

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 567–581 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

Wesley College at part of 567–581 St Kilda Road, Melbourne, is a large school site that incorporates multiple buildings and landscape elements. The land was reserved for the purpose of establishing a Wesleyan grammar school in 1854 and the first school building opened in 1866. For over 150 years, and continuing, Wesley College has occupied the subject site. The site features two main clusters of buildings: the Middle School (built 1866) and the Senior School (built 1935). The school opened in 1866 with one school building. Since then, the campus has had several significant waves of development, involving the addition of new buildings and modification of existing buildings. As a result, the site is layered with different development periods and architectural styles, reflecting the changing needs of the school. Most strongly represented in the built fabric and layout is the substantial development undertaken between 1933 and 1937.

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 School 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).

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 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. 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 Road, a Wesleyan grammar school, known as Wesley College, was established by the Methodist Church in 1866.

In 1908 the Associated Public Schools of Victoria (APS) was established. Its founding members included Melbourne Grammar School, Scotch College, Geelong Grammar School, Wesley College and Xavier College, and later Geelong College (*Geelong Advertiser*, 20 February 1908:4). The purpose of the association was to coordinate sporting competitions between the participating schools.

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. Wesley College is a complex site with multiple buildings erected and modified in successive waves of development. The following indicates the names and build dates of the buildings that currently occupy the site (Figure 1).



Legend

Middle School

- 1 Main building (1866, 1934)
- 2 Menzies wing (1934)
- 3 Holt Wing (1934)
- 4 Adamson Hall (1908, 1918, 2012)
- 5 North Wing (former Library) (reconstructed 1990)
- 6 East Wing (former Cato building) (1934, 1990)
- 7 West Wing (c1866–1878; 1934; 1990)
- 8 Science block (c1866–1878; 1934; 1980s)
- 9 Sports Directorate
- 10 Performing arts building (2013)
- 11 Hattam Quadrangle
- 12 Nye Quadrangle
- 13 Gwillim Quadrangle

Senior School (former Junior School)

- 14 Chapel (1936)
- 15 Swimming pool and gymnasium (1935, c1982)
- 16 Senior School faculty building (1935)
- 17 Senior School resource building (1984)
- 18 Sports hall (1982)

Grounds

- 19 Front Turf
- 20 Back Turf
- 21 Percy Lane memorial gates

Figure 1. Aerial photograph of the subject site, showing the key buildings and later structures. The red indicates the 1908 period of development; the orange overlay indicates structures added or altered in 1933–37 and the green overlay denotes structures substantially modified or constructed from the 1970s onwards. (Source: Nearmap 2022 with GML overlay)

Development 1854–1901

The land at 567–581 St Kilda Road, Melbourne, forms part of Crown Allotment 47, which was reserved for the purpose of establishing a 'Wesleyan grammar school' in 1854 (Figure 2) (PROV VPRS 16171).

In 1865, Governor of Victoria Sir Charles Darling laid the foundation stone of Wesley College and construction of the main building (Figure 1: Number 1 was complete the following year (*Argus*, 30 December 1865:4; *Age*, 12 January 1866:6). The two-storey structure with paired three-storey towers was built adjacent to Greville Street (now Moubray Street), facing St Kilda Road (Figure 3). It is extant today but has been substantially altered. A large cricket ground was established at the present location of the Front Turf.

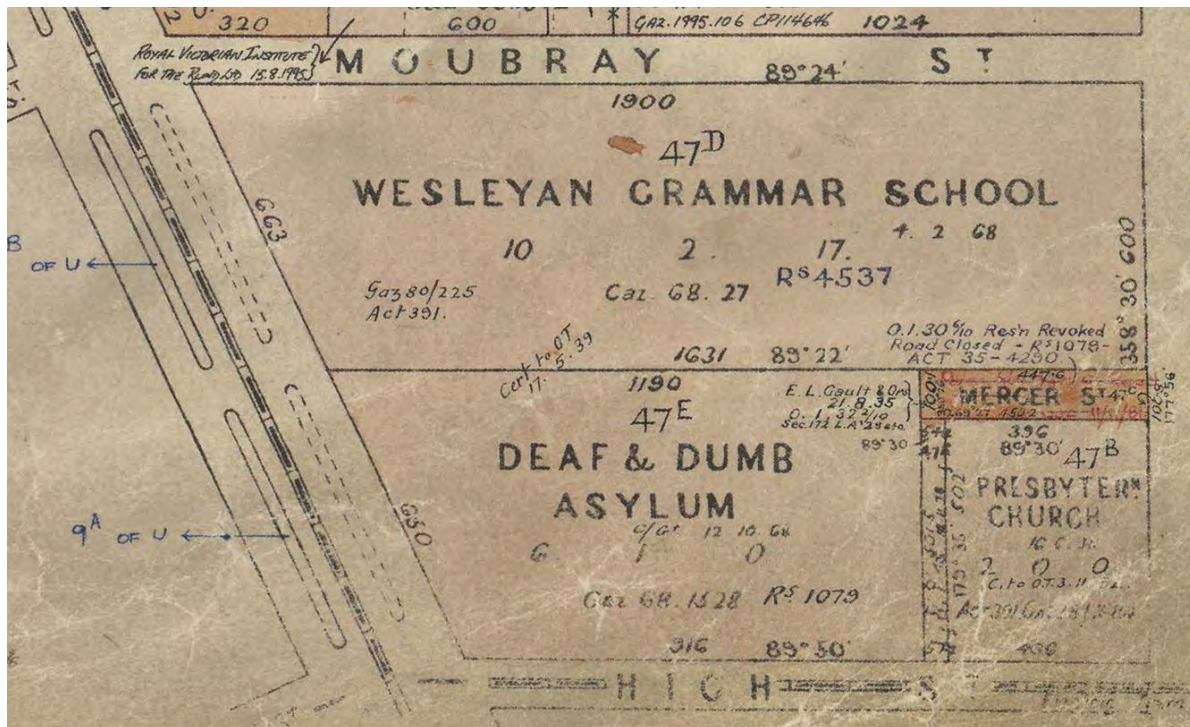


Figure 2. Detail from parish plan showing the subject site in 1872. (Source: Vale 1872, State Library Victoria)



