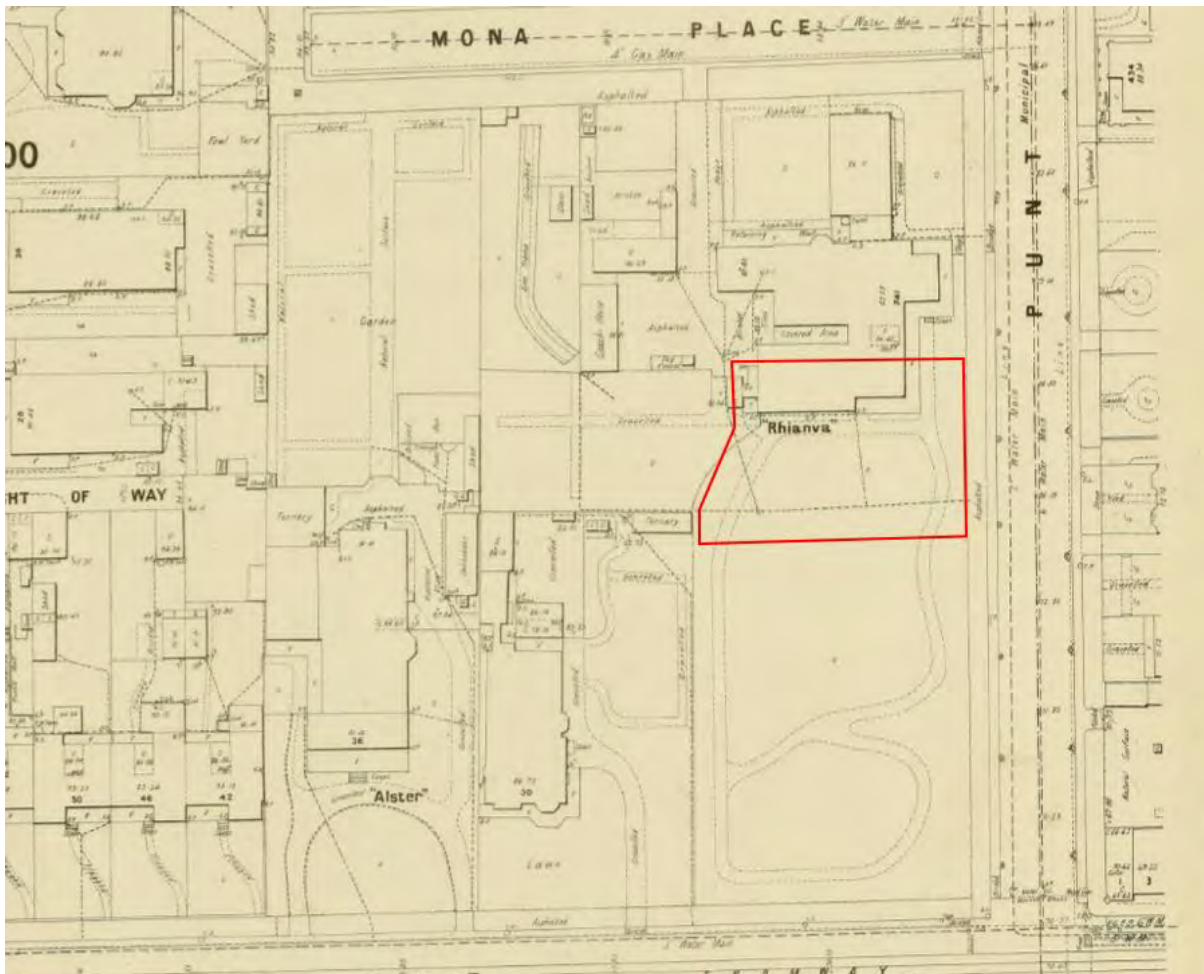


Figure 1. Extract from Melbourne & Metropolitan Board of Works detail plan no. 900, showing the subject site in 1896 (outlined in red). (Source: State Library Victoria)

The Rhianna mansion was demolished in 1940 and the estate subdivided into five allotments that were sold by auction in June that year (*Herald*, 8 May 1940:22; *Age*, 10 June 1940:12; *Argus*, 10 June 1940:6). Four of the five allotments sold for a combined sum of £8475 (*Argus*, 10 June 1940:6; *Age*, 10 June 1940:12).

The subject site remained unbuilt upon through the 1940s. A shortage of construction materials and skilled labour workforce during World War II effectively halted development within Melbourne over this period. Wartime restrictions were also placed on telecommunications, with limits imposed on the provision of telephone services in Victoria in 1942. After the war ended in 1945 telephone services were slowly resumed to pre-war levels. New telecommunications systems had also evolved including mobile radio-telephone service (1950) and Telex (teleprinter exchange) service (1954). In response to the need to modernise telecommunications infrastructure to serve increased demand and accommodate new technological advancements, the Commonwealth Postmaster-General's Department built many telephone exchanges in the postwar years across Melbourne, and Australia (Heritage Alliance 2008:14).

Plans for a new telephone exchange at South Yarra were in train by January 1945 when a contract was let for the provision of a switchboard for an automatic telephone exchange in South Yarra (CAG, 4 January 1945:22). In 1946 the Commonwealth Postmaster-General's Department began the process of acquiring the subject site, addressed as 4 Punt Road, for a new exchange.

The department planned to build a four-storey automatic telephone exchange to relieve pressure on the manually operated Windsor Exchange (*Argus*, 22 February 1946:24). Councillor Kerr, chairman of the Melbourne City Council traffic and building regulations committee, along with two members for the Albert Ward, objected to the proposed works on the basis that the site was in a residential area (*Argus*, 22 February 1946:24). An earlier manual exchange had been established at the South Yarra Post Office in 1907, but this had become inadequate for local demand.

Although the South Yarra Exchange had been given high priority among a number of proposed Commonwealth works, there were delays in construction, in part owing to the shortage of fabricated steel. In 1949, the Postmaster-General's Department arranged with the Victorian Department of Works and Housing for considerable quantities of steel to be obtained from Britain for the construction of the South Yarra Exchange (*Advocate*, 29 September 1949:13).

Commonwealth Department of Works Melbourne architect John McMahon Keane prepared plans for the South Yarra Telephone Exchange c1947–49 (CDWH construction plans 1947–1949). Construction of the building was undertaken by H G White Pty Ltd and completed in 1950 (Figure 2) (*Age*, 21 October 1950:33). The technical equipment required to service 10,000 phone lines was installed on the lower two floors of the building (*Age*, 28 March 1953:4). The telephone exchange provided employment for women (as telephonists) and also employed a large number of telephone technicians and linemen. South Yarra residents were gradually disconnected from the Windsor manual exchange and transferred to the South Yarra exchange. The South Yarra exchange was the main exchange for Toorak, Kooyong, Glen Iris, Hartwell, Burwood, Jordanville, Tally Ho and Wantirna (*Age*, 28 March 1953:4).

Other telephone exchanges built in the early postwar period include the Russell Street Exchange in the city (1948); the St Kilda Telephone Exchange (1949) and the Strathmore Telephone Exchange (1952) (Heritage Alliance 2008:14)



Figure 2. South Yarra Telephone Exchange, c1957–70. (Source: National Archives of Australia, Item barcode: 9723726)

By the late 1960s, satellite and microwave technologies had integrated Melbourne's telephones with a global communications system (Healy 2008). This shift in technology did not result in any changes to the external appearance of the building. The only significant documented changes include a cantilever canopy and metal handrails installed at the entrance after c1970.

Through the *Telecommunications Act (Cth) 1975* the Postmaster-General's Department was abolished, and the government established a statutory authority, the Australian Telecommunications Commission (Telecom). With the privatisation of all telephone services in Australia, South Yarra telephone exchange building was acquired by Telecom in the 1980s. By the late 1980s the South Yarra Exchange was handling the bulk of telephone betting calls in Melbourne (*Age*, 2 August 1988:52).

In 1995 Telecom merged with the Overseas Telecommunications Corporation to become the public company Telstra Corporation Ltd. Telstra shares were first listed on the Australian Stock Exchange in 1997 (Telstra n.d.).

Telstra Corporation continues to occupy the whole of the building.

Commonwealth Department of Works

The Commonwealth Department of Works, established in 1901, was responsible for public works within the Commonwealth's jurisdiction in the newly federated nation. Although the agency has operated under various different names—for example, it was known as the Department of Works & Housing in 1945, then the Department of Works from 1952 until 1978—it is commonly referred to as the Commonwealth Department of Works to distinguish it from state-based agencies. The department was responsible for the design, construction, alteration and maintenance of Commonwealth buildings and other engineering works. It was located in Melbourne until 1929, when it was transferred to Canberra. A period of intensive works was carried out by the Department of Works during and immediately after World War II, when the department managed the building of essential infrastructure as well as significant postwar planning (Smith 2006). By the early 1970s, the activities of the Department of Works were slowly declining. Its functions were transferred to the Department of Housing and Construction in 1978; then the Department of Transport and Construction in 1982; and from 1987 it was known as Australian Construction Services. The vestiges of the Department of Works were sold to an engineering firm in 1997 (Willis 2012:164–165).

John McMahon Keane

John McMahon Keane (1911–1988) was born in Geelong. He was listed as an architect by 1934 and based in Melbourne where he was admitted to the Royal Victorian Institute of Architects. In 1948 he was appointed an Architect Grade 3 for the Department of Works and Housing in the Commonwealth Public Service (CAG 1948, Part 3: 3750), and designed several Commonwealth buildings. Keane died in 1988.

SITE DESCRIPTION

The South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra, is a four-storey purpose-built brick building constructed in 1950

The subject site is located on a large allotment comprising two land parcels. It is located on the west side of Punt Road between Domain Road (to the south) and Mona Place (to the north). The building is sited centrally on the allotment.

The South Yarra Telephone Exchange building has a boxy form consisting of a three-storey parapeted main façade, an inset fourth storey with a deep eave overhang and five-storey tower to its northeast corner that provides access to an accessible roof area and screened plant. It is constructed of cream

brick with dark brown brick foundations and has crisply articulated painted cement render banding, window mouldings, parapet capping and a tower ventilation grill. Uniformly spaced and sized modular windows provide a repetitive rhythm across the north, east and south elevations.

The principal façade fronts Punt Road to the east. At ground floor level there are four regularly spaced window openings with a door, the building's main entry, to the northern end. The ground floor windows are enclosed by metal mesh screens that sit flush with the wall plane. A similarly detailed highlight window is located over the door. The entry door has stepped cream brick surrounds arranged in a decorative pattern of alternating soldier and header courses (Figure 3). A cantilevered canopy protects the entry and metal street numbers (737–745) located on the cream brickwork to the south of the door (Figure 3).

Beneath the windowsills a narrow cement render band extends the length of the façade. This band demarcates the change from the dark brick foundations to the cream brickwork to the upper section of the façade. A thick cement render band with narrow moulded edges forms a continuous horizontal line above the window openings.

The detailing of the first and second floor levels of the east façade are nearly identical. On each level six vertically proportioned rectangular windows punctuate the façade. Protruding perimeter frames surround the openings (Figure 4). The windows to the second floor have metal frames dividing the glazing into eight panes. On the first floor, only the northernmost opening has an eight paned window like the upper floor, with other window openings fitted with louvered grills and partially enclosed.

The third floor level has a smaller footprint that is set back from the principal façade. It has a flat roof with deep eaves that give the roof a floating appearance from street view.

The tower to the northeast is setback behind the main façade of the building. A large ventilation grill with horizontal cement render detailing is located at the top of the tower. To its north face, the tower has a centrally placed narrow window that extends from ground level to the parapet capping of the tower. The verticality of the window is emphasised by two projecting vertical blade-like mullions that separate the three sections of the window. The vertical sections of glazing are divided into equal rectangular sections by shallow metal glazing bars (Figure 5). The roof of the tower is accessible and has a simple pipe balustrade above the painted cement parapet capping. It is accessed from the third floor level roof terrace via a ladder. Plant and aerials are located on the tower roof.

There are seven large window openings on each floor on the southern elevation. These openings are wide, almost square in shape, and have metal frames dividing the glazing into twelve panes. Steel mesh screens are affixed to the windows on this elevation. The northern elevation has the same pattern of fenestration and window surrounds as the southern elevation.

On either side of the building there is a concrete driveway. A concrete path leads to the entrance which has stairs and simple metal standalone handrails. Along the Punt Road boundary, between the southern driveway and the entrance there is a low dark brown brick wall that forms an enclosed garden bed to this section of the building. On the other side of the entrance path, before the northernmost driveway, is a small garden bed with a moulded cement kerb.



Figure 3. Punt Road façade, entrance to South Yarra Telephone Exchange. (Source: GML Heritage 2021)



Figure 4. Punt Road façade, detail showing the second floor, tower and moulded grill. (Source: GML Heritage 2021)



Figure 5. Detail showing the glazed detailing on the eastern elevation. (Source: GML Heritage 2021)

INTEGRITY

The South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra, is highly intact to its construction in 1950 with very few changes visible. The building retains the original built form, roofline, bichromatic face brick surfaces and pattern of fenestration, including the tower grill with moulded cement hoods. It retains the original metal-framed windows with projecting perimeter surrounds, the rendered cement bands, stepped brickwork and vertical stairwell glazing.

The 1970 addition of the cantilever canopy and handrails has not diminished the legibility of the original design and has had a negligible impact on the original fabric.

The building remains clearly legible as an example of postwar Modernist style and as an example of a Commonwealth-designed purpose-built telephone exchange building. The building has a high level of integrity.

COMPARATIVE ANALYSIS

The shortage of construction materials and skilled labour restricted building activity in Victoria during World War II but Melbourne's building industry revived in the immediate postwar period. The increased building activity of the late 1940s and early 1950s coincided with an increased acceptance and application of Modernist architecture in the Australian design context (Apperly Irving Reynolds 1989:217). Such buildings were influenced by the Modernist architecture that developed in Europe following World War I in which the functionality of a building was a core design concern. By the mid-1930s this focus on functionalism had become linked with an aesthetic imperative to strip away purposeless ornamentation. Characteristics included simple prismatic geometric forms, compositional interplay between horizontal and vertical elements, extensive areas of plain smooth wall surfaces, simple material contrasts and pared back detailing with little to no ornamentation.

Modern architecture's principles of 'rational' and 'functional' design were well suited to government buildings dedicated telecommunications infrastructure in postwar Australia. This was an architecture that was well aligned with the technological advancements and aspirations of the era. As a result, Modern architecture was broadly adopted by the Commonwealth Department of Works in its designs for infrastructural buildings. Within the City of Melbourne there are several Commonwealth-designed telephone exchange buildings built in the late 1940s and early 1950s that evidence the uniform application of Modernist architectural expression in this building typology.

The comparative examples provided below are all Commonwealth Department of Works designed telephone exchanges built in the postwar period. One example has been drawn from outside the City of Melbourne to illustrate the uniform approach to this building typology by the Commonwealth Department of Works.

Former Russell Street Telephone Exchange & Post Office, 114–120 Russell Street, Melbourne (HO1374)

The former Russell Street Telephone Exchange & Post Office is architecturally unique as a multi-storey building displaying the influence of European Modernism, particularly the Amsterdam School. The interlocking, unadorned rectangular masses executed in cream-brick, the projecting strip windows on the first and second floors (through which the exchange machinery was visible), are typical modernist motifs. Historically, the Exchange is the first large building constructed in the central city after World War II, and evidences the influence of the solid, masonry architectural traditions typical pre-World War I (Context and GJM 2020:1153–1170).



Figure 6. 114–120 Russell Street, built in 1948–1954. (Source: Context 2020)

St Kilda Telephone Exchange, 62–78 Inkerman Street, St Kilda (HO160, City of Port Phillip)

A large Modernist public building of four storeys in cream brick with a dark brown brick plinth to sill height. The built form massing is characteristic of the Modernist style and shows the influence of interwar European Modernist architecture. The main section of the building is punctuated by banks of steel framed windows and is defined by a parapet capping. It has a recessed upper level with deep eaves. A tower one storey higher than the main building is located to the southwest corner of the building. This element has a vertical emphasis that contrasts with the horizontal composition of the main windows. This verticality is heightened by the narrow vertical strip windows to its south and west faces. The building has a high level of integrity (Hermes record for 'Telephone Exchange', Place ID 200448).



Figure 7. 62–78 Inkerman Street, built in c1949. (Source: Context 2020)

Batman Automatic Telephone Exchange 376–382 Flinders Lane, Melbourne (HO1335)

The former Batman Automatic Telephone Exchange is a substantial, refined and highly intact example of a lightweight aluminium curtain wall Postwar Modernist multi-storey building. The principal façade to Flinders Lane exhibits an unusual asymmetrical combination of a solid modernist form of light-coloured face brick, with an offset projecting curtain wall which extends from the first to the fifth floors. The building has light-coloured face brick wall planes punctuated by vertically proportioned window openings with projecting perimeter frames (Context and GJM 2020:703–722).



Figure 8. 376–382 Flinders Lane, built in 1956. (Source: Context and GJM 2020)

Lonsdale Exchange Building, 447–453 Lonsdale Street, Melbourne (HO1361)

The Lonsdale Exchange Building is a substantial, disciplined, refined and highly intact example of a Postwar Modernist multi-storey building incorporating features of Brutalism, such as large areas of solid masonry walling and limited glazing. These characteristics are overlaid with the repetitive modularity of postwar Modernism. In the subject building, this external expression of its utilitarian interior functions contributes to its rigid, minimalist design aesthetic (Context and GJM 2020:885–910)



Figure 9. Lonsdale Exchange Building, 447–453 Lonsdale Street, Melbourne, built 1969. (Source: Context 2020)

As a highly specific building typology, postwar telephone exchange buildings are not yet represented in the City of Melbourne Heritage Overlay. Examples of postwar telephone exchanges in the City of Melbourne, also designed by the Commonwealth Department of Works, include the former Russell Street Automatic Telephone Exchange and Postal Building at 114–120 Russell Street; the former Batman Exchange at 376–382 Flinders Lane; and the Lonsdale Exchange at 447–453 Lonsdale Street.

The subject building is directly comparable to the Former Russell Street Automatic Telephone Exchange and Postal Building (City of Melbourne) and the St Kilda Telephone Exchange (City of Port Phillip) in terms of style, use, and typology. The three buildings were designed and built within a directly comparative time frame. This is reflected in their similar designs. The subject building shares stylistic and compositional similarities with these examples. All three buildings evidence a Modernist architecture that is clearly influenced by the functionalist emphasis of interwar Modernist architecture in Europe. They have solid prismatic forms and asymmetrical façade arrangements displaying a pronounced interplay of horizontal and vertical elements. The buildings are all constructed of cream brick with prominent projecting window surrounds, parapet capping, overhanging eaves and crisp minimal detailing.

The Russell Street exchange is larger and features more elaborate detailing, including its clock and granite columns. Its scale and more decorative design reflects its original dual role as an exchange and postal building. The St Kilda Telephone Exchange is more directly comparable to the subject building formally and functionally. Like the South Yarra Telephone Exchange, the St Kilda exchange building incorporates a corner tower that contrasts with the horizontality of the regular banks of windows, dark brown band of the foundation, contrasting banding and parapet capping and deep eaves of the recessed upper level third floor level. Both the St Kilda Telephone Exchange and the subject site maintain their original function and legibility as buildings providing telecommunication services. They are distinguished from the Russell Street Exchange on the basis that they retain their original use and have higher levels of integrity.

The two exchange buildings at 376–382 Flinders Street, Melbourne, and 447–453 Lonsdale Street, Melbourne, are built later and reference later variants of Modernist architecture. The curtain wall façade of 376–382 Flinders Street telephone exchange exemplifies the shift towards the use of this façade technology by the mid–1950s. It exhibits similar modular windows with projecting surrounds on the sixth and seventh floors. The Lonsdale Street Exchange, built slightly later again, exhibits elements associated with Brutalism. Like the subject building, the Flinders and Lonsdale Street exchanges are highly intact and have high integrity.

Like the examples above, the subject building is a fine example of a purpose-built telephone exchange building constructed in the postwar period by the Commonwealth Government. In comparison to the examples provided, the South Yarra Telephone Exchange is distinguished as a highly intact early example of this typology built in a suburban location. As an example of this typology, the subject building demonstrates an architectural design that, like its closest comparative examples, exhibits the influence of interwar European Modernism. With its functionalist emphasis, this earlier variant of Modernism was a suitable prototype for this urban and modern but utilitarian building typology in postwar Australia. The subject site displays the hall marks of this style including simple solid massing, uncompromisingly geometric forms, a contrast between horizontal and vertical elements, large expanses of brickwork, repetitive fenestration arrangements and a relative lack of ornamental detail.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 737–743 Punt Road, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes – Contrasted banding, projecting window surrounds and mullions
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Advocate, as cited.

Age, as cited.

Apperly, Richard, Robert Irving and Peter Reynolds 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*. Angus & Robertson Publishers, North Ryde.

Argus, as cited.

Commonwealth of Australia Gazette (CAG), as cited.

Commonwealth Department of Works and Housing (CDWH) 1947–1949. South Yarra Telephone Exchange construction drawings. National Archives of Australia. Series number B3712.

Context and GJM Heritage 2020. *Hoddle Grid Heritage Review*. Prepared for the City of Melbourne.

Department of Crown Lands and Survey 1922. *Parish of Melbourne North and Parts of Parishes of Jika Jika, Doutta Galla and Melbourne South, County of Bourke*. A J Mullett, Melbourne.

Healy, Chris 2008. 'Telephone', *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 25 February 2021.

Herald, as cited.

Heritage Alliance 2008. 'Survey of Post-War Built Heritage in Victoria: Stage One'. Prepared for Heritage Victoria.

Hermes record for 'St Kilda Telephone Exchange 62–78 Inkerman Street, City of Port Phillip, accessed 22 May 2021.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Sands & McDougall (S&Mc). *Melbourne and Suburban Directories*, as cited.

Telstra Corporation Ltd [nd]. *Telstra website*. 'Past Telegrams to cables: Explore our history online'. <https://www.telstra.com.au/aboutus/our-company/pas>, accessed online 2 March 2021.

Willis, Julie 2012. 'Commonwealth Department of Works' in Philip Goad and Julie Willis (eds) 2012. *The Encyclopedia of Australian Architecture*. Cambridge University Press, Melbourne.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: South Yarra
Telephone Exchange

PS ref no: HOxxx



What is significant?

The South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra, built in 1950 for the Postmaster-General's Department is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original 1950 external form, materials and detailing
- building's high level of integrity to its original design, including the composition of the primary; street-facing elevation
- pattern and size of original window and door openings
- other original detailing including bichromatic brickwork, cement banding, projecting window surrounds and mullions, tower grill detailing and metal building numbers next to the entrance.

The original dark brown brick garden wall on the Punt Road façade also contributes to the significance of the place. Plant and aerials located on the roof are not significant.

How is it significant?

The South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra, is of local historical significance to the City of Melbourne as an example of a telephone exchange built to serve the needs of local residents. Built in 1950 to a design by John McMahon Keane of the Commonwealth Works Department, the exchange building demonstrates the increased demand for automated telecommunication infrastructure in suburban Melbourne from the 1940s and into the postwar period, reflecting the growing number of telephone subscribers. The subject building is significant as an early postwar Commonwealth Department of Works designed purpose-built telephone exchange building. The

subject site was acquired by the Postmaster-General's Department for the purpose of an automatic telephone exchange in 1946. (Criterion A)

The South Yarra Telephone Exchange is significant as a highly intact example of a Commonwealth Department of Works designed telecommunications building. It reflects the application of Modernist design principles of rationality and functionality for Government Infrastructure in the early postwar era. The building's solid massing, geometric form, interplay between horizontal and vertical elements, use of simple, contrasting materials and pared back detailing also reflect Modernist design principles. The main section of the building is characterised by its bichromatic brickwork, painted cement render banding, mullion and grill details and horizontal array of regular sized openings. Key elements also include the five-storey tower to the northeast corner of the building and the floating horizontal plane created by the deep eaves of the inset fourth-floor level of the building. The Commonwealth Department of Works was responsible for a number of high quality major public buildings during the postwar period, particularly for telecommunication infrastructure. The South Yarra exchange demonstrates a commitment by the Commonwealth Department of Works to high quality architectural design for major public building and the expansion of this specific typology after World War II. (Criterion D)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Kia Ora

STREET ADDRESS: 447–453 St Kilda Road, Melbourne

PROPERTY ID: 108633



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	No
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C
DESIGNER / ARCHITECT / ARTIST:	Lewis Levy	BUILDER:	Not known
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1936–37

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
6 Shaping a residential area	6.3 Flats, maisonettes, duplexes

RECOMMENDATIONS

Recommend inclusion of 447–453 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

Designed by architect Lewis Levy, Kia Ora was built in 1936–37 for Kia-Ora Investments Pty Ltd. The interwar Moderne complex of low-rise flats overlooking St Kilda Road is a notable example of interwar flat developments in the municipality. The highly refined detailing reflects the prestige of the St Kilda Road address at the time. Embracing Moderne design aesthetics, Kia Ora is distinguished for its plan (U-shaped plan, with a central garden) and high level of decorative detailing. Its contrasting materiality with two-colour brick and cream render is also visually distinct.

HISTORICAL CONTEXT

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was constructed in Collins Street in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O'Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly low rise, with two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn (O'Hanlon 2008). While flats were favoured by single people or young couples, they also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009:145). Some examples in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. The economic downturn made it unfeasible for many to run a grand home on a large estate, and by the 1930s many large older residences in Melbourne had been divided into flats.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The land at 447–453 St Kilda Road, Melbourne, is located on Crown Allotments 11 and 12, Parish of Melbourne South, which were purchased by C Watson in 1865 (Figure 1).

From the late 1830s the area bounded by St Kilda Road, High Street and Punt Road was used for grazing. In 1862 the Victorian Government decided to establish a public park (to become Fawkner Park) of about 100 acres between Toorak and Commercial Roads with the intention of selling the strips of land fronting Toorak Road as building allotments. However, surrounding local councils, led by City of Melbourne town clerk Edmund Fitzgibbon, strongly objected to this alienation of land by the Victorian Government, and considerable dispute ensued. The resolution was that strips of land along the eastern side of St Kilda Road and the western side of Punt Road could be sold for private building purposes. A condition was that on individual sites of not less than three-quarters of an acre, only large villas were to be erected. In February 1864, an area of 102.5 acres was gazetted as permanently reserved parkland, creating Fawkner Park. The strip of land along the eastern side of St Kilda Road, between Toorak Road and Moubray Street, was subdivided and sold in 38 lots in November and December 1865 (Gould 1985:5).

In 1896, a plan shows the subject site to contain fencing and fowl houses without residential development (Figure 2). The fowl houses on Crown Allotment 11 appear to be connected to the adjoining villa named Avonhurst. Crown Allotment 12 was used by neighbours for cattle grazing (*Herald*, 3 August 1935:1).

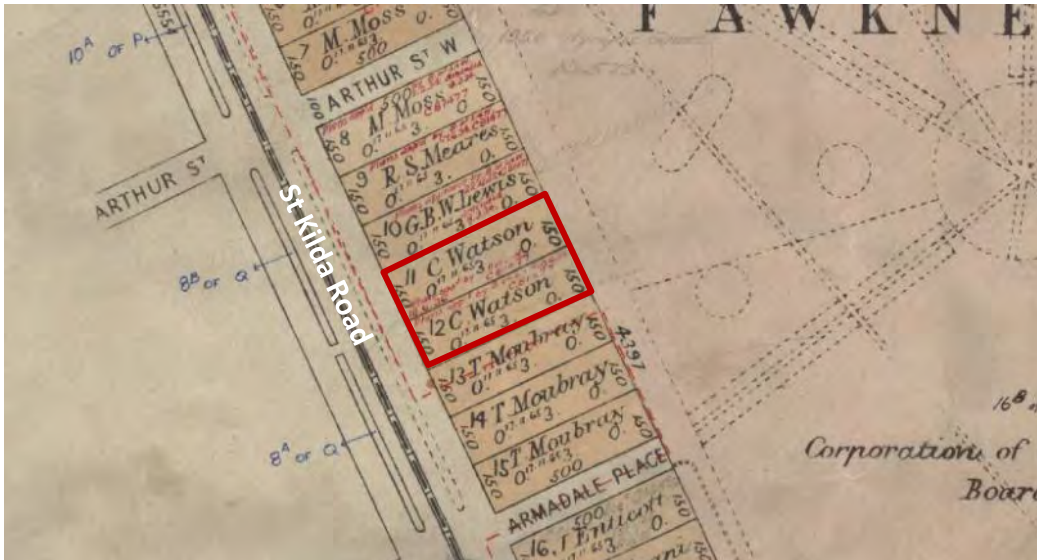


Figure 1. Detail of South Melbourne Parish Plan showing the subject site, first purchased from the Crown in 1865. (Source: Public Records Office Victoria)

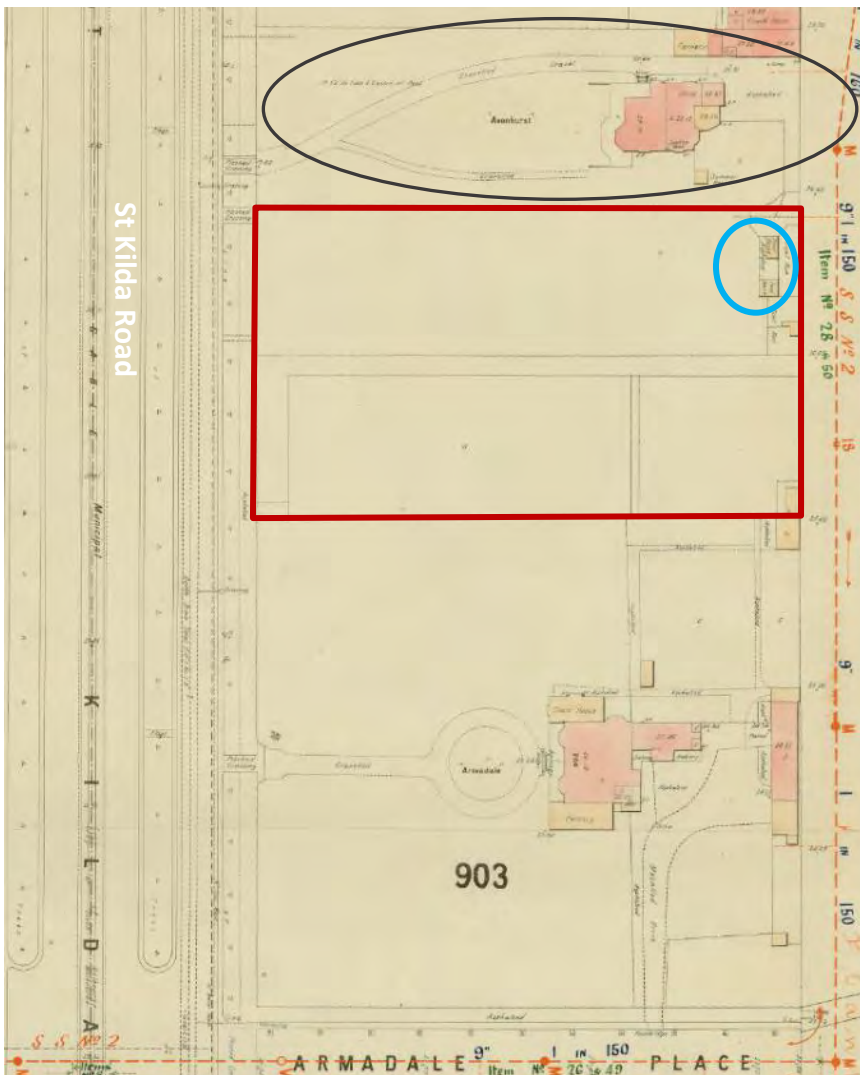


Figure 2. Extract from Melbourne & Metropolitan Board of Works (MMBW) detail plan, 1896, showing fowl houses (circled in blue), Avonhurst (circled in green) and fencing present on the site. The subject site is outlined in red. (Source: MMBW Detail Plan nos 642, 643, 902, 903 and 905, 1896, State Library Victoria)

The subject site comprising Crown Allotments 11 and 12 were developed with the construction of houses in the twentieth century. On Crown Allotment 12, then known as 300 St Kilda Road, a single-storey brick villa was built c1900 for judge Williams who occupied the property until his death in May 1935 (*Herald*, 3 August 1935:1). On Crown Allotment 11, known at the time as 306 St Kilda Road, a villa, Chatsworth, was built c1923 for Mr and Mrs Alfred Kaye (*Jewish Australian Herald*, 26 October 1923:6). St Kilda remained a fashionable address at this time but the opening of the Chevron Hotel in 1934 brought an elevated level of glamour.

In 1935, Crown Allotment 12, now known as 451–453 St Kilda Road, was sold to Kia-Ora Investments Pty Ltd for £7000. Kia-Ora Investments was an investment company owned by the Dixon family, who were food and drink manufacturers. It planned to demolish the house and erect a block of 30 flats, each comprising five rooms. The building was to have two floors at the front and three at the rear. Kia-Ora Investments engaged architect Lewis Levy to prepare the plans (*Argus*, 5 August 1935:8).

In 1936, Kia-Ora Investments purchased the adjoining property, Chatsworth, at Crown Allotment 11, now known as 447–449 St Kilda Road, for £9000, and planned a second block of 30 flats on this site. It appears both Crown Allotment 11 and 12 were amalgamated at this time, and were known as 447–453 St Kilda Road by 1940 (S&Mc). The combined complex came to be known as Kia Ora. Levy's design included a U-shape building with central gardens (*Herald*, 9 May 1936:2). Levy had recently designed Regent Court in Toorak Road, South Yarra (demolished), also for Kia-Ora Investments. He also designed buildings including Glen Dower at 79 Park Street, St Kilda (1926) (Significant in HO444, City of Port Phillip), the corner of Carlisle and Mitchell Street, St Kilda (1929) and The Astor at 326 Beaconsfield Parade, St Kilda (1930) (Significant in HO444, City of Port Phillip) (*Argus*, 5 August 1935:8).

The double block of 60 flats constructed across both lots in 1936 made Kia Ora 'the largest individual group [of flats] in Melbourne' at the time and had a total cost of £80,000 including the land (Figure 3). Two permits for the erection of residential flats were granted on 9 September 1935 (MBAI 16679) and April 1936 (MBAI 17275), both costing £29,000 each. In 1936 a fence was erected (MBAI H1916), and in 1937 an electric sign reading 'Kia Ora' was added to the portico (MBAI 18181).

The flats were designed in the Streamline Moderne style, a style of design that emerged in the 1930s from Art Deco traditions. It was inspired by aerodynamic forms and stripped back the excesses of Art Deco. Key features and details included curved forms, elongated long horizontal lines paired with vertical elements. Restrained ornamentation was also common.

Designed for the rental market, the flats were managed by agents Williams and Company, who were known for undertaking extensive advertising campaigns for new developments. When Kia Ora was nearing completion in 1936, they opened a display flat furnished by Ackman's furniture stores and sent letters to about 50 prospective tenants (O'Hanlon 1999:241).

The flats included appointments and services that made flat living luxurious and attractive to prospective tenants. All flats were to be of modern design and well equipped (*Herald*, 9 May 1936:2). This included wall panel hydronic heating, walk-in closets and modern kitchens (Gough Partners n.d.). Advertising material stated that the flats were 'beautifully appointed and fitted with the very latest labour-saving devices'. Kitchens and bathrooms were described as 'nicely equipped'. The hot water service and central heating were to be supplied by the owner to the tenants free of charge (O'Hanlon 1999:242).



Figure 3. Photograph of the flats soon after completion in 1936 (Source: *Herald*, 9 May 1936:2)

Block of flats such as Kia Ora were targeted at the luxury rental market. Tenants in professions with stable careers and income were preferred by the owners, however, a small number of artistic people were attracted by the proximity of the flats to the city. John Dixon, founder of the Kia Ora company, is noted as having advised Williams and Company that as a general rule he 'did not like the idea of letting to theatrical people without a lease, as they are only here for a short time' (O'Hanlon 1999:242). At the completion of the second stage of building in early 1937, the weekly rental for the final 30 flats ranged from £2 17s 6d for three small flats to £3 17s 6d for the largest (O'Hanlon 1999:256).

A photograph from the 1950s shows the large scale of the building relative to neighbouring buildings (Figure 4).

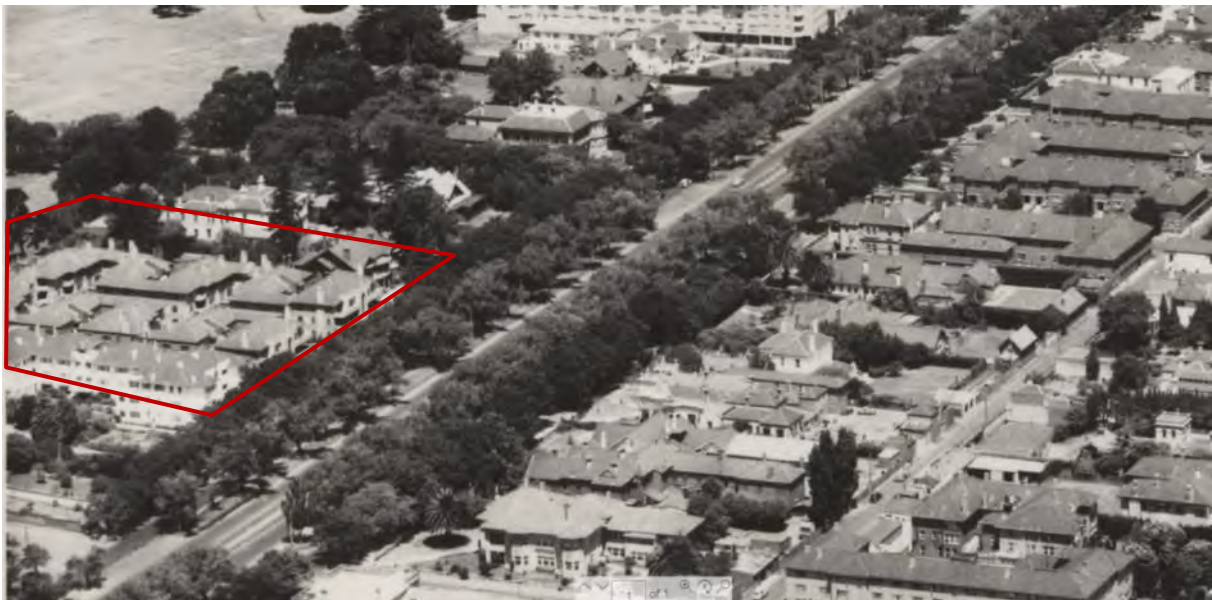


Figure 4. Photograph c1954 showing a portion of Kia Ora (outlined in red), remaining mansions and flat developments along St Kilda Road. (Source: Charles Daniel Pratt between 1950–54, State Library Victoria: John Etkins Collection, Accession No. H2016.33/61)

Photographs dating from 1959 show hedging and some low vegetation within the courtyard garden (Figure 5), and the lettering above the main entrance reading 'Kia Ora' (Figure 6).