Figure 3. Photograph of Wesley College in c1880 by Donald McDonald. (Source: Bib ID 6160626, National Library of Australia)

Dr James Corrigan served as headmaster of Wesley College from its opening in 1866 until 1871 (Wesley College 2021). Corrigan was born in Ireland where he became a teacher and, later, the headmaster of a Wesleyan school in the north of Ireland. In 1865 he was appointed inspector of National Schools in Ireland. The following year, Corrigan moved to Victoria where he soon established himself as a prominent educationist (Gill 1969). Other founding members of the school's administration included

Reverend James S Waugh, president of the school council from 1866 to 1884), Reverend Daniel Draper, and Walter Powell, benefactor.

Military associations were formed early in the school's history; by 1867 the Wesley College Cadet Corps had been established and this was active intermittently until 1975 (Wesley College 2021).

By 1870 there were 207 boys enrolled at Wesley College, 62 of whom were boarders (Wesley College 2021). Sport was an important aspect of school life and by the late 1860s and early 1870s Wesley was participating in public school competitions in football, cricket and rowing. This was reflected in the early development of the front sports oval (Figure 4).

Additions made to the campus between 1866 and 1878 resulted in the creation of Nye Quadrangle (Figure 1: Number 12), which was named after Reverend Edward Nye (Figure 4). The West Wing (Figure 1: Number 7) was completed in 1866–88; the North Wing (Figure 1: Number 5), originally named Powell Wing after one of the school's early benefactors, was built in 1873 (Lemon 2004:49). Powell Wing comprised two new dormitories, with accommodation for 35 extra boarders and was completed at a cost of £4000 (*Leader*, 12 July 1873:13). The Wesley chemical laboratory formed the south wing and was built in 1878 (Figure 1: Number 8) (Wesley College 2021). These buildings added between 1868 and 1878 were largely upgraded from the 1970s and onwards.

The Old Wesley Collegians' Association, originally called the Old Boys' Society, was formed in 1882 (Wesley College 2021) with the purpose of holding 'social gatherings of its members and foster the interest of Collegians'. It continues to operate to the present day.

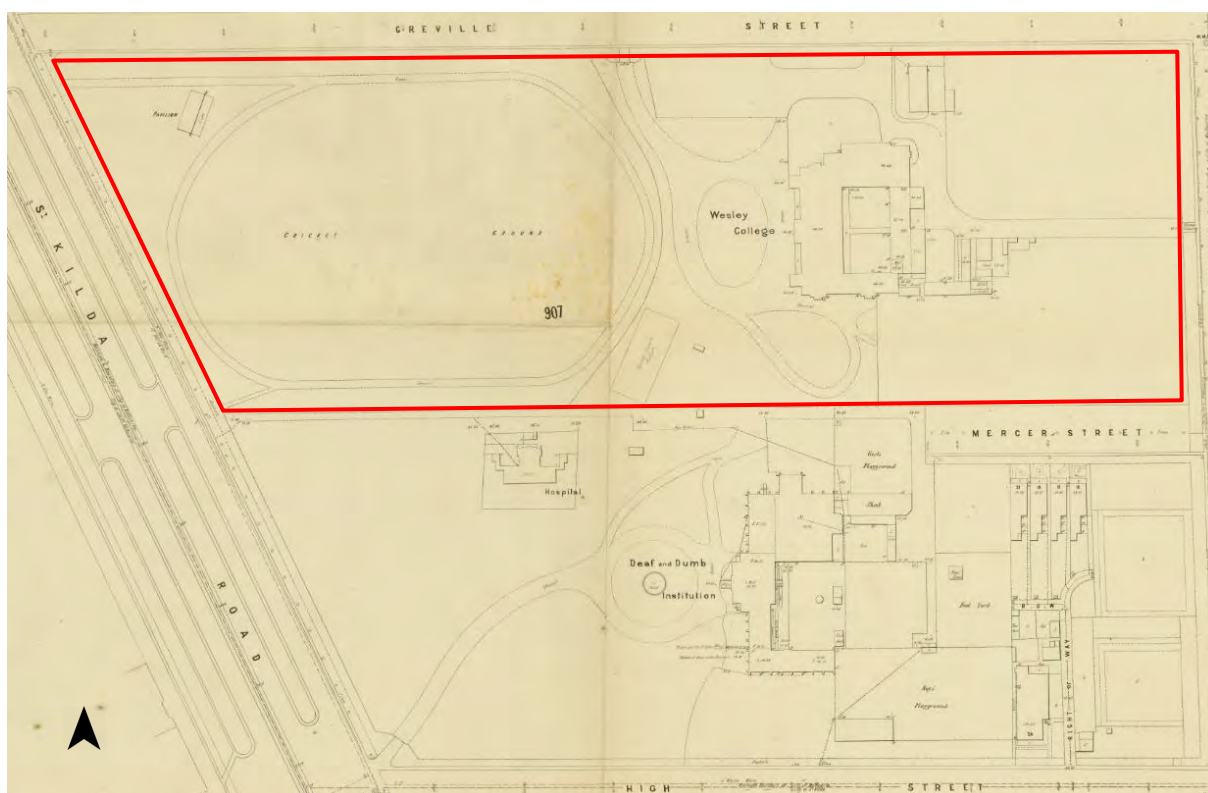


Figure 4. Melbourne & Metropolitan Board of Works Detail Plan no 907, 1896, showing the 1866 building with extensions, and the sports oval at the corner of Greville Street and St Kilda Road. (Source: State Library Victoria)

Enrolments reached a low of 74 pupils in 1896 in the aftermath of the 1890s depression and a school sub-committee was formed to consider the school's future (Wesley 2021). Despite its financial concerns the school had developed a prestigious reputation by this time and was regarded as a landmark building

on St Kilda Road. A description of the school, published in 1901, details the prominent appearance of the school set amongst an orchard and elaborate gardens (Figure 5):

Wesley College is healthily situated on a slope facing the Albert Park Lake, and only half a mile from the sea. Its massive pile of buildings is surrounded by garden and lawn and orchard. The beautifully mingled foliage of tree, shrub and flower would delight the eye of the artist. The building, a view of which is given, is a handsome edifice in the Italian style, possessing a noble façade, with loggia, and a tower at each extremity. (Leader, 1 January 1901:91).



Figure 5. Early landscaping in front of the main building in 1901. (Source: *Leader*, 1 January 1901:91)

Development 1902–1918

From 1902 until 1932 the school headmaster was Lawrence Arthur Adamson, who was an important educationist and teacher, a barrister, and an administrator of cricket and Australian Rules football (Clements 2021). He was the longest serving headmaster (and principal) in the school's history. Under Adamson's stewardship, the school was significantly expanded. His substantial personal donations funded much of this development.

A significant increase in enrolments in the early twentieth century fuelled the need for additional buildings. In 1902 a Preparatory School was housed in a small timber pavilion in the area that now forms part of the Back Turf (Wesley College 2021). In the Middle School area, physics and chemistry laboratories and a science room were built in 1906. The science buildings were partially funded by a large personal donation from Adamson with further contributions made from a concerted fundraising campaign by the school (Wesley College 2021). The foundation stone for Adamson Hall (Figure 1: Number 4) was laid in March 1908 and construction was completed the same year. The building was built of stone and designed in the Italianate style (Figure 6) (Wesley College 2021; *Lion Magazine*, April 2016).



Figure 6. Wesley College cricket club on the Front Turf, c1908. Adamson Hall is visible on the left, and the main building is on the right. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)

The Percy Lane memorial gates were erected in 1910 at the main entrance on Moubray Street. They were gifted to the school by Lane's parents in memory of their son, who was a former student (Wesley College 2021). The iron picket fence on the St Kilda Road boundary was installed in 1913 (Wesley College 2021).

In c1915 a 'boys' building', containing dormitories, a drawing room and reading room, was erected to accommodate boarding students (*Bendigonian*, 9 February 1915:23). By this time, Wesley College was one of the largest of the six public schools in Victoria. Its campus incorporated a dining hall, classrooms, a lecture theatre, science laboratories, gymnasium and preparatory school, and the 'boys building'. The grounds also had tennis courts and playing fields. A prayer service was delivered by the school chaplain every fortnight that was open to 'every ecclesiastical denomination' (*Bendigonian*, 9 February 1915:23). The school awarded scholarships for entrance into university, Duntroon Military College, and the state and federal public service (*Bendigonian*, 9 February 1915:23; *Spectator and Methodist Chronicle*, 25 December 1918:1263).

Adamson strongly supported the college cadet corps and frequently paid tribute to alumni who enlisted in military training and service during World War I (Clements 2021). At the conclusion of the war, the total death toll of Wesley alumni was at least 148 (Wesley College 2021). The Wesley Old Boys' Association organised the installation of several memorials to honour the fallen alumni. Four war memorial lions, sculpted in Sicilian marble by Italian-born sculptor Ettore Cadorin, were installed outside the front entrance of Adamson Hall in 1916 (Wesley College 2021). Adamson commissioned and funded this work (Wesley College 2021 and *Lion Magazine*, April 2016).

A new parapet was built on the Adamson Hall, fronting St Kilda Road in c1918 (*Age*, 7 February 1933:6). The remodelled façade included an electric clock that was conceived as part of the war memorial works (*Age*, 7 February 1933:6). A memorial stairway was added to the southern façade c1918 (*Argus*, 16 December 1919:4). Adamson Hall was fitted with electric light in 1922 and a suspended ceiling installed 1922–24.

Development 1919–1945

By 1919 enrolments reached capacity at 560 pupils. An enrolment cap remained in effect until the end of the 1930s (Wesley College 2021).

Harold J Stewart was appointed headmaster in 1933 and remained in this role until 1939. During his administration, the school and grounds were substantially rebuilt. Between 1933 and 1936, modifications and additions were made to the main building to the design of architect Harry Norris. A new science block, chapel, swimming pool and gymnasium building were constructed, and two sports ovals

established. The works at Wesley College were said to be largest school reconstruction to be undertaken in Australia at the time (*Mercury*, 28 September 1933:6).

Benefactors, George and Alfred Nicholas, provided funds for the entire program of works, which had a combined total cost of approximately £125,000–200,000 (Wesley College 2021; *Age*, 29 September 1933:11; Lemon 2004:248). The Nicholas brothers owned the successful pharmaceutical company Nicholas Pty Ltd which made 'Aspro', an Australian brand of aspirin (Gurr and Willis 2012:503). They made significant donations to other notable Methodist educational institutions in Melbourne, including Queen's College and Methodist Ladies' College. Both the Nicholas brothers had children who attended the school from 1929 onwards (Lemon 2004:250). Harry Norris, the architect responsible for the developments at Wesley in the 1930s, was a business associate of the Nicholases and designed several buildings for the Nicholas brothers including the Burnham Beeches mansion in Sherbrooke and the Nicholas Building at the corner of Swanston Street and Flinders Lane in Melbourne.



Figure 7. Plan for the Wesley College main building prepared by Harry Norris, 1933. The original design shows the towers and façade of the main building relatively unchanged in the executed building, see Figure 11. (Source: *Age*, 29 September 1933:11)

In 1933 construction of the new Wesley school buildings (Figure 1: Number 2 and Number 3) commenced (Lemon 2004: 247), with more than 900 men working on the site (Wesley College 2021; Lemon 2004:264). Within the context of the Great Depression, the building works at Wesley College were significant as this provided temporary employment to many tradesmen desperate for work. The first phase of works, involving the modification and extension of the cluster of buildings now known as the Middle School, was completed in 1934 (Figure 7 and Figure 8). This included the construction of two additional splayed wings and extensive remodelling of the original main building, including construction of new towers and instatement of giant order columns to the principal façade (Figure 9).