Figure 5. Photograph of the Kia Ora flats from St Kilda Road taken by Wolfgang Sievers in 1959. (Source: Wolfgang Sievers 1968, State Library Victoria: Wolfgang Sievers Collection, Accession No. H2001.40/215)



Figure 6. Photograph of the Kia Ora flats taken by Wolfgang Sievers in 1959 showing lettering reading 'Kia Ora'

above the portico. (Source: Wolfgang Sievers 1968, State Library Victoria: Wolfgang Sievers Collection, Accession No. H2001.40/216)

Building permits indicate that alterations to Kia Ora were undertaken during the 1970s. These included alterations to the blocks of flats costing \$150,000 in 1977 (MBAI 48469). Subsequent minor alterations to the laundry facilities, stairs, fire walls and entrance were also undertaken in 1978–79 (MBAI 49664, 49795, 50303).

A series of photographs dating from c1980 (Butler c1980, via Flickr) shows some changes made to the premises after 1959. Additions by c1980 include lamps and external lighting and Silver birch trees. The portico sign reading 'Kia Ora' appears to have disappeared. Paving stones now present on the pathways appear to have been added since c1980.

The Dixon Family and the Kia Ora Company

The Kia Ora company was founded by John Dixon. Originally established at 83 Alfred Street, Prahran, as Prahran Ice and Aerated Water Co, it became known as the OT Cordials company in 1905 (Wilde 1993:153). The company produced signature products such as 'OT', a hot punch. Kia Ora was the company's brand name for their lemonade. By 1911, the company had agents in England, India, South Africa, Singapore, Hong Kong, Japan, Korea and Fiji. The Kia Ora Fruit Juice Company was founded in 1924 and produced orange and lemon cordials. In 1929, the business was sold to a public company and the whole concern operated under the name of Kia-Ora Industries Ltd. Following World War II, the company diversified into tinned food such as baked beans. The Kia-Ora orange drink remained a brand leader in Australia and Britain in the 1950s (Wilde 1993).

Kia-Ora Investments was the investment company of the Dixon family, which amassed a large portfolio of property—particularly flats—in the interwar period in Melbourne. In 1932, managing agents Williams and Company successfully tendered for the rights to manage Trawalla Court, Toorak, owned by Kia-Ora Investments, on the proviso that John Dixon would have the final say in tenant acceptance. By the end of the 1930s, Williams and Company was responsible for five of the company's properties, including Regent Court (Marne Street, South Yarra), Trawalla Court and Kia Ora. It is suggested Kia-Ora Investments held additional properties that were not managed by Williams and Company and are unknown. The income generated by these investments in the 1930s would have been substantial during a period of general austerity (O'Hanlon 1999:255).

SITE DESCRIPTION

Kia Ora at 447–453 St Kilda Road, Melbourne, is a three-storey brick complex of 60 residential flats with Moderne style elements. Kia Ora is located on the eastern side of St Kilda Road, Melbourne, between Slater Street and Armadale Street, and adjoins Fawkner Park to the east.

Kia Ora comprises two symmetrical three-storey blocks of flats, each with its own entrance tower, giving a total of 60 flats joined at the rear. Structured around a central courtyard running east to west, the complex is set back from St Kilda Road. A low brick fence with openings for pedestrians and vehicles lines the St Kilda Road boundary with framing hedging, garden beds and lawn within the property boundary. Connected unit blocks wrap the site, embracing the central courtyard (Figure 7). This symmetrical, broadly U-shaped plan weaves in and out to create smaller pockets of private courtyards and gardens. The wrapped form of the apartment complex maximises opportunities for natural light within the flats and allows for access paths to different parts of the site. There are two driveways at the northern and southern extremities of the site, providing car access to the open carpark at the rear of the building. There are four key pedestrian entrances. Two pedestrian entrances between block number 447 and block number 453 connect to a central paved pathway with concave concrete edging. The paved

pathway passes between the two main blocks and through the gardens, leading to a doorway at the back of the complex that gives access to the carpark at the rear. Two additional access paths sit perpendicular to the central pathway, meeting the main path at roundabout-style junctions.

Constructed of brick, the building features cream rendered walls atop a striped bi-chromatic face brick base that extends from the ground to the base of the lower windowsill. This section of the wall matches the patterning of the front wall. The shallow hipped roof is clad in terracotta tiles. Rendered masonry chimneys extend above the roofline.

The primary (west) elevation, fronting St Kilda Road, is a symmetrical arrangement dominated by the mirrored frontages and main entrances to block number 447 (Figure 8) and block number 453, which sit on either side of the central courtyard. The low face-brick wall features horizontal stripes of contrasting chocolate-brown and cream brick stepping up at the pedestrian and vehicular openings. Each of the street-facing apartment blocks comprises an identical entry sequence. From each main paved entry path, two steps leads into the main entrance bay and front door that sits within the central entrance tower.



Figure 7. Aerial image of the building in 2020 showing block 447 (outlined in orange), block 453 (blue) and the interconnecting element at the rear (red). (Source: Nearmap 2020 with GML overlay)



Figure 8. Western façade, facing St Kilda Road, showing front fence with contrasting face brickwork with horizontal stripe patterning. (Source: GML Heritage 2021)

The prevailing horizontality of the façade is expressed through elements such as the bi-chromatic brick banding on the ground floor balconies, horizontal window glazing bars, and emphatically horizontal decorative detailing of the second and third storey balconies. Together with the dominant vertical detailing of the entrance towers, these counterpointed horizontal and vertical elements define the façade design. A similar interplay of horizontal and vertical elements characterises the architecture of the whole complex.

Each block has a central entrance tower with decorative parapet and flagpole which is a dominant vertical element that extends above the roofline and contrasts with the strong horizontality of the rest of the façade (Figure 9 and Figure 10). Curved wing walls leading to the doorway are decorated with vertical ribbing. The single door is multipaned with gold-coloured numbers above. Decorative Moderne motifs adorn the upper panel of the door. A shallow flat-roofed portico with horizontal ribbing extends from the portico around the building at first floor level. In line with the second and third storeys is a slightly recessed coloured leadlight multipaned window with vertical panes dominant.

Balconies on the ground floor are enclosed with bi-chromatic striped face-brick balustrades with curved corners (Figure 11). The bi-chromatic face brick horizontal banding pattern matches the front wall. Brick balconies on the first and second floors are cream rendered and feature several rows of horizontal ribbing matching columns of the portico (Figure 12).



Figure 9. Entrance to number 453 from outside the St Kilda Road fence. (Source: GML Heritage 2021)

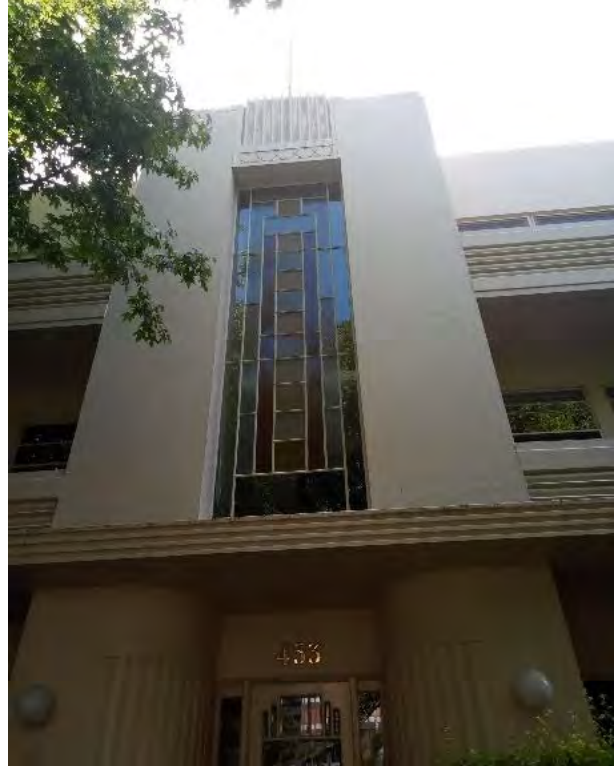


Figure 10. Entrance tower with coloured glass windows. (Source: GML Heritage 2021)



Figure 11. Ground floor balcony brick balustrade. (Source: GML Heritage 2021)



Figure 12. Curved balconies on the second and third floors with string course moulding matching the columns of the portico. (Source: GML Heritage 2021)

The windows exhibit key Moderne details including horizontal glazing lines, leadlight and curved windows. Generally, windows have horizontal glazing bars and are of timber frame construction. The windows along the St Kilda Road façade are double hung. Both double and single-hung windows are found on the other sides of the building (Figure 13). Curved windows follow the curved walls facing into the courtyard and consist of five adjoining aluminium frame windows. Panes in the curved windows include decorative geometric detailing typical of the Moderne style (Figure 13).

The main pedestrian access to the flats is through the two entrance towers fronting St Kilda Road. Entrances to the rear portions of the complex are reached from pathways lying perpendicular to the central pathway. These rear entrances are stylistically different to the front towers. Their horizontal detailing and face brickwork contrasts with the surrounding rendered walls (Figure 16). Double glass doors are centrally located and are bordered in cream render with vertical and horizontal ribbing. The surrounding walls utilise face brick matching the tones of the front wall, with lighter brown brickwork topped with a thick vertical band of chocolate-brown brick.

The doorway leading from the central pathway to the carpark is similar to the St Kilda Road building entrances with curved wing walls and vertical ribbing. The black wrought-iron door appears to be a more recent addition (Figure 17).



Figure 13. Central access pathway looking to the rear (east). Curved windows with decorative geometric details are also evident. (Source: GML Heritage 2021)



Figure 14. Central access pathway and circular junction at the centre of the courtyard. (Source: GML Heritage, 2021)



Figure 15. Central access pathway and circular junction at the rear of the courtyard (east). (Source: GML Heritage 2021)



Figure 16. Brick side entry to rear block at the rear of the courtyard. (Source: GML Heritage 2021)



Figure 17. Recessed bay entrance to the carpark with curved walls featuring vertical ribbing. (Source: GML Heritage 2021)

Geometric Moderne detailing is evident on doors and in glazing strips within curved corner windowpanes (Figure 18 and Figure 19).

The pathways are paved with convex concrete edging that appears to be original. Mown lawns surround the pathway with shrubs and small trees in beds beside the building. Trees are dotted throughout and include silver birches (*Betula pendula*) and three liquidambar (*Liquidambar styraciflua*) at the St Kilda Road frontage. Clipped hedging is present at the front of the building.



Figure 18. Decorative Moderne detailing on window glazing (Source: GML Heritage 2021)



Figure 19. Decorative Moderne motif within the door. (Source: GML Heritage 2021)



Figure 20. Southern side of the building showing the back of the building painted cream without render. (Source: GML Heritage 2021)

INTEGRITY

Kia Ora at 447–453 St Kilda Road, Melbourne, is highly intact to its 1936 construction, with very few changes visible to the original fabric. The building retains its original planning and form as a large, three-storey luxury apartment complex with streamlined Moderne detailing and a central courtyard.

Original details include the form and layout of the central garden courtyard and pathways, including circular junctions surrounded by low-rise rendered walls; the entrance towers with strong vertical detailing and leadlight glass panes; the material combination of rendered walls and bi-chromatic face brick, tiled roof cladding; the bi-chromatic banded low face-brick wall; the curved balconies, walls and windows, roof partially hidden by a parapet and decorative geometric Moderne motifs in doorways and windows. Paint colours appear original.

Changes include the replacement of some windows and alterations to some of the pathway surfaces. The lampposts and lighting on either side of the front doorways appear to be later additions (c1980s) and the 'Kia Ora' electric sign above the main St Kilda Road facing entrance doors has been removed. Changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high level of integrity.

COMPARATIVE ANALYSIS

Flats which comprise a key part of the built environment of the City of Melbourne today, became more common in the area from the interwar period. Interwar flats were designed for a range of demographics, but it was during this period that this style of living became fashionable in the inner suburbs and acceptable to the middle classes. Kia Ora at 447–453 St Kilda Road, Melbourne, was one of the largest luxury flat complexes in the City of Melbourne at the time of its construction. Luxury flats were built in a number of suburbs that were traditionally more affluent, such as South Yarra, Toorak and Albert Park, during the interwar period. Such complexes included spacious flats, often consisting of three or more rooms, well-designed landscape settings and refined architectural detailing.

Interwar flats adopted a range of built form arrangements and architectural styles. At Kia Ora, the Moderne style influence is clear. Moderne architecture, fashionable between the late 1920s and 1930s, favoured geometric built forms, including sheer wall planes, curved corners and copings, and the interweaving of geometric volumes and surfaces. Articulation of forms was achieved through an interplay of horizontal, vertical or diagonal emphasis.

In an investigation of residential flats in Melbourne, Terry Sawyer (Sawyer 1982:84) describes the semi-enclosed flat complex built in the interwar period as an identifiable type, citing Kia Ora; Brookwood Flats at 32 Queens Road, Melbourne (HO335, City of Port Phillip); Bedford Court at 109 Nimmo Street, Middle Park (significant in HO444, City of Port Phillip); and Cairo at 74 Nicholson Street, Fitzroy (HO165, City of Yarra) as key examples. All of these examples, with the exception of Kia Ora, are covered by heritage controls. Two similar blocks of interwar flats surrounding a central courtyard and Moderne style detailing are found in Parkville; Royal Court, 311-321 Royal Parade, Parkville and 283 Royal Parade, Parkville. Neither block is currently listed on the Heritage Overlay.

The following examples in the City of Melbourne, and City of Yarra, are comparable to the Kia Ora flat complex in terms of use, stylistic features, construction date and/or scale.

Marne Close, 12–18 Marne Street, South Yarra (recommended as significant within HO6 South Yarra Precinct in this Review)

Marne Close consists of two three-storey blocks of flats (19 in total) on either side of a garden forecourt, linked by a bridge of brick work. The complex was built by WF and HA Perdix in 1939 to a design by L L W Readand. The building has been overpainted since 1984.



Figure 21. 12–18 Marne Street, South Yarra, built in 1939. (Source: CoMMaps)

Park Towers, 19–29 Adams Street, South Yarra (significant within HO6 South Yarra Precinct)

Park Towers, constructed in 1938, consists of two blocks of three-storey flats mirrored across a central driveway. The stepped plan of the flats maximises the view to the street. Key Moderne details include curved windows and balconies, and horizontal emphasis.



Figure 22. 19–29 Adams Street, South Yarra, built in 1938. (Source: CoMMaps)

16–24 Powlett Street, East Melbourne, 1935 (significant within HO2 East Melbourne & Jolimont Precinct)

This three-storey apartment block was designed and constructed by E Jennings in 1935. The building is rendered brick with a dominant central entry tower rising above roof eave line. Other decorative features include incised banding between the windows.



Figure 23. 16–24 Powlett Street, East Melbourne, built in 1935. (Source: CoMMaps)

Garden Avenue flats including blocks at 2–4 Garden Avenue, 6–12 Garden Avenue, 48–54 Wellington Parade and 29–41 George Street, East Melbourne (significant within HO2 East Melbourne & Jolimont Precinct)

The Garden Avenue Flats include a group of brick flats with Moderne style detailing at 2–4 Garden Avenue and 6 Garden Avenue, East Melbourne.



Figure 24. 2–4 Garden Avenue, East Melbourne, built in 1930. (Source: CoMMaps)



Figure 25. 6 Garden Avenue, East Melbourne, built in 1930. (Source: CoMMaps)

Cairo, 98 Nicholson Street, Fitzroy (VHR H1005; HO185, City of Yarra)

Cairo is a two-storey U-shaped complex of 28 studio and one-bedroom flats built to the design of architect Best Overend in 1935–36. The complex is aesthetically minimal and is an example of Modernist architecture. The complex was constructed of blue clinker brick with projecting curved balconies and was designed to provide maximum amenity in the minimum space for the lowest rent. The flats were complemented by a communal dining room, an in-house meal and laundry service, central heating, garages at the rear and a communal flat roof space.



Figure 26. 98 Nicholson Street, Fitzroy, viewed from Hanover Street, built in 1935–36. (Source: Hermes)

Kia Ora at 447–453 St Kilda Road, Melbourne, is clearly distinguishable from the above examples for its highly articulated three-dimensional form, integration within the landscape and extensive intact Moderne detailing. Kia Ora compares well to the above examples of interwar flats located within Heritage Overlays in the City of Melbourne.

Within South Yarra, Kia Ora compares well to other examples of interwar flats. It compares well to other highly refined examples of Moderne interwar flats such as Marne Close, 12–18 Marne Street (recommended as significant within HO6) and Park Towers, 19–29 Adams Street (significant within HO6). Marne Close is comparable as a semi-enclosed courtyard flat complex with strong horizontal emphasis provided by brickwork banding, horizontal glazing bars, corbeled eaves details and cantilevered balconies with rounded corners. In comparison to Marne Close, Kia Ora features a more detailed architectural form that interlocks with the courtyard areas to create a more intricate hierarchy of public and semi-public garden spaces.

Similarly, Kia Ora compares well to the examples of Moderne style interwar flats found in East Melbourne and Parkville listed above. However, Kia Ora is superior in scale, compositional resolution of vertical and horizontal massing, and fineness of detail. Overall, it evidences a more dynamic and highly refined design. With its use of material contrasts and extensive decorative detailing it is more aesthetically striking than the East Melbourne examples. While similar in terms of Moderne detailing, Kia Ora has a more highly articulated form than these examples.

Cairo (VHR H1005; HO185, City of Yarra), at 98 Nicholson Street, Fitzroy, compares well with Kia Ora in terms of its semi-enclosed courtyard form and Moderne style architectural detailing. However, where the Cairo flats consist of stripped-back studio and one bedroom flats surrounding a courtyard, Kia Ora targets a different demographic, with larger flats, a higher degree of luxury, and a more refined design and elaborate Moderne detailing.

Kia Ora at 447–453 St Kilda Road, Melbourne, is a highly intact surviving example of a Moderne style interwar flat complex designed for the luxury end of the market. The complex is substantial in scale and notable for the integration of landscape and built elements, showcasing the emerging design principles of the time, as well as refined Moderne detailing.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommend inclusion of 447–453 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Argus, as cited.

Buckrich, Judith Raphael and Antoinette Birkenbeil, 1996. *Melbourne's Grand Boulevard: The Story of St Kilda Road*. State Library of Victoria, Melbourne.

Butler, Graeme c1980. 'Melbourne St Kilda Road 449-453, Kia Ora, built 1936, General sheet 113 c1980', via Flickr, accessed 14 March 2022.

City of Melbourne Interactive Maps (CoMMaps) 2021. <http://maps.melbourne.vic.gov.au/>, accessed 20 January 2021.

Gould, Meredith 1985. 'South Yarra Conservation Study'. Prepared for the City of Melbourne.

Herald, as cited.

Hermes record for 'Cairo Flats, 98 Nicholson Street and 14 Hanover Street Fitzroy', Yarra City, accessed 21 January 2021.

Gough Partners 2020. 'Kia Ora Handbook', Owners Corporation Strata Plan 13753, <https://www.goughpartners.com.au/files/Kiaora%20Handbook.pdf>, accessed 20 January 2021.

Jewish Australian Herald, as cited.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia, Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database online], <http://ancestry.com.au>, accessed March 2021.

Nearmap, as cited.

O'Hanlon, Seamus 1999. 'Home Together, Home Apart: Boarding house, hostel and flat life in Melbourne', c1900–1940. PhD thesis, Department of History, Monash University. <https://doi.org/10.4225/03/59cb317140327>.

O'Hanlon, Seamus 2008. 'Flats' in *eMelbourne*. <https://www.emelbourne.net.au/biogs/EM00582b.htm>, accessed 20 January 2021.

Pratt, Charles Daniel between 1950–54. 'Aerial view of St. Kilda Road Melbourne Victoria', State Library Victoria: John Etkins Collection, accessed 20 January 2021.

Public Record Office Victoria (PROV) 1865. Melbourne South Parish Plan, Parish of South Melbourne, PROV VPRS 16171.

Sawyer, Terry 1982. 'Residential Flats in Melbourne. The development of a building type to 1950', Research report, 5th Year Architecture, University of Melbourne.

Sievers, Wolfgang 1968. 'Kia Ora flats, 449-453 St. Kilda Road, Melbourne', State Library Victoria: Wolfgang Sievers Collection, accessed 20 January 2021.