During construction, a storm caused considerable damage to the roof of Adamson Hall. The 1918 memorial clock, previously located on the façade of Adamson Hall, was incorporated into the façade of the remodelled main building while the roof of Adamson Hall was repaired (*Age*, 7 February 1933: 6). The façades of the existing buildings (Figure 1: Number 5, Number 6 and Number 7) fronting Nye Quadrangle were updated, although some original walls, window openings were retained (Lemon 2004:526). Additions included a twin double-storey classroom and administration buildings and a new science laboratory wing (Figure 1: Number 8). The asphalt quadrangle in front of the main building was replaced with a new garden to which the memorial marble lions were relocated (*Australasian*, 7 October 1933:8).

In 1935 works started on the cluster of buildings located on the southeast portion of the site (now the Senior School). The works included the construction of the Senior College faculty building (Figure 1: Number 16) originally known as the Junior School building fronting Punt Road (Figure 17), an indoor swimming pool and gymnasium building (Figure 1: Number 15) (Figure 13, Figure 15), and a chapel (Figure 1: Number 14) (Figure 14, Figure 16). Beneath the chapel, an additional Junior School facilities space was built, with lockers, showers, a hobby room, caretaker's quarters and sports storage area (Lemon 2004:248).

The new Junior School buildings opened in 1935 and in 1936 Rev CC Dugan opened the new chapel. The chapel was constructed of yellow sandstone and reportedly included a stone from the House of Commons in London (*Herald*, 1 February 1936:8). Above the main entrance, a dedication was inscribed, which reads: 'In memory of all Wesley Collegians who enlisted in the Great War 1914–1918' (*Age*, 3 March 1936:10).

In 1936 the former preparatory school was demolished to make way for a new sports oval fronting Punt Road. Both the front oval (Front Turf, Figure 1: Number 19) and the back oval (Back Turf, Figure 1: Number 20) were completed in 1936 (*Herald*, 9 July 1936: 48). Iron picket fencing to match the St Kilda Road fence was extended along Moubray Street and the southern boundary. A scoreboard and shelters for spectators, referred to as doggy boxes, were built on the front oval in 1937 (Lemon 2004:248).

The new campus was formally opened in March 1937 by the Governor of Victoria, Lord Huntingfield (*Age*, 20 February 1937:30).

The Nicholas Memorial Garden at the corner of St Kilda Road and Moubray Street was created in 1938 (Lemon 2004:248). Long-time benefactor Alfred Nicholas died the following year, and a memorial window was installed at the chapel in his honour (Wesley College 2021).

World War II had a significant impact on the school. The Wesley College Cadet Corps was reactivated in 1941 and membership quickly reached 320. First World War veteran Captain Potts trained the young cadets (Wesley College 2021). From 1942–44 the grounds were occupied by a branch of the Master-General of ordinance allied land headquarters known as the Land Headquarters Inspection Division (Figure 16, Figure 17, Figure 18, Figure 19). Wesley students attended classes at Scotch College in Hawthorn for the duration of the period of military occupation (Wesley College 2021). Classes resumed at the St Kilda Road campus in 1944. By the end of the Second World War, 139 former Wesley students had died in military service (Wesley College 2021).

Wesley College celebrated its centenary in 1966, the same year it opened its Glen Waverley campus.



Figure 8. The new Wesley College main building from St Kilda Road, incorporating the Menzies Wing (Figure 1: Number 2, left) and Holt Wing (Figure 1: Number 3) right), c1933. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)



Figure 9. The remodelled façade of the main building, c1934. (Source: Collections of Wesley College Melbourne, via Lemon 2004:249)



Figure 10. Wesley College Middle School looking northeast. (Source: Charles D Pratt, 1945, State Library Victoria: Airspy collection, Accession No. H91.160/469)



Figure 11. South-western corner of Nye Quadrangle, showing the remodelled West Wing and connecting science block, 1934. (Source: Collections of Wesley College Melbourne, via Lemon 2004:252)



Figure 12. South-western corner of Nye Quadrangle, showing the remodelled West Wing and connecting science block, 1934. (Source: Collections of Wesley College Melbourne, via Lemon 2004:252)



Figure 13. The building on the right is believed to be the western elevation of the original swimming pool and gymnasium building. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)



Figure 14. Wesley College Chapel. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)



Figure 15. The new swimming pool building, c1934. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)



Figure 16. Military ranks at Wesley College. The chapel and Senior School faculty building are visible in the background, 1942–1944. (Source: Collections of Wesley College Melbourne, via Wesley College 2021)



Figure 17. Senior College Faculty Building, Punt Road 1945. (Source: Australian War Memorial, Accession No. 116132)



Figure 18. Southern façade of Adamson Hall during military occupation (1942–44). (Source: Australian War Memorial, Accession No. 026405)



Figure 19. Middle School buildings and former cricket ground (the Back Turf) with slit trenches, 1942–44. (Source: Australian War Memorial, Accession No. 026407)

Development 1970–onwards

The school was vested in the Uniting Church in Australia in 1977 and coeducation for boys and girls was introduced in 1978. The admission of female students added further pressure for the school to expand.

Incremental additions and alterations were made between c1971 and 1988 to the buildings fronting Nye Quadrangle (Figure 1: Number 5, Number 6 and Number 7) (MBAI, Lemon 2004:529). A new scoreboard was built in 1973; presumably this is the recent structure that is located on the western edge of the oval, adjacent to St Kilda Road (MBAI). Detailed descriptions of the changes are not provided in building permit records, but it appears from analysis of aerial photographs that these were mostly infill developments around the science block building (Figure 1: Number 8) and Gwillim Quadrangle (Figure 1: Number 13). Although the appearance and fabric had changed as a result of periodic modifications, the buildings fronting Nye Quadrangle retained their historical footprint, and some of the original walls and bluestone foundations (Lemon 2004:529).

In the 1980s the Senior School was significantly expanded. The building permit application card for Wesley College shows several entries for costly additions and alterations to the Senior College. It is likely that the façades of the swimming pool and gymnasium building (Figure 1: Number 15) were remodelled during this period of development (MBAI). A two-storey rendered brick extension was also added to the northern end of the swimming pool building that appears to have been constructed c1982 (MBAI). The interior of the pool and roof structure was not changed. Permits were granted for the construction of a three-storey sports hall in 1982 (Figure 1: Number 18), and a Senior School resource building (Figure 1: Number 17) in 1984 (MBAI).

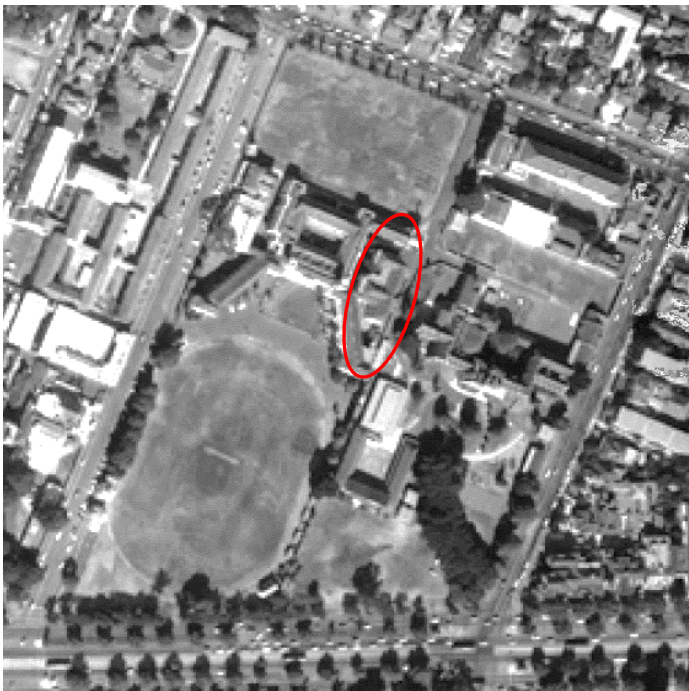


Figure 20. Aerial photograph showing the layout of the school in 1977. The area outlined in red shows infill development around the science block. (Source: Landata, Melbourne traffic study 1977)

A significant fire occurred at the school in November 1989 that caused \$3 million worth of damage to the school's main building and affected fifty rooms (Lemon 2004:530). The fire gutted the historic Nye Quadrangle (Figure 1: Number 12), destroying the library (North Wing, Figure 1: Number 5), offices and some classrooms (West Wing, Figure 1: Number 7) (Figure 21, Figure 22). The roof and first level of the Cato Building (East Wing, Figure 1: Number 6) were also significantly damaged.



Figure 21. Photograph showing the West Wing destroyed by fire, 1989. (Source: Wesley College 2021)