Wilde, Sally 1993. *A History of Prahran*, vol. II. Melbourne University Press, Carlton Vic.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 C

STATEMENT OF SIGNIFICANCE

Heritage Place: Kia Ora

PS ref no: HOxxx



What is significant?

Kia Ora at 447–453 St Kilda Road, Melbourne, built in 1936, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original built form, wrapping around the central courtyard, paths and garden
- rendered bi-chromatic face-brick foundations, rendered brickwork upper walls, and original fenestrations
- shallow hipped roof
- original Moderne elements and detailing, including the vertical towers at the front entrances, face-brick secondary entrances, curved-cornered balconies and corner windows, strong vertical and horizontal compositional emphasis and detailing, and geometric Moderne detailing to windows and doors
- original bi-chromatic face-brick front fence on St Kilda Road, including integrated garden beds and letter boxes

- path and garden layout, and garden setting, in the central courtyard.

More recent changes, including replacement windows and plantings, are not significant.

More recent tree plantings contribute to the garden setting of the place but are not significant in their own right.

How is it significant?

Kia Ora at 447–453 St Kilda Road, Melbourne, is of local historical, representative, aesthetic and associative significance to the City of Melbourne.

Why is it significant?

Kia Ora is historically significant as an early surviving example of luxury flat complexes designed in the Moderne style in the interwar period. Designed in 1936 by Lewis Levy for Kia-Ora Investments, the complex of flats, comprising two mirrored blocks of 30 flats each, joined at the rear and wrapping around a central courtyard, was the largest block in Melbourne at the time of its construction. It is notable as an example of a new typology that emerged in the interwar period in Melbourne—the low-rise flat complex with incorporated courtyard areas. It is also notable for its siting within the St Kilda Road corridor, highlighting the prestige associated with a St Kilda Road address at the time. Kia Ora is a remaining example reflecting a key period in the development of high-density living in Melbourne before the emergence of high-rise apartment construction. (Criterion A)

Kia Ora has representative significance as a highly intact well-designed and well-appointed luxury low-rise flat complex from the interwar period. The gardens, carparking and generous floorplans are key identifying features of such complexes. The integration of the courtyard and built elements demonstrate emerging interwar design ambitions to maximise light to individual flats. This reflects the growing social awareness of the health benefits of sunshine in the 1930s. Kia Ora is also notable for its ongoing use as residential flats. (Criterion D)

Kia Ora is significant aesthetically for its integrated planning of built form and landscaping, its strong three-dimensional composition which counterpoints horizontal and vertical massing and elements and refined use of Moderne detailing. Key Moderne details include the dominant entrance towers, curved-cornered balconies, and detailing on walls and windows (such as horizontal glazing). The cream rendered walls and banded bi-chromatic brick fence and matching foundations are also significant. Decorative geometric Moderne details to doors and windows further enhance the design. (Criterion E)

Kia Ora is significant for its association with the Dixon family of Kia-Ora Investments, a major cordial and food processing company, which is also the building's namesake. (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Sheridan Close
STREET ADDRESS: 485–491 St Kilda Road, Melbourne
PROPERTY ID: 108640



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	No
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Sir Bernard Evans	BUILDER:	Prentice Builders
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1950–53

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
6 Shaping a residential area	6.3 Flats, maisonettes, duplexes 6.4 Postwar residential development

RECOMMENDATIONS

Recommend inclusion of 485–491 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Extent of overlay: Refer to map.

SUMMARY

Designed by prominent architect Bernard Evans in 1950, Sheridan Close was constructed in 1951–53 by Prentice Builders for Sheridan Close Pty Ltd, a company chaired by F R Lee. Structured around a central courtyard, the four-storey complex of flats overlooking St Kilda Road is an early example of the strata-titled apartment typology pioneered by Evans, predating the enactment of the *Strata Titles Act 1967*. On completion, the building was described as ‘by far the largest block of self-owned flats yet built in Melbourne’. The architectural detailing displays the influences of earlier styles including the Moderne and classicism. This stylistic hybrid reflects postwar social ambitions for luxury living and the stylistic transition towards Modernism.

HISTORICAL CONTEXT

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was built in Collins Street, in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O’Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly low rise, with two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn (O’Hanlon 2008). While flats were favoured by single people or young couples, it also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009:145). Some examples in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. The economic downturn made it unfeasible for many to run a grand home on a large estate, and by the 1930s many large older residences in Melbourne had been divided into flats.

The self-ownership, or ‘own-your-own’ (OYO), model came about at the end of the 1940s, in response to the problem of inflated building costs, which prevented economic return on investment in flats for rent (*Construction*, 21 April 1954:32). The OYO flats built in Hawthorn in 1949 and Stanhill in Queens Road, Melbourne (1945–50), both designed by Frederick Romberg, were pioneering examples of modern flats and they introduced the model of owner-occupied flats to Melbourne in the postwar period (Heritage Alliance 2008:23).

The fact that Melbourne’s population was concentrated near the city centre contributed to the development of larger and taller blocks in inner suburbs in the postwar period. As Robin Boyd had pointed out, high-rise residential development was considered a solution for the increased density around the city centre (Serle 1996: Chapter 11). Another leading promoter of ‘self-ownership’ flats was Sir Bernard Evans (an architect, and lord mayor of Melbourne in 1959–61), who campaigned for apartment buildings in the city and the subsequent introduction of strata title legislation (Butler-Bowden and Pickett 2007:114).

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The land at 485–491 St Kilda Road, Melbourne, is located on Crown Allotments 20 and 21 in the Parish of Melbourne South, and is flanked by St Kilda Road to the west and Fawkner Park to the east.

From the late 1830s the area bounded by St Kilda Road, High Street and Punt Road was used for grazing. In 1862 the Victorian Government decided to establish a public park (to become Fawkner Park) of about 100 acres between Toorak and Commercial Roads with the intention of selling the strips of land fronting Toorak Road as building allotments. However, surrounding local councils, led by City of Melbourne town clerk Edmund Fitzgibbon, strongly objected to this alienation of land by the Victorian Government, and considerable dispute ensued. The resolution was that strips of land along the eastern side of St Kilda Road and the western side of Punt Road could be sold for private building purposes. A condition was that on individual sites of not less than three-quarters of an acre, only large villas were to be erected. In February 1864, an area of 102.5 acres was gazetted as permanently reserved parkland, creating Fawkner Park. The strip of land along the eastern side of St Kilda Road, between Toorak Road

and Moubray Street, was subdivided and sold in 38 lots in November and December 1865 (Gould 1985:5).

Both allotments 20 and 21 were purchased by GB Lewis in 1865 (Figure 1).

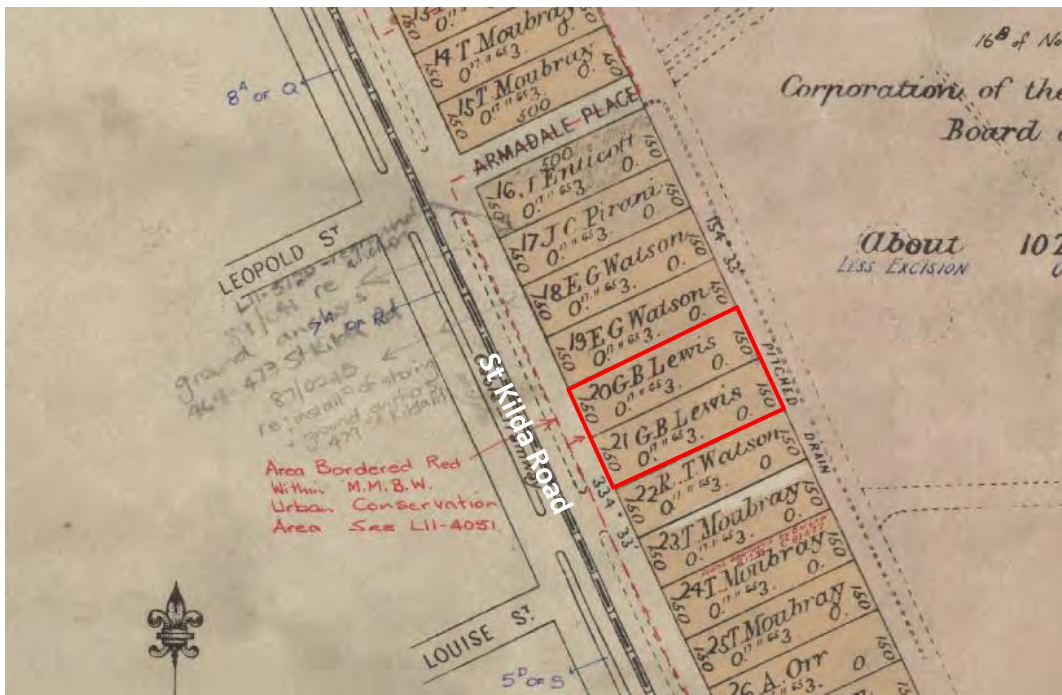


Figure 1. Detail of Parish Plan showing Crown Allotments 20 and 21 which comprise the subject site outlined in red. (Source: Melbourne South Parish Plan, Public Records Office Victoria VPRS 16171)

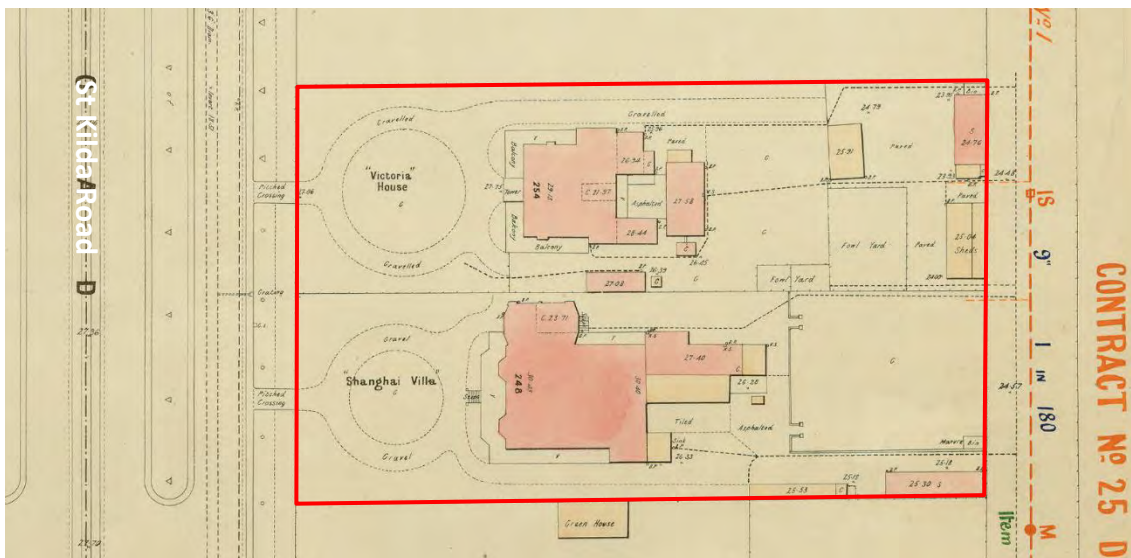


Figure 2. An extract of a Melbourne & Metropolitan Board of Works Detail Plan, dated to 1896, showing two villas with gravelled turning circles. (Source: MMBW Detail Plan nos 642, 643, 902, 903 and 905, 1896, State Library Victoria)

An MMBW Detail Plan, dated 1896, shows two villas both with circular driveways on the subject site. Victoria House occupies 485 St Kilda Road and Shanghai Villa occupies 487–9 St Kilda Road (Figure 2). Shanghai Villa was designed by architect Peter Thomas Conlon for George B Lewis and constructed from 1865–70. Victoria House, owned and occupied by J R Murphy between c1872–1885, was

constructed c1872 (architect unknown). Architect William Pritchard was responsible for the 1884 alterations (Lewis, Melbourne Mansions Database; *Argus*, 16 January 1884:3).

In 1950, the neighbouring mansions Victoria House and Shanghai Villa were occupied by Jeremiah Carrigan, merchant (489 St Kilda Road) and Henrietta Merrix (491 St Kilda Road) (S&Mc 1950). Later that year the site, with a combined land area measuring 198 feet by 330 feet, was purchased by 'Sheriden [sic] Close Pty Ltd' as a site for the Sheridan Close flat development. By the 1950s, there was a growing trend towards the displacement of old mansions by large modern blocks of flats (*Argus*, 20 May 1953:2). In 1951, the City Council bylaw that had limited development in the St Kilda Road area to three storeys was amended allowing the four-storey development (*Herald*, 29 November 1952:11). The initial proposal included 76 dwelling units distributed over three floors above undercroft carparking on the north, east and south sides. The configuration included 12 four bedroom, 44 two-bedroom, and 20 one-bedroom flats. The early design ambition was described in 1950 by the following statement: 'All will be grouped around a large central court and are planned so that they will receive sunlight' (*Argus*, 27 October 1950:7). Construction was planned to occur in sections, beginning on the site of Victoria House (*Argus*, 27 October 1950:7).

Following the purchase of the land, agent Mr G M Hume, conducted the 'biggest demolition auction sale since the war' for the two adjoining properties which included 150,000 bricks, large quantities of Oregon, flooring slates, cedar stairways, marble mantelpieces and piping (*Age*, 15 November 1950:7).

The Sheridan Close project, comprising plans for a block of 78 flats, was launched in 1951 following the self-ownership, or Own-Your-Own (OYO), principle (Figure 3). A keen proponent of OYO, Bernard Evans, with his practice Bernard Evans and Associates, was the architect with Carolan and Co, and George M Hume and Co as joint managing agents. Together this group formed a cooperative company, Sheridan Close Pty Ltd, which was chaired by F R Lee (*Herald*, 20 January 1951:10). The group is noted for introducing the OYO cooperative ownership model to Melbourne having first built Greyfriars, Balaclava Road, East St Kilda, followed by Ravendene Domain Road, South Yarra; Merton Court, Ormond Road, Elwood; Sheridan Close; and Elizabeth Court, Queen's Road, Melbourne (*Age*, 22 January 1953:7, *Herald*, 4 September 1953:10). For each project, the cooperative formed a new company named after the building and chaired by F R Lee.

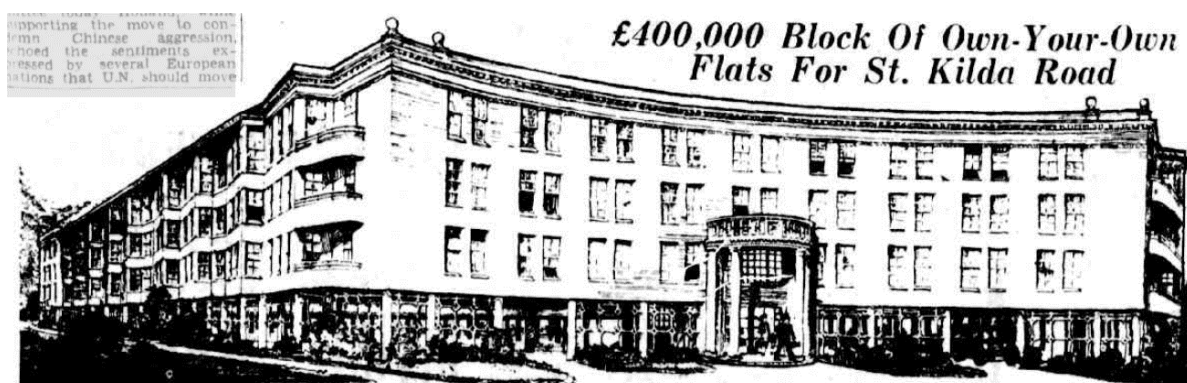


Figure 3. An early image of a design for Sheridan Close prior to construction. (Source: *Herald*, 20 January 1951:1)

Construction of Sheridan Close was undertaken by Prentice Builders Pty Ltd and completed in 1953. Prentice Builders were also responsible for the construction of the Baillieu Library at the University of Melbourne, the Brighton municipal offices and the re-developed Prahran Market. The total building cost was £500,000. The cost of each flat to the original owners varied according to its size and position (*Herald*, 15 May 1953:9). Managing agents George M Hume Pty Ltd and Carolan and Co, were responsible for selling the flats.

By February 1951, 68 of the 76 luxury flats had been 'snapped up' by prospective owner-occupiers. Prices ranged from £3,670 for one-bedroom, to £4,900–£6,700 for two-bedrooms and £7,400–£8,000 for three-bedrooms (*Master Builder's Federation of Australia*, 24 February 1951:34).

The building was constructed with coloured Glen Iris oatmeal bricks. The north and south elevations were built in 'echelon design', a serrated or stepped design maximising opportunities for light and giving a view of St Kilda Road to every flat. The flats at the rear of the complex provided views over Fawkner Park. (*Herald*, 15 May 1953:9).

In 1953 the building was described as follows:

'Regency façade with shallow concave curve. Pillar-to-first-floor base in the style established by Charles le Corbusier [sic]. Two frontages. Three storied building of coloured Glen Iris oatmeal bricks built in echelon design on the north and south elevations giving every flat view of St Kilda Road. Waist high brick balustrades laid in lattice pattern protect the galleries which provide access to the flats. Terra cotta red roof. Access to and from the pillared car space is by a broad oval drive, following the line of the galleries and encircling a central courtyard garden. (Herald, 15 May 1953:9).

The raising of the building on pillars created an open undercroft that enabled every flat to have individual off-street covered parking without additional costs.

The original plan was modified by the addition of a 'crown' topping the front façade. This provided a professional suite with 3000 square feet floorspace and access to a roof garden (*Herald*, 15 May 1953:9).

Original services included continuous hot water from oil fired boilers, built-in refrigeration, a waste disposal unit in every kitchen sink and 'kernerators' at strategic points to dispose of all combustible refuse. Heating was by open fires in a few cases, but generally by gas and electricity. All bathrooms and kitchens had rubber tiled floors in a variety of colours. Internal painting was mostly in pastel shades and plastic venetian blinds were fitted throughout. There was an automatic lift and machine equipped laundry blocks also featured. Internal decorations and fittings were largely at the owners' discretion (*Herald*, 15 May 1953:9).

On completion, the building was described as 'by far the largest block of self-owned flats yet built in Melbourne' (*Herald*, 15 May 1953:9) (Figure 4 and Figure 5).