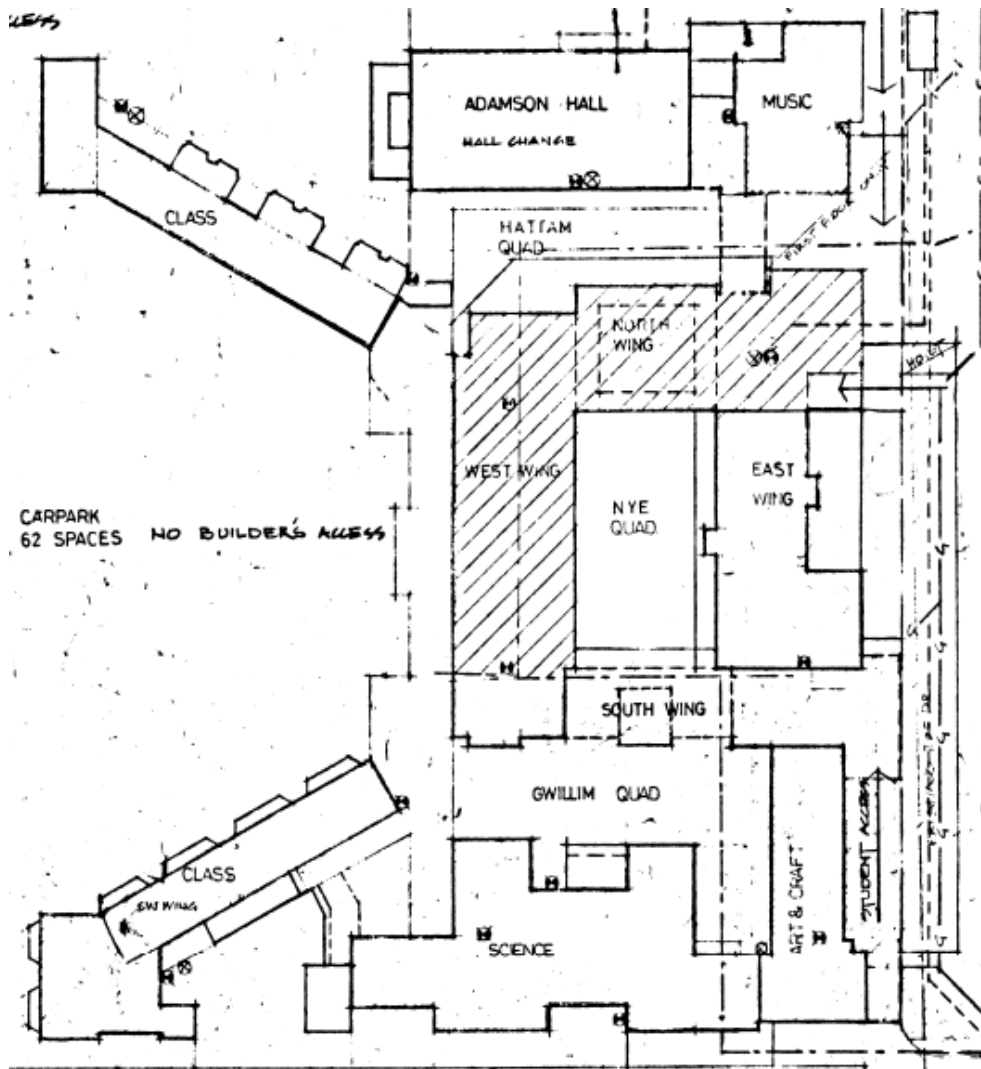


Figure 22. Plan of the Middle School, with buildings that had to be substantially reconstructed after the fire shown in cross hatching. (Source: McGlashan & Everist & Daryl Jackson 1990)

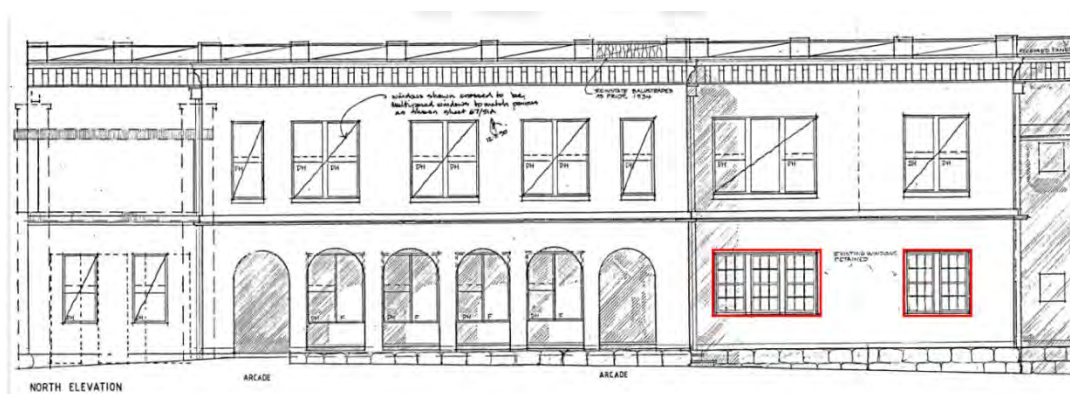


Figure 23. Plan showing reconstruction of the Powell Wing (northern façade). The surviving original windows are outlined in red. (Source: McGlashan & Everist & Daryl Jackson 1990 with GML Heritage overlay)

The school council decided to retain as much of the burnt-out structures as it could and reconstruct the original façades (Lemon 2004:534). McGlashan & Everist and Daryl Jackson, architects, with Connell Wagner, engineers, oversaw the reconstruction of the Nye Quadrangle and buildings in 1990 (McGlashan & Everist & Daryl Jackson, 'Wesley College Prahran Quadrangle Reinstatement', 1990). The works involved the reconstruction of the West Wing and South Wing to match their 1930s form and materiality. Some of the North Wing's original and early fabric survived, including the bluestone foundations and two early (1930s) windows (Figure 23).

In 1993 landscaping works were carried out to the Gwillim, Nye and Hattam quadrangles, also to the design of McGlashan & Everist and Daryl Jackson. The works involved resurfacing the quadrangles with pavers, establishment of garden beds and addition of new pergolas in the Nye Quadrangle.

Further developments were made between 2010 and 2013 to designs prepared by Cox Architecture. Works included the construction of a new performing arts building (Figure 1: Number 10) and refurbishment of Menzies Wing (Figure 1: Number 2) and Adamson Hall. The 'Moubray Street Precinct Redevelopment' as it was named, was opened in 2014 by the Governor-General, Dame Quentin Bryce AD, CVO (Wesley College 2021).

The Chapel, Senior School faculty building, and Middle School buildings all appear to have been recently rendered. It is likely that this treatment was undertaken in 1990–2013 with the refurbishment works were being undertaken.

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, where he joined his elder brother James (1808–1870). The brothers set up an architecture and surveying 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).

Harry Norris, architect

Harry Norris (1888–1967) was a notable Moderne architect who designed many buildings in Melbourne in the 1920s and 1930s. His architectural career started when he was articled to Ward & Carleton architects from 1906 until 1911. He won second prize in the Royal Victorian Institute of Architects student competition in 1910. By 1920, he had established his own practice with an office on Collins Street. In its early years, the practice specialised in domestic and commercial projects, particularly motor garages, factories and bakeries. In 1922 Norris was a provisional director of Overseas Motors Ltd. Alfred M Nicholas was also a director of the company and the two established a strong professional relationship that resulted in Norris receiving several substantial architectural commissions, including the Nicholas Building, Melbourne (1925–26); ‘Carn Brea’, Hawthorn (rebuilt in 1928); ‘Burnham Beeches’, Sherbrooke (1930–33), and Wesley College, Melbourne (1933–39). George James ‘G J’ Coles was another of Norris’s clients. Coles sent Norris to the United States of America in 1929 to investigate chain store architecture. When he returned, Norris designed and remodelled many stores for Coles in Melbourne and Sydney. Norris travelled regularly to the United States in the 1930s to study commercial and industrial architecture. His work exhibits a wide range of stylistic approaches, including Spanish Baroque (Majorca House, Melbourne 1931); Moderne (Block Court, Melbourne 1929 and Mitchell House, Melbourne 1938); Georgian Revival (Vice-Chancellor’s House, University of Melbourne 1937); and Dudokian Modernism (Mission to Seamen, Port Melbourne 1937, demolished). After World War II Norris continued to practise but with limited output. He died six months after his retirement in 1967 (Gurr and Willis 2012:503).

COMMUNITY CONNECTIONS

Wesley College has been continually used as a place of private education since 1866 (except for the period of military occupation from 1942–44), serving its pupils past and present, parents, families, teachers, benefactors and administrators on site for over 150 years. Community connections are demonstrated in this longstanding use and the school retains a visible and active presence in the community. The school retains a close association with alumni and their families and the Old Wesley Collegians’ Association and the Wesley College Foundation have a strong and active membership base. Wesley College’s numerous war memorials are also important as they are tangible links to previous generations of alumni, for the descendants, staff and students and the wider community. *Examples of memorials include the Percy Lane Memorial Gates, Italian wellhead copy and marble lions, both located at the main building forecourt; two memorial stairwells and Alan Kerr memorial doors on Adamson Hall.*

SITE DESCRIPTION

Wesley College occupies an L-shaped allotment with street frontages to St Kilda Road, Moubray Street, Punt Road and High Street, Melbourne. The main land parcel is aligned east–west; the Middle School is sited in between the Front Turf and Back Turf and faces St Kilda Road. Its main entrance is located off Moubray Street. The second land parcel is aligned north–south and comprises the Senior School buildings and chapel, and is accessed via the Punt Road entrance.

The campus demonstrates successive waves of development with construction dates ranging from 1866–2014 (as referenced in Figure 24 and Figure 36). While many of the buildings have been altered to varying degrees, the overall layout and built form most strongly reflect the 1933–37 period of

development. Across the campus, buildings are constructed of brick (either face cream brick or rendered brick) and generally have similar scale and form.

The Middle School buildings are two-storey buildings constructed of rendered brick with hipped terracotta tiled roofs except for the four-storey stone and glass Performing Arts building and the gabled roof Adamson Hall. The Middle School buildings are clustered around three quadrangles separated by arcades with elevated walkways. This appears to be generally in line with the 1930s layout of the school.

Middle School



Legend

Middle School

1	Main building (1866, 1934)	9	Sports Directorate
2	Menzies wing (1934)	10	Performing arts building (2013)
3	Holt Wing (1934)	11	Hattam Quadrangle
4	Adamson Hall (1908, 1918, 2012)	12	Nye Quadrangle
5	North Wing (former Library) (reconstructed 1990)	13	Gwillim Quadrangle
6	East Wing (former Cato building) (1934, 1990)	19	Front Turf
7	West Wing (c1866–1878; 1934; 1990)	20	Back Turf
8	Science block (c1866–1878; 1934; 1980s)		

Figure 24. Aerial photograph of the Middle School campus with key buildings. The red indicates the 1908 period of development; the orange overlay indicates structures added or altered during the 1933–1937 period of development and the green overlay denotes structures substantially modified or constructed from the 1970s onwards. (Source: Nearmap 2022 with GML overlay)

Main building (1866, modified 1934) (Figure 24: Number 1), and Menzies Wing and Holt Wing (1934) (Figure 24: Number 2 and Number 3)

The Main Building, incorporating the flanking Menzies Wing (to the north) and Holt Wing (to the south), face St Kilda Road (Figure 25). The three elements of the building are rectangular and have a similar scale and massing.

The principal façades have symmetrical arrangements with detailing in the stripped back neo-Classical style.

The central form (built 1866, remodelled 1934) has a central pediment portico and horizontal corniced parapet supported by giant order Ionic columns. The parapet and columns enclose a double storey verandah with a metal balustrade in a geometric design. Two towers with pared back decorative detailing bracket the central form. The fenestration is regularly spaced and openings have generally uniform proportions. Window openings have round headed arches at ground level and rectangular openings on the first level. The windows are tall, sash windows with recently replaced frames and glazing.

Menzies Wing and Holt Wing (1933–36) are identical except for alterations to the ground floor windows of the latter. Each façade is divided into five bays that are delineated by pairs of engaged pilasters with vertical grooving. The inner four bays have regularly spaced rectangular window openings in groups of five and four on both levels; the outer bay has no openings but features a second pair of engaged columns and decorative moulding on the terminating façades. Recent glazing and aluminium frames have been installed in all window openings; a projecting glazed framework encloses the ground level windows of the Holt Wing and the terminating bays of both wings. Where the splayed wings connect to the main building, there is a narrow bay with a pair of small hexagonal windows on the upper level and double width entrance with moulded surrounds at ground level. This section also comprises a projecting double-storey tower element with vertical glazed bands and detail that matches the main building.

The Main building, and Menzies and Holt Wings have a terraced lawn setting overlooking the Front Turf to the west. On either side of the entrance is a geometric garden bed each with two marble lions mounted on stone plinths. Interpretive panels communicating the school's military associations are erected in both garden beds.



Figure 25. Main building incorporating the Menzies Wing (left) and Holt Wing (right) (Source: GML Heritage 2021)

Adamson Hall (1908, modified 2012) (Figure 24: Number 4)

Adamson Hall is a rectangular two-storey rendered brick building with a horizontal parapet (Figure 26). It comprises a basement level and raised ground level. The main hall building has an extension to the west (new façade added c1918, recently remodelled). The hall exhibits elements associated with the Italianate style, including quoins on the outer corners, a cornice with decorative brackets, round-headed arched openings with hood moulds and moulded stringcourse.

On the northern elevation, an external staircase leads to a side entrance (Figure 26). The stairway has a rendered balustrade with engaged square pilasters supported by blind arches. The basement level openings are rectangular and new windows have been installed. On the raised ground level, the windows have round-headed arched openings with moulded hoods featuring central keystones.

The southern elevation has the same detailing with c1918 additions including the first-level deck and two projecting memorial stairwells with square columns and segmental arched openings; wide entrance stairs with engaged piers (Figure 27). More recent modifications include modifications to the ground level window openings.

The western elevation is a recent extension constructed of rendered brick. The façade is divided into three bays by engaged square columns (Figure 26). The central bay has a large rectangular window on the first level and the outer bays have a single arched window with recessed surrounds. Except for the pilaster bases, the ground level surfaces are predominately glazed.