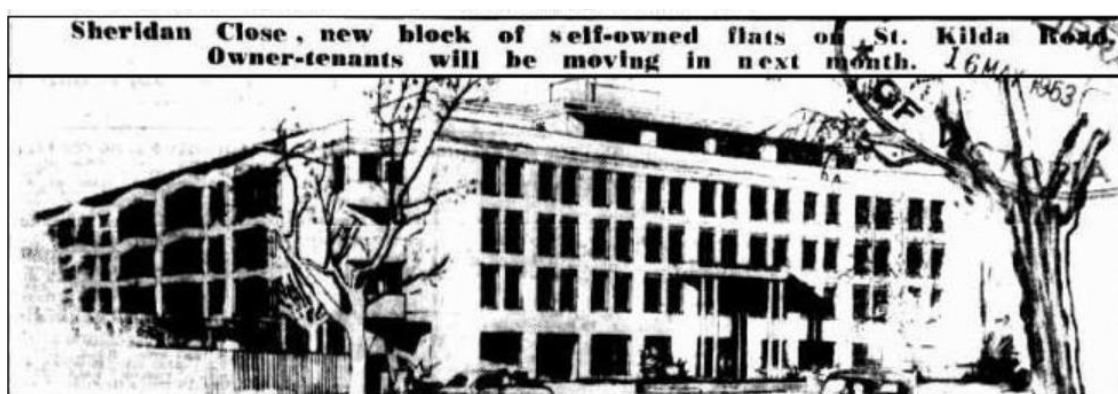


Figure 4. Sketch of the completed Sheridan Close prior to residents moving in in 1953. (Source: *Herald*, 15 May 1953:9)

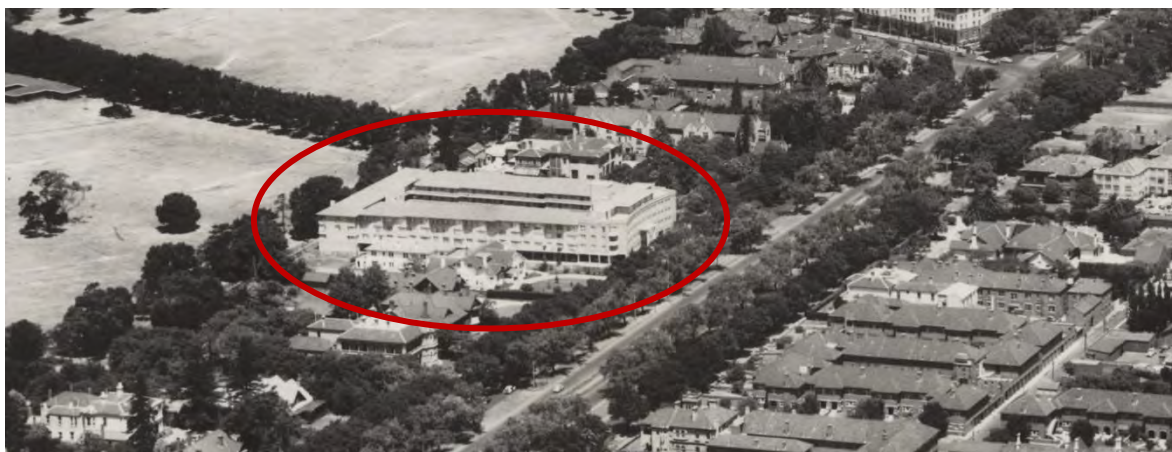


Figure 5. Photograph c1954 showing the dominance of Sheridan Close, some remaining mansions and low-rise flat developments along St Kilda Road. Photographed by Charles Daniel Pratt. (Source: State Library Victoria, Accession No. H2016.33/61)

Building permits indicate further alterations undertaken during the 1980s and 1990s. The original metal balustrade was demolished and aluminium balustrade installed (BP 50135 17 March 1983), old windows on the first, second and third floors were replaced (BP 60800 14 March 1986), and other minor internal alterations were undertaken.

Historic photographs suggest the entrance portico and columns were painted a blue-grey in c2019–2020 (Google Streetview).

Sir Bernard Evans, architect

Sir Bernard Evans (1905–1981) was an architect, Melbourne city councillor for the Gipps Ward (1949–73), twice elected lord mayor of Melbourne (1959, 1960), and an army officer. The introduction of the large blocks of strata-titled flats typology to Melbourne (preceding the strata-titled legislation that developed in the late 1960s) is largely attributed to Evans (Heritage Alliance 2008:104).

Evans began his architectural education studying architectural drawing at the Working Men's College (now RMIT University) at night whilst working for his father and then as a builder for Box Hill timber merchant, Albert Weston. In 1928, he established Hampton Timber & Hardware Pty Ltd and the Premier Building Co. Pty Ltd. Early architectural works included villas at Brighton and Hampton and the design and supervision of the construction of houses for the State Savings Bank of Victoria, and hospitals for the Victorian Bush Nursing Association. During the Depression, Evans and his father moved to Perth and worked for the mining magnate Claude Albo de Bernales. With backing from de Bernales, Evans was replacing run-down mansions with flats in the Moderne or period revival style by 1935. Following military service, which included overseas deployment to the Middle East engaging in the defence of Tobruk, Libya in 1941; the Battle of El Alamein, Egypt in 1942; training in Australia and the capture of Lae, New Guinea, in 1943, Evans was relieved of his command, and then transferred to the Reserve of Officers as an honorary brigadier in 1945. Returning to civilian life, his architectural practice Bernard Evans & Associates became one of Victoria's largest architectural firms. The firm developed shared-ownership buildings and the 'own-your-own' concept in flats. Notable buildings included major office buildings such as AMPOL House, Carlton; the CRA Building; and the Legal and General Assurance buildings in Collins Street. Notable residential flat buildings include Emerald Hill Court, South Melbourne; Greysfriars, St Kilda; and Brookwood Flats, Melbourne. The company was also responsible for large subdivisions such as Witchwood Close, South Yarra, and industrial estates in Moorabbin (Goad and Willis:237, Dunstan 2007). Evans advocated for taller buildings and greater residential habitation in the

city following European city models, and for greater open space and new buildings to be set back from the street (Dunstan 2007).

In 1962, Evans was knighted and in 1971 appointed to the Order of the Star of Italian Solidarity in 1971 (Dunstan 2007).

SITE DESCRIPTION

'Sheridan Close' at 485–491 St Kilda Road, Melbourne, is a four-storey postwar complex of 78 flats located on the eastern side of St Kilda Road about halfway between Armadale Street and Commercial Road. The site slopes away to Fawkner Park to the east.

Structured around a central courtyard, the building is composed of four connected blocks with a slightly trapezoidal footprint. The alignment of the north and south blocks is splayed, widening to the rear of the block. This arrangement, coupled with the serrated design on the outer northern and southern elevations provides individual flats with a view to St Kilda Road to the west (Figure 6). Two stairwell towers protrude into the central courtyard at the eastern and western ends. The arrangement of the complex around an enclosed trapezoidal courtyard illustrates the exclusivity of the complex and harks back to the planning model of European piazzas.

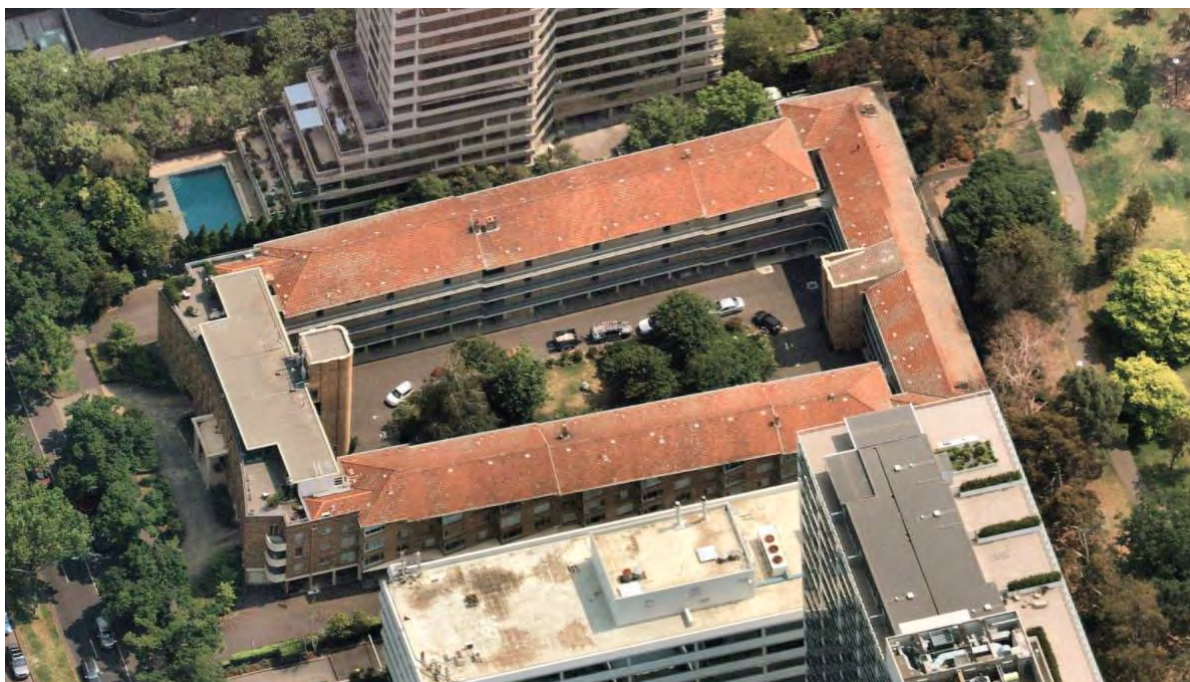


Figure 6. Aerial image showing the building footprint and layout. (Source: Nearmap 2019)

The four-storey complex is constructed in oatmeal coloured brick. A fifth storey flat roofed penthouse sits atop the western block fronting St Kilda Road. The northern, eastern and southern blocks have exposed low hipped roofs clad in red terracotta tiles and the eaves overhang the outer northern and southern sides. These three blocks feature three storeys of flats cantilevered above the open arrangement of ground floor pillars that provide access to undercroft carparking. The roof line and floor plates of the northern and southern blocks have three level changes that follow the topography of the site as it falls to the east.

A driveway leads from St Kilda Road along both north and south boundaries of the site and to each of the two porte-cochères leading through the building into the central courtyard. At the rear (east) of the building is a private gated access to Fawkner Park.

The complex is a stylistic hybrid showcasing elements and detailing associated with Georgian Revival, Classical, Moderne and Modernist design styles.

The primary (western) elevation, fronting St Kilda Road, expresses grandeur and conservatism in its presentation to the public domain reflecting influences of Georgian revival and classical styles (Figure 7). The façade of the lower four storeys has a shallow concave curve and is of face brick construction. It is symmetrical with regular fenestration. Windows are multipaned with cream framing and of proportions typically seen in Georgian Revival style. Ground floor wooden framed windows are full height with nine panes in each half. Windows on the fourth, third and second floor have 12 panes. Some window frames appear to have been replaced. Windows on the fifth storey are larger than those below with single panes and have aluminium frames. Decorative horizontal brickwork coursework is located above the fourth-floor window line of the façade and extends around the corner to the north and south façades. A fifth, recessed attic storey is located above the main façade. It has a straight façade, a flat concrete roof and is surrounded by a rooftop patio edged with a metal balustrade.



Figure 7. Western elevation from the south eastern corner on St Kilda Road showing Georgian façade and the three curved balconies. (Source: GML Heritage 2021)



Figure 8. Main entrance and portico with signage fronting St Kilda Road. (Source: GML Heritage 2021)

The central entrance fronting St Kilda Road features a substantial double-storey portico with two pairs of double-storey columns on either side with recent overpainting (post-2015) (CoMMMaps). This contrasts with the other parts of the building painted oatmeal such as the balconies (Figure 7). Signage on the flat-roofed portico reads 'Sheridan Close' (Figure 8). Single-storey double glass doors surrounded by glass windows mark the entry. The building name 'Sheridan Close' adorns the glass above the door. Lantern style lighting is present along the front façade.

Three curved open rendered balconies sit at the recesses at each end of the façade on the first, second and third floors (Figure 7). The balconies are topped with painted metal railing and feature uniformly spaced horizontal ribbing. These are the only private balconies within the building. With their curved form and streamlined horizontal detailing they are typical of the Moderne style and signal a transition to Modernist detailing along the north and south side elevations of the complex and within the internal parts of the building.

Windows along the outer serrated north and south façades maximise light and views to St Kilda Road. Both form and function here reflect a typically Modernist emphasis on the value of natural light. The

windows are slightly recessed, with aluminium frames and asymmetrical mullions, and include corner windows. Side central window panes open outwards (Figure 9 and Figure 10).



Figure 9. Windows along the serrated southern sides. (Source: GML Heritage 2021)



Figure 10. Windows along the serrated southern side. (Source: GML Heritage 2021)

The open undercroft carparking between the round pillars supporting the building can be accessed from the driveways and the inner courtyard. The pillars and roof are painted in an oatmeal colour (Figure 11).



Figure 11. Cantilever from pillar to first floor base on the southern side. (Source: GML Heritage 2021)



Figure 12. Metal balustrade to galleries above pillar to first floor base. (Source: GML Heritage 2021)

Beyond the grand St Kilda Road façade is the internal courtyard which provides direct access to the apartments and car parking. Open balconies with low metal balustrades line the internal walls of the

courtyard at each floor connecting to the stairwells and allowing access to individual apartments (Figure 12 and Figure 13. View across the internal courtyard and galleries and stairwell. (Source: GML Heritage 2021). Where there is a level change along the northern and southern blocks, several steps allow for this. Apartment doors and windows display various patterned metal front doors reflecting the choices of individual owners.



Figure 13. View across the internal courtyard and galleries and stairwell. (Source: GML Heritage 2021)

The complex includes four stairwells, two enclosed within glazed brick towers, and two embedded within the northern and southern blocks. The two towers protrude into the inner central courtyard on the eastern and western sides. The western stairwell (Figure 14) has curved corners, extends above the roof level and houses a lift. Centralised glazing with horizontal banding extends the full length of the wall facing into the courtyard. These details are typical Moderne design motifs. The eastern stairwell (Figure 15) has right angled corners and similar truncated centralised glazing but is more embedded within its adjoining block. Both stairwell towers include protruding vertical strips of brickwork emphasising the verticality.

Other access doorways (Figure 16 and Figure 17) are constructed with varying materials. Openings appear original however many doors are likely to have been added later.

Several garages with cream painted aluminium roller doors are present at the eastern and western ends of the building. Roller doors do not appear to be original and are of varying ages (Figure 18).

Accents of art-deco detailing appear on signage within the complex but may not be original (Figure 19).

A slightly raised oval-shaped garden sits within the enclosed central courtyard of the building with volcanic rock edging (Figure 23). A garden bed lines the perimeter of the garden and features roses and other small shrubs. Several deciduous trees are dotted across the lawn. Two lampposts on square concrete foot pads sit at each end of the courtyard garden (east and west) (Figure 20), a fountain sits in the centre (Figure 21) and a path of stepping stones traverses the centre (Figure 22). These elements appear to be early features. Garden furniture such as bench seating is also present.



Figure 14. Stairwell at the western end extending above the main building and housing a lift. (Source: GML Heritage 2021)



Figure 15. Stairwell at the eastern end of the courtyard. (Source: GML Heritage 2021)

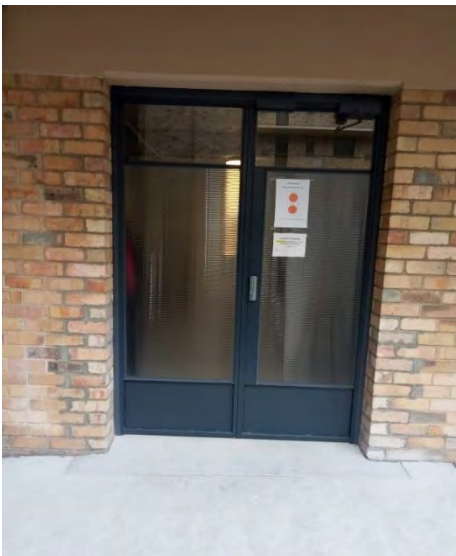


Figure 16. Double doorway. (Source: GML Heritage 2021)



Figure 17. Doorway to bike room. (Source: GML Heritage 2021)



Figure 18. Garages facing into the inner courtyard. (Source: GML Heritage 2021)



Figure 19. Signage beside the stairwell in art-deco detailing. (Source: GML Heritage 2021)



Figure 20. Lamppost in the central courtyard. (Source: GML Heritage 2021)



Figure 21. Fountain within the central courtyard. (Source: GML Heritage 2021)



Figure 22. Stepping stones within the central courtyard. (Source: GML Heritage 2021)



Figure 23. Central oval courtyard. (Source: GML Heritage 2021)

INTEGRITY

Sheridan Close at 485–491 St Kilda Road, Melbourne, is generally intact to its construction in 1950–53 with few changes visible. The building retains the original form surrounding the central courtyard, its distinctive concave St Kilda Road façade and stepped façades to the north and south façades as well as its oatmeal brick materiality. Other key original elements include Georgian proportions and windows to

primary façade, classical entrance portico and columns, inner courtyard garden layout and volcanic rock edging, and Modernist details such as metal-framed glazing, serrated design, open ground floor pillars and undercroft carparking.

Later changes include window replacements and changes to the paint colour of the entrance portico and columns.

Overall, the building retains a high degree of integrity.

COMPARATIVE ANALYSIS

Designed in 1950 and with construction completed by 1953, Sheridan Close flats were one of the early postwar complexes of Own-Your-Own (OYO) flats erected in the City of Melbourne. The developer of Sheridan Close, a consortium chaired by F R Lee, had also developed other complexes in Melbourne's inner suburbs. Greyfriars, a block of 43 self-contained units at 53 Balaclava Road, St Kilda East, was constructed in 1949–50 (Recommended as an individually significant place by City of Glen Eira Heritage Review 2020). This was followed by Ravendene in Domain Road, South Yarra (contributory in HO6 South Yarra Heritage Precinct); Merton Court in Ormond Road, Elwood (significant in HO8, City of Port Phillip); and Elizabeth Court, Queens Road, Melbourne (no HO, City of Port Phillip).

Stylistically, Sheridan Close is an unusual architectural combination of a dominant classical Georgian Revival façade with Modernist design elements and Moderne detailing. As such, it has limited stylistic comparisons within the City of Melbourne Heritage Overlay. With its scale and incorporation of central courtyard, however, the complex is comparable to other examples of luxury OYO flats that were targeted towards higher-income families.

The luxury flat complex with garden courtyard typology was already well established in South Yarra by the postwar period with many examples dating from the mid–1930s and 1940s. Sheridan Close is a rare example of the typology dating from the 1950s. Thus, it is necessary to also look outside the City of Melbourne for additional comparators.

The following list of comparative examples includes places in the City of Melbourne that are comparable to Sheridan Close at 485–491 St Kilda Road, Melbourne in terms of use, stylistic features, construction date and/or scale. It also includes examples of comparators also designed by Bernard Evans outside the City of Melbourne to help situate, and distinguish, Sheridan Close architecturally.

Ravendene, 209–211 Domain Road, South Yarra (recommended as significant within HO6 South Yarra Precinct in this Review)

Ravendene at 209–211 Domain Road, South Yarra is a block of 16 flats erected in 1950. The building was constructed by a cooperative company, chaired by F R Lee. Constructed in oatmeal brick, the primary façade is of Georgian proportions and serrations, including slightly recessed corner windows, line the secondary façade not visible from the streetscape.



Figure 24. Ravendene 209–211 Domain Road, South Yarra, built 1950. (Source: CoMMaps)

20W–26W Toorak Road, South Yarra (recommended as significant within HO6 South Yarra Precinct in this Review)

20W–26W Toorak Road is a three-storey orange brick block of flats above a pilotis-form carpark and flat roof with solid, slightly projecting fascia. Designed by émigré architect Michael R E Feldhagen, it exhibits a modular postwar Modernist design with projecting balconies, looped metal balustrade, stacked brickwork and original fence.



Figure 25. 20W–26W Toorak Road West, South Yarra, constructed 1966. (Source: CoMMaps)



Figure 26. Aerial view of the building footprint at 20W–26W Toorak Road West, South Yarra, constructed 1966. (Source: Nearmap 2019)

Greyfriars, 53 Balaclava Road, St Kilda East (HO219, City of Glen Eira)

A complex of forty-three flats in two-and three-storey hip-roofed cream brick blocks around a central garden area. The building was erected in 1949–51 as Melbourne's first flats conceived on a co-operative system for the OYO market, they were designed by entrepreneurial architect Bernard Evans, who was also a director of the company that built them (Built Heritage 2020:99).



Figure 27. 53 Balaclava Road, St Kilda East, built in 1949–51. (Source: Built Heritage Pty Ltd 2019)

Deansgate, 9 Southey Street, Elwood (significant within HO7 St Kilda, Elwood, Balaclava, Ripponlea precinct, City of Port Phillip)

A block of early post-war flats in the Georgian Revival style. Designed by Bernard Evans and Associates and constructed in 1949, the building comprises 29 small or 'minimum' flats. The building includes a central court with gallery.



Figure 28. Deansgate, 9 Southey Street, Elwood, built in 1949. (Source: Hermes)

Merton Court, 169 Ormond Road, Elwood (significant within HO8 Elwood: Glen Huntly and Ormond Roads precinct, City of Port Phillip)

Three storey postwar cream brick Modernist flats built around an enclosed central courtyard, constructed in 1951 at a cost of 10,000 pounds for Merton Court PL. Designed by Bernard Evans and Associates.



Figure 29. Aerial imagery showing the Merton Court, 169 Ormond Road, Elwood, built in 1951. (Source: Nearmap 2019)

Within the study area, Sheridan Close compares well to Ravendene at 209–211 Domain Road, South Yarra and 20W–26W Toorak Road, South Yarra (both recommended as significant with a precinct). Sheridan Close showcases similar form to Ravendene, comparable Modernist characteristics and is constructed of similar oatmeal brick. Ravendene features one elongated block with splayed alignment allowing some serration along the western side offering views to Domain Road for apartments towards the rear of the block. Similar to Sheridan Close, Ravendene was also constructed by a cooperative company chaired by F R Lee. While of a different scale, the distinction between the front façade with multipaned Georgian Revival style windows and cantilevered reinforced concrete open galleries at the back of the building is also similar. Both Sheridan Close and 20W–26W Toorak Road share an enclosed courtyard form, and undercroft parking, however Sheridan Close, with its larger scale and broader detail palette, is a stronger example of the type. 20W–26W Toorak Road, South Yarra constructed over fifteen years later than Sheridan Close, shows the stylistic transition to true Modernism was complete. As a larger building situated on a major Melbourne thoroughfare, Sheridan Close has a more pronounced street presence than both buildings. All three examples exhibit fine design detailing and includes design elements that are typical of Modernist architecture, such as the open ground floor construction which gives the building a sense of lightness. The provision of ample undercroft parking is indicative of social change whereby car ownership was becoming more common and needed to be provided for in housing.

Architecturally, Sheridan Close is a strong example of the work of architect, Bernard Evans & Associates. Stylistically it combines the Georgian Revival detailing, also seen at Deansgate (significant within HO7, City of Port Phillip), and Modernism, as seen at Merton Court (significant within HO8, City of Port Phillip). Both these examples are similar with their courtyard driven configuration and setting, but differ in scale, form and demographic. Sheridan Close offers an enhanced sense of grandeur, architectural refinement and individuality as a stylistic hybrid. While Greyfriars (HO219, City of Glen Eira) is notable as the first flat complex designed as a co-operative system for the OYO market, Sheridan Close is more refined aesthetically and of a greater scale. All four buildings are united in their cream brick materiality, which appears to have been a popular material choice by Bernard Evans & Associates in the postwar period.

Sheridan Close is a highly intact example of a luxury flat development of the postwar period demonstrating the pattern of residential development at this time, immediately after the lifting of the City of Melbourne's three storey residential limit and prior to the trend to build apartment towers from the 1960s. The building is characterised by the combination of several popular interwar styles at the cusp of a purer form of Modernism becoming a style associated with the development of tall residential apartment blocks. Sheridan Close is an early example of a block specifically designed for the Own Your Own market.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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 (social significance).

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommend inclusion of 485–491 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual Heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age as cited.

Argus as cited.

Built Heritage 2020. Post-war & hidden gems heritage review 2020, stage two: citations. Prepared for the City of Glen Eira, adopted by Council on 11 August 2020.

Butler-Bowden, Caroline and Pickett, Charles 2007. *Homes in the Sky: Apartment living in Australia*. Miegunyah Press, Carlton.

Construction, as cited.

Dunstan, David 2007, 'Evans, Sir Bernard (1905–1981)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/evans-sir-bernard-12465/text22419>, published first in hardcopy 2007, accessed 20 January 2021.

Goad, Philip and Julie Willis (eds) 2012. *Encyclopedia of Australian Architecture*. Cambridge University Press, Melbourne.

Gould, Meredith 1985. 'South Yarra Conservation Study'. Prepared for the City of Melbourne.

Leader as cited.

Lewis, Miles. Melbourne Mansions Database: <https://www.mileslewis.net/melbourne-mansions/>, accessed March-April 2018.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Master Builders' Federation of Australia & Illuminating Engineering Society of Australia (N.S.W.) 1951. *Building and engineering*. Building Pub, Sydney.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed March-April 2018.

Nearmap, as cited.

O'Hanlon, Seamus 2008. 'Flats' in *eMelbourne*, <https://www.emelbourne.net.au/biogs/EM00582b.htm>, accessed 20 January 2021.

Public Record Office Victoria (PROV), City of Melbourne building plans and permits (1916–1960), VPRS 11200, 11201.

Pratt, Charles Daniel between 1950–54. 'Aerial view of St. Kilda Road Melbourne Victoria', State Library Victoria: Airspy Collection, accessed 20 January 2021.

Sands & McDougall (S&Mc). Melbourne and Suburban Directories, as cited.

Serle, G 1996. *Robin Boyd: a life*. Melbourne University Press, Carlton South:VIC.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Sheridan Close

PS ref no: HOxxx



What is significant?

Sheridan Close at 485–489 St Kilda Road, Melbourne, built in 1951–53 and designed by Sir Bernard Evans, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original built form surrounding an enclosed trapezoidal courtyard garden
- open access galleries and protruding stairwell towers on the internal sides
- face oatmeal brick construction, concave western façade, serrated northern and southern façades, and inner façades facing into the courtyard
- terracotta tiled hipped roof to north, south and east sections of the building, accessible terraces to the west section of the building
- pillars and ground floor undercroft parking
- complex's original materials as well as its detailing
- complex's high level of integrity to its original design representative of Postwar Modernist architecture, including influences of earlier styles such as Georgian Revival and the Moderne;
- pattern and size of original Georgian Revival style fenestration on the western façade
- Modernist style fenestration with asymmetrical glazing maximising light on the northern and southern sides
- other original elements including timber and aluminium window frames
- original or early volcanic rock edging, garden beds and layout of the central courtyard garden

- lamps and stepping stones within the courtyard garden.

More recent changes, including window, balustrading and door replacements, are not significant.

The tree plantings contribute to the setting of the place but are not significant in their own right.

How is it significant?

Sheridan Close at 485–491 St Kilda Road, Melbourne, is of local historical, representative, aesthetic and associative significance to the City of Melbourne.

Why is it significant?

Sheridan Close is historically significant as an early example of an Own-Your-Own (OYO) flat complex in Melbourne, a forerunner to strata-title legislation which was introduced in 1967. It pioneered a new typology of luxury, purpose-built, high-density living. It was the largest block of OYO flats built in Melbourne when it was completed in 1953. It is significant for its capacity to demonstrate a period of residential growth along the St Kilda Road corridor. The high quality and grandeur of Sheridan Close is indicative of the prestige of a St Kilda Road address at that time. The integration of car parking within the building reflects the expectation of individual car ownership. It is also notable for its ongoing use as residential flats. (Criterion A)

Sheridan Close is aesthetically significant for its grandeur, scale and unusual stylistically hybridised design. The arrangement of the complex around an enclosed trapezoidal courtyard illustrates the exclusivity of the complex and harks back to the planning model of European piazzas. The complex is stylistically transitional. It is characterised by its juxtaposition of Modernist design principles with earlier styles such as Georgian and Moderne that were popular in the interwar era. These earlier styles would have been familiar to and popular with the wealthy demographic at which the complex was marketed and were commensurate with its prestigious address. Modernist design principles are at work, however, in the raising of the north and south sections of the building on pillars to create undercroft car parking areas and in the environmental considerations evidenced in the serrated profile of these wings to provide individual dwellings with light and views.

The visual dominance and concavity of the main St Kilda Road façade with its simple yet refined detailing contributes to the building's aesthetic significance and makes a notable contribution to the St Kilda Road streetscape. The oatmeal-coloured face brickwork construction is uncommon in this area and visually striking. (Criterion E)

Sheridan Close is significant for its association with architect Sir Bernard Evans who was a key proponent of the Own Your Own movement. Evans is also notable for his public contribution and advocacy in support of taller residential city buildings with greater open space and setbacks from the street in Melbourne. This was achieved through service on several council committees and roles as the Lord Mayor of Melbourne (1959–61) and a commissioner of the Melbourne and Metropolitan Board of Works (1956–73). As well as Sheridan Close, Bernard Evans, through his architectural practice, built many buildings of different uses and styles including Emerald Hill Court, South Melbourne; AMPOL House, Carlton; the CRA building, 99 Collins Street; and the Legal and General Assurance building, St Kilda Road. (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Former Chevron Hotel

STREET ADDRESS: Part 519–539 St Kilda Road, Melbourne

PROPERTY ID: 108646



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	No
PROPOSED CATEGORY:	Significant	FORMER GRADE:	D
DESIGNER / ARCHITECT / ARTIST:	Leslie M Perrott and Anketell and K Henderson (1934 and 1939); Peddle Thorp (2006)	BUILDER:	EA Watts
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1934 (first stage) 1939 (second stage)

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Research undertaken in preparing this citation did not identify any clear or direct associations with Aboriginal people or organisations.	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
14 Social and community life	14.1 Guesthouses, holiday flats and residential hotels

RECOMMENDATIONS

Recommend inclusion of part of 519–539 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Extent of overlay: Refer to map.

SUMMARY

The former Chevron Hotel at 519–539 St Kilda Road, Melbourne, was built in 1934 to a design by Leslie M Perrott. Extensive additions, also designed by Perrott in the same style, were undertaken in 1939. The building occupies a prominent corner site on the intersection of Commercial Road and St Kilda Road. The luxury hotel became a fashionable place to stay and hosted visiting celebrities. The building operated as a hotel until the 1970s, after which it briefly became a residence for nurses at the nearby Alfred Hospital, and then various nightclubs. The building was converted to apartments in 2006.

HISTORICAL CONTEXT

Hotels in Melbourne

Nineteenth-century public hotels played an important role in Melbourne's early development. Typically located on prominent corner sites, especially on main arterial roads, hotels were familiar landmarks that provided entertainment, food and drink, and accommodation to visitors and locals. Many hotels also provided a rest stop for horses and often incorporated stables. Public hotels were also used as venues for election polls, coroners' inquests, and informal meetings for communities or professional groups in the nineteenth century. Publicans typically lived on site.

The development of hotels in Melbourne has been largely shaped by liquor licensing legislation. Legislation in the 1830s required that licensed premises provide accommodation to the public and the sale of alcohol was limited to consumption on the premises only (Dunstan 2008). Melbourne's earliest hotels were modest buildings, typically constructed of timber weatherboard (Dunstan 2008). The rapid increase in the immigrant population in the 1850s increased the demand for hotels in Melbourne. Several hotels were opened in South Yarra in the 1850s, including the Botanical Hotel on Domain Road (1854); the South Melbourne Hotel (later known as the Fawkner Club Hotel) (c1855) in Toorak Road West; and an early hotel near Clowes Street (c1850s). The increased population and wealth circulating from the goldrushes contributed to the booming hotel trade in Melbourne in the 1850s to 1860s. Hotel trading hours were restricted to Monday-Saturday, however many establishments conducted illegal after-hours trade; the authorities often overlooked 'sly grog' activity during this period (Dunstan 2008). In the 1870s social reformers and temperance activists in Victoria were successful in reducing hotel trading hours.

Working-class inner-city districts had many more hotels than suburban areas. For example, Collingwood had 87 hotels, Richmond 64 and Footscray 33, while Hawthorn and Kew had nine and seven respectively (Dunstan 2008). They were largely places where men congregated, although women often worked as publicans and hotel staff. Hotels varied in their perceived levels of respectability (Dunstan 2008).

In 1885 parliament proposed new regulations to the licensing act, including the prohibition of barmaids and a statutory fix on the number of hotels allowed in a district according to the population, thereby enabling communities to limit the number of hotels in the area.

In the early 1900s, falling hotel standards and pressure from the temperance movement prompted the Victorian government to reduce the number of liquor licenses. The Licenses Reduction Board was appointed in 1907 under the *Licensing Act 1906*. The board's purpose was to reduce the number of hotel licenses in Victoria. Hotels were assessed on factors such as the character of premises, whether they provided adequate accommodation, their business conduct and record of past offences against the Liquor Acts. *Between* 1907 and 1916 the Board closed 1054 hotels (PROV 2021). Many hotel buildings were demolished or adapted to other uses because of these closures.

The Licensing Act 1906 provided that ten years after the creation of the Board, there should be local polls held in every district to determine whether further reductions should be made (PROV 2021). Polls taken in 1920 and 1922 provided that the Board should continue its work (PROV 2021). In turn, many hotel owners upgraded and refurbished their buildings during the 1920s and 1930s in order to retain their liquor licenses (Dunstan 2008).

The reduction in the number of hotels was met with a rise in small-scale boarding houses as places offering accommodation in the interwar period. An example of such boarding houses in the area is The Oaks (65 Park Street, South Yarra), built in 1902 for Elias Cunliff in a domestic residential style as a superior class of boarding house for those visiting Melbourne for special occasions.

The interwar period also saw the introduction of purpose-built high-end hotels and residential hotels. Examples in South Yarra include the Botanical Hotel and Chevron Hotel. The original Botanical Hotel in Domain Road was demolished and rebuilt in 1924 as a residential hotel. The Chevron Hotel, 519–539 St Kilda Road, which opened as a residential hotel in 1934, provided considerable glamour to hotel living with the luxuries of a swimming pool and tennis courts. Residential hotels provided upmarket, modern private suites as well as shared lounges and recreation areas. Meals and laundry services were provided by a residential manager and staff.

Large Victorian-era hotels in the central city came under risk of demolition during the building boom of the 1960s and 1970s. Some of the remaining early hotel buildings have been refurbished as restaurants, cafes, housing or offices.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. In November 1865, GBW Lewis purchased Crown Allotments 30–35 in the Parish of Melbourne South (Department of Crown Lands and Survey, 1922). The subject site is located on allotments 30, 31, and 32 (Figure 1).

In 1896, the majority of the subject site was still undeveloped. A row of four terrace houses had been built on the south of the land parcel, on Crown Allotment 32 (Figure 1), leaving allotments 30 and 31 vacant (MMBW Detail Plan no. 906, 1896).

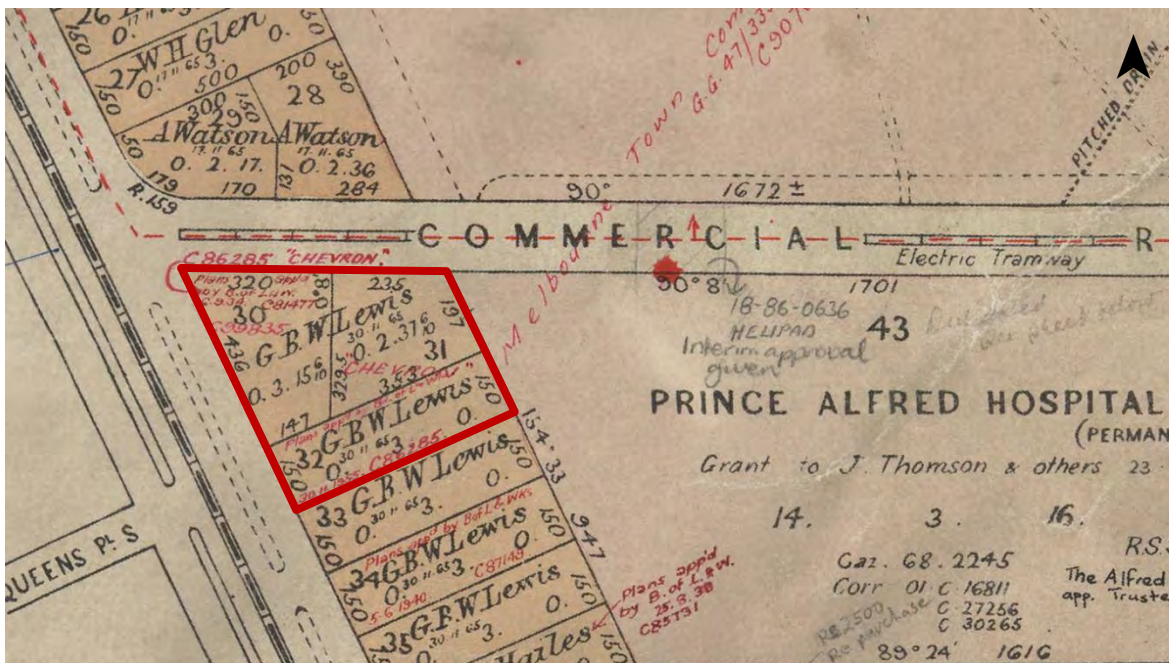


Figure 1. Detail from the South Melbourne parish plan showing the subject site (including Crown Allotments 30, 31 and 32) indicated in red. (Source: Public Records Office Victoria)

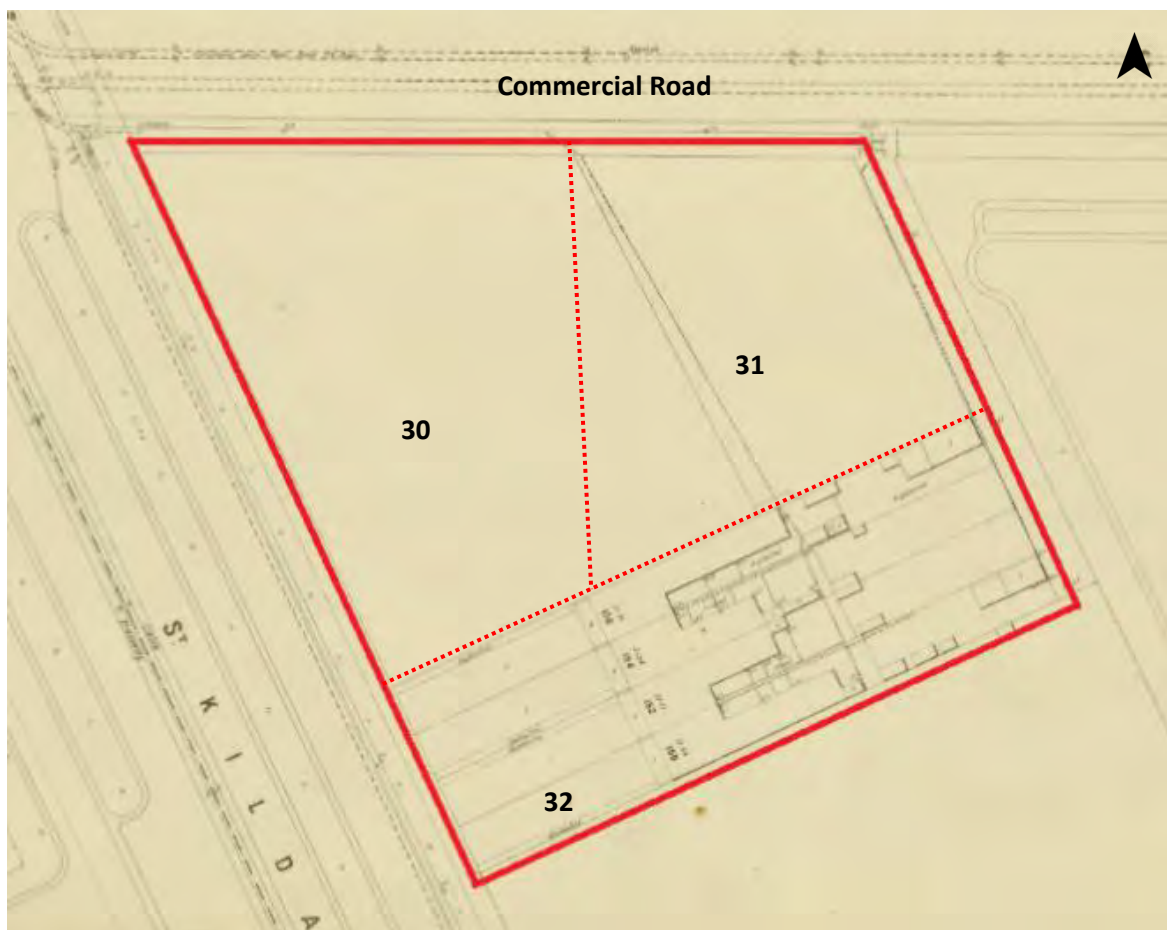


Figure 2. Extract from a Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 906, 1896, showing the subject site outlined in red. The dotted lines and numbers indicate the Crown Allotment boundaries and numbers. (Source: State Library Victoria)

In 1913, a two-storey brick villa was constructed for Annie Foster Turner on Crown Allotment 30 on the southeast corner of St Kilda Road and Commercial Road to a design by WH Webb, architect (MCC registration no 4229, as cited in Lewis 2011, ref 83590). By the 1930s, the villa had been converted to a guesthouse named the 'Chevron'. In 1934 the company Chevron Ltd was formed to purchase and develop the site for a new hotel business which was to be operated under the brand of 'Chevron'. The land was acquired by the company for £11,500 (*Argus*, 11 April 1934:7). It was planned to open the new hotel in time for the celebration of Victoria's centenary in 1934 (*Argus*, 26 October 1939:12).

Architect Leslie M Perrott was commissioned to design the hotel. The Chevron Hotel was limited to the confines of Crown Allotment 30, at the corner of St Kilda Road and Commercial Road. The unusual shape of the site is reflected in the layout and design of the hotel and gardens (Figure 6), which made complete use of the allotment (*Argus*, 26 April 1934:13). Anketell and K Henderson, consulting architects for Chevron Ltd, were involved in finalising and approving the design (*Argus*, 30 August 1934:17).

Construction of the Chevron Hotel was completed by builder EA Watts in 1934 (*Argus*, 2 May 1939:2). The 1913 villa was demolished in May 1934, and by August several sections of the new hotel had been roofed and two floors were open for occupation. The rest of the building was to be ready for occupation six weeks later, meaning that the hotel was completed in roughly 20 weeks; such quick completion was rare and likely possible due to the concrete construction of the building (*Age*, 7 August 1934:15). This established an Australian record for a building of that size (*Argus*, 26 October 1939:12). The estimated

cost of the hotel was £68,000, plus the internal fittings that were costed at £16,000 (*Argus*, 11 April 1934:7). The hotel's swimming pool was opened by the then prime minister, Joseph Lyons, in October 1934 (*Argus*, 6 October 1934:21).

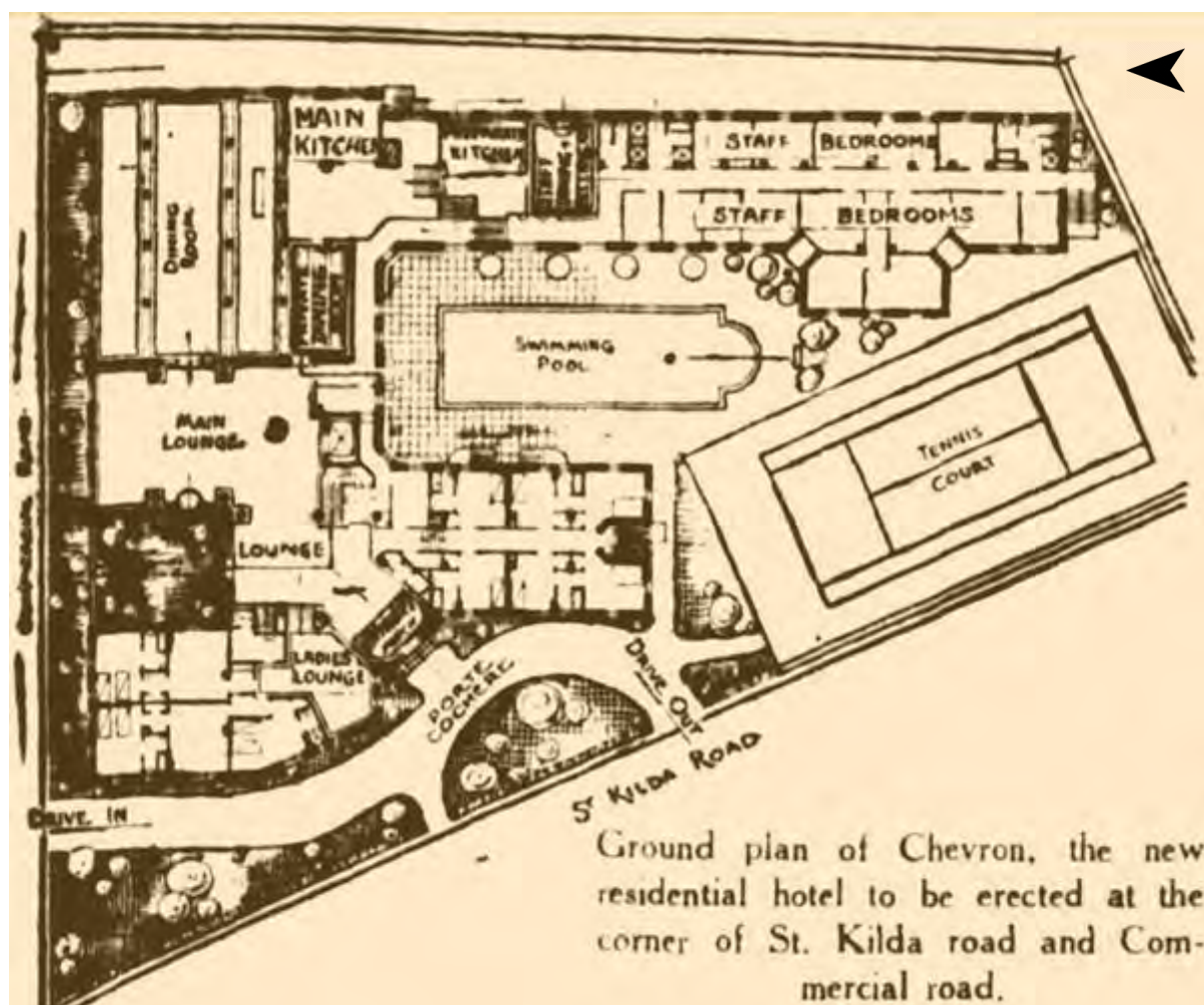


Figure 3. The ground-floor plan of the Chevron Hotel as it was built in 1934, prior to the later extensions. (Source: *Argus*, 26 April 1934:13)

The hotel was designed to be a luxury establishment, along the lines of a country club (Spicer 2008). It was noted for its provision of a bathroom connected to every bedroom, and each room had central heating. The restaurant's kitchen fittings were thought to be some of the best in Australia (*Argus*, 30 August 1934:17). Along with a swimming pool in the central courtyard, the hotel had a tennis court, private garages, telephone lines and a panel that allowed guests to be paged. These modern features would have contributed to the prestigious status of the hotel and attracted a wealthy clientele. It was also noted that the hotel was to be one of only a handful in Melbourne that did not have a liquor licence (*Argus*, 30 August 1934:17). The hotel's exterior was described at the time as follows:

The structure is of brick and reinforced concrete, and the external walls are of brown brickwork and cream rendering. The shutters to the windows will be painted an apple green, and the wide eaves are surmounted with a brown and buff tiled roof. The South Court incorporates the swimming pool, a fountain, and flagged walks which will be kept bright with flowers and shrubs. The octagonal tower marks the entrance, and permits extensive views from the lookout (*Argus*, 30 August 1934:17).

The hotel immediately became popular with guests, and soon extensions were needed. Chevron Ltd purchased the freehold of the site next door (originally Crown Allotment 31, see Figure 2), in January

1936. The site was then addressed 2 Commercial Road, and it was occupied by a guesthouse named St Anne's (*Age*, 13 July 1937:12). This acquisition cost the company £12,225, and increased Chevron Ltd's land holding from 27,000 to 46,000 square feet. The company later purchased the lease of St Anne's in 1937, allowing them to demolish the existing buildings to extend the hotel (*Age*, 13 July 1937:12).

Extensive additions to the hotel were completed in October 1939. These were also built to the design of Perrott by builder EA Watts (*Argus*, 26 October 1939:12; *Herald*, 16 February 1938:18). These were intended to blend seamlessly with the original 1934 portion (*Argus*, 26 October 1939:12). It was estimated that the extension would cost £59,000, and would take 21 weeks to complete (*Herald*, 1 May 1939:23; *Argus*, 26 October 1939:12). Fifty-four new bedrooms were added, supplementing the existing 200. The front entry was relocated onto Commercial Road and was demarcated by a canopy of cantilevered steel and stamped metal (*Argus*, 26 October 1939:12). Further public spaces such as smoking rooms and an enlarged dining room were added.



Figure 4. Two views of the Chevron Hotel from 1954, showing the building with the 1939 additions outlined in red. (Source: State Library Victoria: Wolfgang Sievers Collection 1954, Accession Numbers H98.30/246 and H98.30/247)

The Chevron Hotel was sold in 1953 for £215,600, to a group under the directorship of S Korman, H Korman, E Fookes, F S Lloyd and J A Gentles, named Chevron Private Hotel Ltd (*Herald*, 13 November 1953:6; *Age*, 14 November 1953:4). Under the new ownership, the buildings at 533–539 St Kilda Road, on the land that formed the original Crown Allotment 32, were purchased for £53,500. Crown Allotment 32 had previously been occupied by a row of four terrace houses. The buildings were to be immediately demolished for a new portion of the hotel. Chevron Private Hotel Ltd also purchased a property on the opposite site of Commercial Road, named Arundel, planning to build a substantial 250-car garage providing parking for hotel guests (*Herald*, 13 November 1953:6; *Age*, 14 November 1953:4).

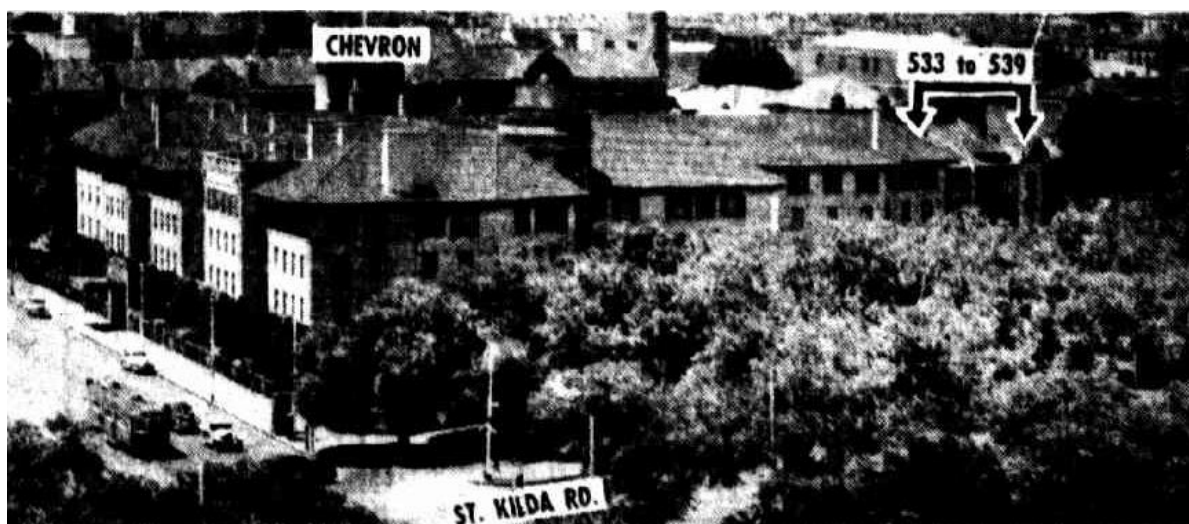


Figure 5. A photograph from 1953 showing the existing Chevron Hotel and the recently acquired land at 533–539 St Kilda Road. (Source: *Herald*, 13 November 1953:1)

The new section of the hotel was expected to be set 120 feet back from the St Kilda Road elevation, and was planned to be finished in time for the 1956 Melbourne Olympic Games. The design of the new building was to be modelled on the recently completed Surfrider Hotel in Waikiki, Hawaii, and the Saxony Hotel in Miami, Florida (*Herald*, 13 November 1953:6). It appears that these plans did not come to fruition, as no significant changes are recorded at the site in the 1950s or 1960s (MBAI). Instead, the land was used as a car park (Stephenson and Turner, 1976, SLV). Permission for a liquor licence for the hotel was eventually sought, and this was granted in 1954 (*Age*, 30 September 1954).

During the height of the hotel's popularity, in the 1950s, it hosted many famous figures and important events, such as Frank Sinatra who resided at the hotel while touring, and the actors Ava Gardner and Gregory Peck who were guests while filming *On the Beach* in 1959. In 1962, the hotel hosted the Logie Awards (Peddle Thorp 2017).

The hotel was sold again in 1966 for \$1.7 million, to an investment company (*Sydney Morning Herald*, 10 May 1966:17; *Canberra Times*, 4 April 1966:11). By the 1970s, the hotel had become less popular with guests, and the site eventually became a residence for nurses working at the Alfred Hospital next door. In 1978, part of the building was altered for that purpose by the Alfred Hospital (MBAI 49921). With a decline in the provision of on-site accommodation for nurses, the site was eventually turned into a nightclub. Alterations for this purpose occurred in 1988 (MBAI 65197). The building ceased operating as a nightclub in 2001 (Peddle Thorp 2017).

The site was purchased by property developers in 2004, with the intention of converting the building into residential apartments, and constructing new apartment towers on the adjoining land (Chevron Apartments, 2020). One of the southern wings of the original hotel was truncated to accommodate the redevelopment in 2005. The building opened for residents in 2006 (Peddle Thorp 2017).

Leslie M Perrott, architect

Leslie Marsh Perrott (1892–1975) studied architecture at Melbourne Technical College (now RMIT) and then trained as an architectural draftsman in New York, during which time he patented a concrete reinforcing system. On his return to Melbourne in 1914, Perrott established a private practice focusing on residential concrete construction. From the mid-1920s Perrott travelled to the United States to study hotel design, and was subsequently commissioned to design the former Hotel Alexander in Spencer

Street (now known as 630 Little Collins Street), Melbourne, which was built in 1928 (HO1077) (Statham 2012:537). As his practice grew, he engaged designers Colin McKenzie and Keith Mackay, and continued to focus on hotels in both Melbourne and regional Victoria. Some notable hotels from this period include the Hotel Australia (1939) in Melbourne; and the Grand Hotel (1936), the Working Men's Club (1936) and the Settlers' Club (1937) in Mildura. During the interwar period, Perrott studied public housing, continued to experiment with concrete construction, and wrote for the *Journal of the Royal Victorian Institute of Architects*. He was an active member of the Royal Victorian Institute of Architects, and was elected as vice-president in 1935 and president in 1939 (Statham 2012:537).

Perrott also took an interest in town planning and designed a number of urban redevelopment plans for the City of Melbourne. He was instrumental in establishing the Town and Country Planning Association of Victoria and chaired the Australian Institute of Urban Studies (Statham 2012:537). In 1955 Perrott was awarded the Barrett Memorial Medal for distinguished services to town planning. Throughout the 1950s, the firm of Leslie M Perrott & Partners specialised in large-scale projects, including the Southern Cross Hotel (1962) and Princes Gate project (1963) in Melbourne. Following Perrott's retirement in 1966, the firm continued as Perrott, Lyon, Timlock & Kesa and later as Perrott Lyon Mathieson.

SITE DESCRIPTION

The site of the former Chevron Hotel at 519–539 St Kilda Road, Melbourne, is located at the southeast corner of the intersection of St Kilda Road and Commercial Road. The former Chevron Hotel, is a large four-storey building comprising two wings constructed in 1934 and 1939. The site now incorporates a 2006 apartment complex (Figure 6).



Legend

- | | | | |
|----------|---------------------|----------|--------------------------|
| 1 | First stage (1934) | 3 | Apartment complex (2006) |
| 2 | Second stage (1939) | | |

Figure 6. Aerial photograph of 519–539 St Kilda Road, Melbourne, showing the key buildings and later structures. (Source: Nearmap 2021 with GML overlay)

The former Chevron Hotel building stretches the entire length of the Commercial Road boundary. The block (incorporating portions numbered 1 and 2 on Figure 6) has a broadly rectangular footprint at the ground floor. Two smaller wings project southward from the 1934 portion. One of these smaller wings forms the St Kilda Road façade. A short brick tower sits in a setback corner created by the intersection of the Commercial Road and St Kilda Road sections of the building, which splays towards the tower to highlight the former primary entry point.

The foundation courses are in a brown brick, while the ground-floor features red face brick terminating in a projecting brick course at the sill height of the first-floor windows. The upper floors are treated in render, with a projecting string course at the sill height of the third-floor windows. The hipped roofs are clad in terracotta tiling and have timber-lined eaves. These details delineate the horizontal sections of the elevations in a broad reference to the form of a Renaissance palazzo influenced by the Commercial Palazzo style (or Chicagoesque style) architecture that was popular in the United States. This form is recognisable by the expression of a 'base' floor, a simply treated midsection and an upper section, all divided by string courses and capped by a cornice above window height. The building terminates in a prominent roof form. Other elements characteristic of the style include the use of vertical bays and restrained decorative rendered detailing mainly to the parapet and spandrels.

The windows are grouped and spaced following a consistent pattern and most retain their original louvre-style shutters. The spandrels between the first and second floor windows are differentiated from the rest of the render with slightly raised panels. There is a series of chimneys with a uniform design, constructed of concrete render with minimal detailing.

The St Kilda Road elevation follows the alignment of St Kilda Road. It includes the low brick tower with chamfered corners, on top of the hotel's original entry, set on the angle in the corner. The tower is surmounted by a hipped terracotta roof with a weathervane. The top floor bears a deep render cornice and decorative panels around the window openings. A contemporary enclosed glass verandah has been built on the ground floor to the south of the tower (Figure 7). The original porte cochère and formal entrance to this 1934 portion (Figure 8) have been removed.



Figure 7. The tower on the St Kilda Road elevation. The enclosed glass verandah is visible to the right of the base of the tower. (Source: GML Heritage 2021)

The ground floor of the Commercial Road elevation maintains the same setback for the extent of the property. The 1934 portion of the building was designed with a symmetric façade to Commercial Road, with a series of three bays broken by recessed light wells (Figure 8 and Figure 9). The central bay of the 1934 portion originally comprised a rooftop terrace behind a parapet roof, while the rest of the building has hipped roofs (Figure 8).

The 1939 portion was added to the east of the existing 1934 building, continuing the same architectural detailing. The 1939 addition features a formal entry to this portion of the building, with curved brick corners giving way to the opening; these curves are constructed out of cream Roman bricks with bands of dark brown (Figure 10). This entry has a boxed cantilever verandah above.

The 2004–05 redevelopment of the site and conversion to an apartment complex resulted in: removal of the southern section of the 1934 portion, removal of the courtyard with a swimming pool between the southern wings, and alteration to the ground floor to accommodate commercial premises. New openings are inserted at various points across all elevations. Modern black awnings have been placed over the ground floor shopfronts, however some detailing to the original window openings, including the voussoirs, are retained (Figure 11).

The apartment complex (completed in 2006) has been erected on the land to the south of the original building, separated from the former hotel building by a courtyard and landscaping. The landscaping elements in the central courtyard are not original.

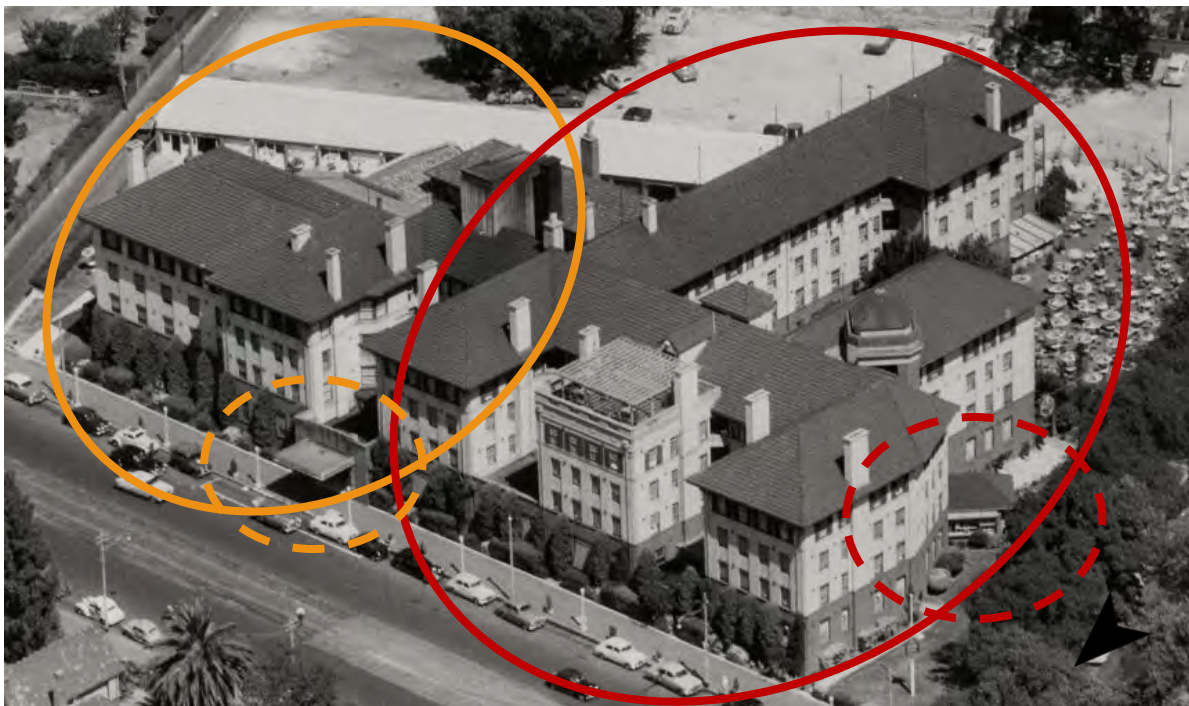


Figure 8. A c1950–54 image of the Chevron Hotel showing the buildings from the first (outlined in red) and second (orange) constructions. Note the symmetric design of the Commercial Road elevation of the 1934 portion, featuring a central bay with a rooftop terrace. The formal entrances of each portion are outlined in dashed lines. The projecting entryway to the 1934 portion has been removed. (Source: Joseph Pratt c1950–54, State Library Victoria: John Etkins Collection, Accession No. H2016.33/62)



Figure 9. The Commercial Road elevation of the building, showing the upper floors of the building are divided in bays and recessed light wells. (Source: GML Heritage 2021)



Figure 10. The formal entry of the 1934 portion fronting Commercial Road, finished with brown and red bricks with decorative cream and brown roman bricks. (Source: GML Heritage 2021)



Figure 11. Evidence of original window openings on the ground floor. (Source: GML Heritage 2021)

INTEGRITY

The former Chevron Hotel at 519–539 St Kilda Road, Melbourne, remains largely intact. The building retains its original built form as a four-storey hotel. Original architectural features that have been retained include the overall built form including the hipped and parapet roof forms, original pattern of fenestration (on the upper floors), window shutters, rendered detailing including string courses and spandrel panels, chimneys, chamfered brick tower and decorative brick entryway on the 1939 portion of the Commercial Road façade.

Substantial changes were introduced during redevelopment between 2004 and 2005, with the removal of part of the 1934 portion and original landscaping elements. Despite the removal of part of the southern wing and the projecting formal entrance of the 1934 portion, both key elevations to Commercial Road and St Kilda Road are still highly intact. Alterations are primarily made to the ground floor shopfronts and openings. A sunroom has been added to part of the St Kilda Road façade. These alterations to the ground floor do not diminish legibility of the building. Overall, the former Chevron Hotel has high integrity.

COMPARATIVE ANALYSIS

The former Chevron Hotel at 519–539 St Kilda Road, Melbourne, is an example of an interwar residential hotel erected in Melbourne. The former Chevron Hotel represents the manner in which luxury country club style accommodation, on a large scale, was provided in Melbourne in the interwar period. This style of hotel is an uncommon typology for the City of Melbourne and the era in which it was built.

Many of the new luxury hotels were modelled on fashionable and glamorous hotels in the United States; the prevalence of Hollywood films in Australia had encouraged a growing interest in American lifestyles. Leslie M Perrott travelled to the United States in the 1920s to gain ideas for hotel designs, and the Chevron Hotel reflects features of the types of hotels he would have seen there. The architecture of these country club style hotels often alluded to exotic or countryside destinations, with picturesquely massed low-rise buildings that made use of their expansive sites. Much like golf clubs and ski chalets, incorporation of exclusive recreational facilities was important. The integration of swimming pools and tennis courts was especially popular. Additionally, these hotels often featured bedrooms with ensuites, heating, and cooling, at a time when these were not yet commonplace.

Large purpose-built high-end residential hotels such as the Chevron were uncommon in the City of Melbourne before the interwar period, as visitors to the city generally relied upon small-scale boarding houses or the accommodation provided by public hotels. The Hotel Windsor, 103–137 Spring Street, Melbourne (VHR H0764; HO739), commenced in 1883, is an example of a large and ornate hotel that had combined uses, such as a Coffee Palace, before becoming a dedicated hotel. A purpose-built hotel annexe was constructed at the Windsor in 1961.

In the City of Melbourne two close examples of interwar residential hotels include the former Alexander Hotel at 630 Little Collins Street, and the Hotel Australia on Collins Street (demolished), which were also built to the designs of Leslie M Perrott (in 1928–29 and 1939, respectively), who designed the former Chevron Hotel.

Outside the city of Melbourne, several inner suburban residential hotels are found in the City of Port Phillip. These hotels, designed, built and owned by developer and proprietor John Robert Daley, demonstrate trends in interwar residential hotels.

The subject building can be compared with the following examples within and outside the City of Melbourne, being of a similar historical use, scale, location or creation date.

Former Alexander Hotel, 630 Little Collins Street, Melbourne (HO1077)

A twelve-storey rendered concrete hotel with a basement, the former Alexander Hotel was designed in the Palazzo style by Perrott and built in 1928–29. Perrott and the owner of the Alexander Hotel had spent five months touring the United States in 1924, for new ideas in hotel accommodation.



Figure 12. 630 Little Collins Street, Melbourne, built in 1928–29. (Source: CoMMaps)

Former Salvation Army Peoples' Palace, 131 King Street, Melbourne (HO1048)

The former Salvation Army People's Palace is a seven-storey rendered reinforced concrete building with a basement. It was designed in the Greek Revival style by Percival Dale of the Salvation Army, and built in 1926 at a cost of £80,000. The building was planned to accommodate 500 people.



Figure 13. 131–135 King Street, Melbourne, built in 1926. (Source: CoMMap)

Batman's Hill Hotel, 66–70 Spencer Street, Melbourne (HO1076)

Significant interwar renovations and additions to this Victorian-era building were carried out between 1926 and 1928 by Ivanhoe builder George Andrew. The renovations were designed by architects and engineers Greenwood Bradley & Allen, working in association with specialist hotel architects Sydney Smith & Ogg. The façade was completed in the Greek Revival style.



Figure 14. 66–70 Spencer Street, Melbourne, built 1926–28. (Source: CoMMaps)

Carlton Hotel, 193–199 Bourke Street, Melbourne (HO1001)

Built on the site of the former Queensland Hotel, the Carlton Hotel is a five-storey steel-framed and brick hotel with a basement and an accessible rooftop area. It was designed by Sydney Smith, Ogg & Serpell in the Moderne style, and built by Thompson & Charters Pty Ltd for Carlton & United Breweries in 1937.



Figure 15. 193–199 Bourke Street, Melbourne, built in 1936. (Source: CoMMaps, n.d.)

Former Botanical Hotel, 161–173 Domain Road, South Yarra (recommended as significant within HO6 in this Review)

The site at 161–173 Domain Road, South Yarra, contains two buildings: the former Botanical Hotel and the 1975 addition to the hotel. The original Botanical Hotel established on the site in 1854 was demolished and rebuilt in 1924 as a residential hotel that was also named the Botanical Hotel. The then owner John Robert Daley designed and built the new building himself. Daley was a prominent landowner who, in addition to the Botanical Hotel, designed, built, owned, and operated several residential hotels in the 1920s and 1930s. In 1992 the 1924 former Botanical Hotel was redeveloped as private apartments with commercial premises at ground level. The 1975 single-storey addition was designed by McIntyre, McIntyre & Partners, architects; this building currently operates as a brasserie, wine store and bar known as the Botanical Hotel.



Figure 16. 161–173 Domain Road, South Yarra, built in 1924. (Source: GML Heritage 2021)

Former Fortuna Residential Hotel, 65 Ormond Esplanade, Elwood (contributory within HO8 Elwood: Glen Huntly and Ormond Roads, City of Port Phillip)

John Robert Daley owned, designed and constructed the former Fortuna Residential Hotel building hotel in Elwood in 1927. The three-storey rendered brick building has a symmetrical composition with three vertical bays. The recessed balconies have rendered brick balustrades decorated with a recessed rectangle motif. It was used as a servicewomen's home in the 1940s.



Figure 17. 65 Ormond Esplanade, Elwood, built in 1927. (Source: Nearmap 2021)

Former Regal Private Hotel, 149 Fitzroy Street, St Kilda (significant within HO5 St Kilda Hill, City of Port Phillip)

The Regal Private Hotel complex is a prominent example of a conversion of an earlier Victorian residence to private hotel. Owner John Robert Daley designed and constructed the additions to the original house which included extensive remodelling of the principal façade.



Figure 18. 149 Fitzroy Street, St Kilda, built in 1922. (Source: Hermes 2018)

The former Chevron Hotel is comparable to the above hotels as an example that demonstrates the rise of private residential hotels during the interwar period. The low-rise built form and country club-style of the subject building is less common within the City of Melbourne. Other purpose-built hotels, particularly those from the postwar era, exhibit vertical massing that often makes them indistinguishable from surrounding commercial buildings. The former Chevron Hotel is distinguished from many inner city hotels that had land constraints, which meant that sprawling, low-rise buildings, combined with facilities like tennis courts and swimming pools, were unlikely to be built.

Architecturally, the subject building features similar detailing to the above examples, displaying varying degrees of influences by the Commercial Palazzo style (or Chicagoesque style) architecture that was popular in the United States. The elements commonly seen in these examples include the use of vertical bays articulated by pilasters and restrained decorative rendered detailing mainly to the parapet, pilasters and spandrels.

The former Alexander Hotel is a purer representation of the Commercial Palazzo style, having a rusticated base, simple midsection and top floors separated by major cornices.

The former Alexander Hotel at 630 Little Collins Street, also built to the designs of Perrott, is distinguished from the former Chevron Hotel. The former Chevron Hotel took advantage of its larger more suburban site and responded to its low-rise surroundings, while the former Alexander Hotel was designed to fit its urban environs.

Although comparable as a purpose-built residential hotel, the former Salvation Army Peoples' Palace had different target demographics, while the former Alexander Hotel provides more direct comparison in terms of their clientele. Like the former Chevron Hotel, the former Alexander Hotel was known for attracting wealthy and glamorous clientele. Designed by Perrott, both indicate the movement towards the development of this type of residential hotels in Melbourne from the interwar period. They also establish Perrott as the primary architect of this typology in that period.

Like the subject hotel, the former Botanical Hotel, rebuilt in 1924 as a residential hotel, and two hotels in the City of Port Phillip (former Fortuna Residential Hotel and Regal Private Hotel) demonstrate the increasing popularity of residential hotels in inner suburbs during the interwar period.

Overall, the former Chevron Hotel compares favourably to the above interwar residential hotels in the City of Melbourne and City of Port Phillip in terms of its original use and design influence. Like the former Chevron Hotel and other examples above, interwar residential hotels often exhibited elements influenced by commercial architecture of the time, represented by the use of Commercial Palazzo style. Despite the recent changes, it is a highly intact example of the type. The Chevron is somewhat distinguished within the typology by its low-rise country club form that takes advantage of its inner suburban site. Originally designed to integrate sporting facilities like tennis courts and a swimming pool, these features place the Chevron Hotel in a class of luxury hotel, influenced by American trends with a focus on lifestyle and leisure. The lack of directly comparative purpose-built private hotels from the interwar period leaves the subject site as a relatively uncommon example of the typology within the City of Melbourne.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of part of 519–539 St Kilda Road, Melbourne, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Argus, as cited.

Building Permit 49921 for 519–531 St Kilda Road, South Yarra, dated 20 December 1978 (MBAI).

Building Permit 65197 for 519–531 St Kilda Road, South Yarra, dated 8 September 1988 (MBAI).

Canberra Times, as cited.

Chevron Apartments 2020. *About*, www.chevronapartments.com.au, accessed 20 December 2020.

City of Melbourne Interactive Maps (CoMMaps), <http://maps.melbourne.vic.gov.au/>, accessed January–March 2021.

Dunstan, David 2008. 'Hotels', *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 1 March 2021.

Herald, as cited.

Hermes record for '149 Fitzroy Street, St Kilda', City of Port Phillip, accessed 3 November 2021.

Lewis, Miles (ed) 2011, *Australian Architecture Index*.

Melbourne Building Application Index (MBAI) retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed March–April 2018.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Nearmap, as cited.

Peddle Thorp 2017. *Projects Revisited—Chevron Apartments*, www.pta.com.au, accessed 22 December 2020.

Pratt, Charles Daniel c1950–1954. 'Aerial view of the Chevron complex St Kilda Road Melbourne Victoria', State Library Victoria: John Etkins Collection, accessed 12 April 2021.

Public Record Office Victoria (PROV). Regional Land Office Parish and Township Plans Digitised Reference Set, VPRS 16171.

Sievers, Wolfgang 1954. 'Chevron Hotel, Corner Commercial Road and St Kilda Road, Prahran', State Library Victoria: Wolfgang Sievers Collection, accessed 22 December 2020.

Spicer, Chrystopher 2008. 'Chevron Hotel' *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed 28 April 2021.

Statham, John 2012. 'Perrott, Leslie M.' in Julie Willis and Philip Goad (eds) 2012, *The Encyclopedia of Australian Architecture*. Cambridge University Press, Melbourne.

Stephenson and Turner 1976. 'Aerial view of St Kilda and Commercial Roads, Melbourne'. State Library Victoria Photographic Collection, accessed 22 December 2020.

Sydney Morning Herald, as cited.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Chevron Hotel
Hotel

PS ref no: HOxxx



What is significant?

The former Chevron Hotel at part of 519–539 St Kilda Road, Melbourne, built in stages from 1934 to 1939, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- external form and massing of the 1934–39 buildings, including the prominent roofline
- original materiality of the 1934–39 buildings, including face bricks, render and terracotta tile
- alternating light wells on the Commercial Road elevation, including the parapet wall above one projecting wing at the location of a former roof terrace
- brick tower with chamfered corners, tile roof, decorative render and weathervane
- formal entry way on Commercial Road, built as part of the 1939 additions, featuring highly decorative brickwork and a cantilevered, boxed awning
- pattern and size of original fenestration above the ground level, and the louvred shutters
- detailing such as the projecting brick course at the first-floor sill height, and the string courses beneath and above the third level windows
- roof details including the projecting eaves and chimneys
- other decorative details such as the string course beneath the fourth floor
- building's high level of integrity to its original 1934 and 1939 designs, especially evident on the St Kilda Road and Commercial Road elevations.

More recent alterations and additions, including alterations to the ground floor are not significant.

How is it significant?

The former Chevron Hotel at part of 519–539 St Kilda Road, Melbourne, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

The former Chevron Hotel at part of 519–539 St Kilda Road, Melbourne, is of historical significance as an early and substantial example of a large, private, low-rise luxury hotel that modelled the American style of the 1930s. Large private luxury hotels were uncommon in Melbourne until after World War II. In the interwar period, most visitors to the city relied on the accommodation provided by smaller boarding houses and hotels. Although some private hotels had been established in the City of Melbourne in the preceding decades, the Chevron is a clear example of the transition towards large luxury private hotels designed in the American manner. The Chevron Hotel is possibly the only existing example of such a building from the interwar period in the City of Melbourne. It is of historical interest on account of the many well-known guests who stayed there, including Frank Sinatra, and the Hollywood actors Gregory Peck and Ava Gardner who stayed while filming *On the Beach* in 1959. (Criterion A)

The former Chevron Hotel is of representative significance as an interwar residential hotel erected in the City of Melbourne. Overall form and planning of the former Chevron Hotel are demonstrative of the residential hotels of the 1930s and 1940s that provided upmarket, modern private suites as well as shared lounges and recreation areas. It also represents influences by commercial architecture of the time, represented by the use of Commercial Palazzo style detailing including the use of vertical bays articulated by pilasters and restrained decorative rendered detailing, pilasters and spandrels. (Criterion D)

The former Chevron Hotel is of aesthetic significance for its country club-style of architecture and site planning that distinguish the subject building within the typology. Designed by architect Leslie M Perrott, the former Chevron Hotel features picturesque massing reminiscent of exotic destinations or the countryside, and integrated recreational facilities (including a swimming pool and tennis courts) across its larger site. The former Chevron Hotel represents how hotel establishments in Melbourne began to provide luxury accommodation on a large scale, influenced by the fashionable hotels in the United States. While drawing on classical architectural roots the former Chevron Hotel plays with the Palazzo form of a three-part façade, creating a more informal version of the style. The picturesque nature of the former Chevron Hotel is highlighted by elements like its low-rise form, diagonal tower, shuttered windows and terracotta roof. (Criteria E)

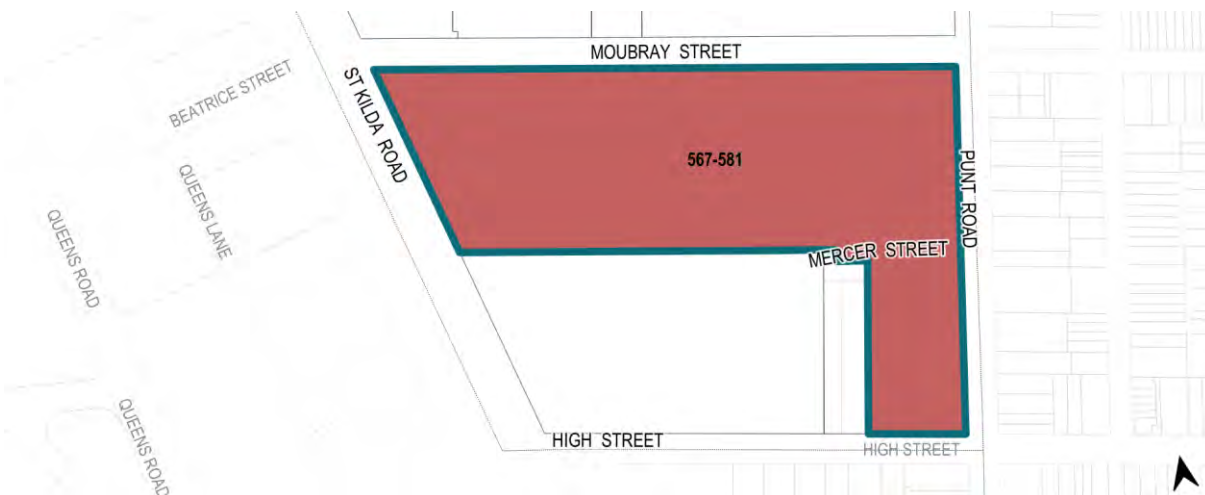
Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Wesley College

STREET ADDRESS: Part 567–581 St Kilda Road, Melbourne

PROPERTY ID: 108651



SURVEY DATE:	July 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	A, C
DESIGNER / ARCHITECT / ARTIST:	Charles Webb (1866) Harry Norris (1933–1937)	BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1866 1933–37 1982–84