Figure 26. Northern and western façades of Adamson Hall, viewed from Moubray Street. (Source: GML Heritage 2021)



Figure 27. Southern elevation of Adamson Hall. (Source: GML Heritage 2021)

North Wing (former Library, originally built 1873, modified 1934, reconstructed 1990) (Figure 24: Number 5)

The North Wing has a rectangular built form with a projecting first level wing fronting Hattam quadrangle (Figure 28). The building was reconstructed in 1990 in the Victorian Italianate style, with balustrade parapet, bracketed cornice, and arcaded loggias on the north and south. On the western side of the northern elevation two windows dating from 1934 were retained, along with the bluestone foundations. Its southern elevation has rectangular first level window openings and its ground level is set back behind an arcaded loggia (Figure 29).

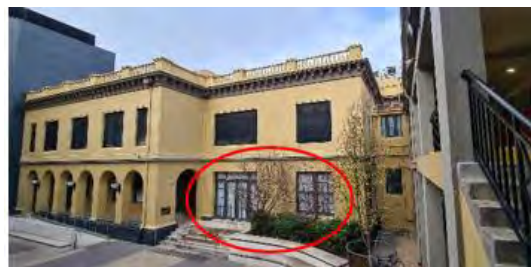


Figure 28. Northern elevation of the North Wing with 1934 windows outlined in red. (Source: GML Heritage 2021)



Figure 29. Southern elevation of the North Wing, fronting the central courtyard. (Source: GML Heritage 2021)

East Wing and West Wing (c1934, substantially reconstructed 1990) (Figure 24: Number 6 and Number 7)

The East Wing (formerly the Cato Building) (Figure 30) and West Wing (Figure 31) are nearly identical except for a flat roofed pergola and moulded door surrounds on the East Wing. The façades have highly symmetrical arrangements with uniformly spaced and proportioned rectangular window openings. *First level windows have contemporary metal frames and glazing, and ground level windows are multi-paned. It appears that the original 1930s framing may be intact on the East Wing. The moulded door surrounds to the East Wing appear to be original.*



Figure 30. East Wing, formerly the Cato Building (Source: GML Heritage 2021)



Figure 31. West Wing (Source: GML Heritage 2021)

Hattam Quadrangle (Figure 24: Number 11)

Adamson Hall, the Performing arts building and the North Wing have frontages to the northernmost quadrangle, originally known as the Hattam Quadrangle. Façades presenting to the quadrangle represent different construction periods and architectural styles (Figure 32, Figure 33). Approaching the north quadrangle, on the Moubray Street side, there is recent infill development and a sunken lawn garden. An elevated walkway traverses the entrance to the courtyard.



Figure 32. Hattam Courtyard, showing Adamson Hall (left); Performing arts building (centre); and North Wing (right) (Source: GML Heritage 2021)



Figure 33. Image showing 1930s windows on the North Wing and part of the elevated walkway. (Source: GML Heritage 2021)

Nye Quadrangle (Figure 24: Number 12)

The West Wing, North Wing and East Wing buildings all have frontages to the Nye Quadrangle. At the southern end of the quadrangle there is an enclosed elevated walkway and an arched loggia underneath separating this area from the adjacent Gwillim quadrangle (Figure 34). The façades fronting the quadrangle are alike in form, scale, materials and detailing.

The quadrangle has bichromatic paving arranged in a gridded pattern. There is a raised terrace and several geometric garden beds planted with groundcover and medium sized trees (Figure 29).



Figure 34. Nye Quadrangle, facing south. (Source: GML Heritage 2021)

Gwillim Quadrangle (Figure 24: Number 13), Sports Directorate and Science block (Figure 1: Number 9)

Gwillim Quadrangle is the school's southernmost quadrangle. The science block (Figure 1: Number 8) and Sports Directorate building (Figure 1: Number 9) frontages to this quadrangle (Figure 35). There have been extensive alterations to the science block, but aerial photographs indicate that the original roof form is extant.

Like the Nye Quadrangle the façades fronting the Gwillim quadrangle are generally visually cohesive, having similar scale, form, materials and detailing. The built form and fenestration patterns of the sports directorate appears to be consistent with the 1930s design but contemporary window and door frames and glazing have been installed. The quadrangle also has two modern pergolas attached to external walls, bichromatic paving and rectangular garden beds.



Figure 35. Gwillim Quadrangle, showing sports directorate (middle-left) and science block (right). (Source: GML Heritage 2021)

Performing arts building (2014) (Figure 24: Number 10)

Recent addition to the Middle School campus is the performing arts building. It is a four-storey structure constructed of stone, glass and concrete with frontages to Moubray Street and Punt Road. The building has a geometric form, solid massing and a flat roof. Facing Punt Road, the first-floor level projects over the recessive ground floor and is supported by narrow, rectangular concrete columns. The first and second floor levels of the façade are clad in stone with irregularly spaced glazed vertical bands of varying widths. The third storey is set back and comprises glazed surfaces divided by a projecting concrete framework. The third and ground floor levels of its north façade are predominately glazed surfaces with a deep set back. The midsection features expanses of stone cladding punctuated by narrow bands of vertical glazing on the eastern side.

Senior School (former Junior School)



Legend

Senior School (former Junior School)

14	Chapel (1936)	17	Senior School resource building (1984)
15	Swimming pool and gymnasium (1935, c1982)	18	Sports hall (1982)
16	Senior School faculty building (1935)		

Figure 36. Aerial photograph of the Senior School campus with key buildings. The red indicates the 1908 period of development; the orange overlay indicates structures added or altered during the 1933–1937 period of development and the green overlay denotes structures substantially modified or constructed from the 1970s onwards. (Source: Nearmap 2022 with GML overlay)

Chapel (1936) (Figure 1 and Figure 36: Number 14)

The chapel has a narrow rectangular form with solid vertical massing. The chapel is accessed by stairs to the north and is elevated above a basement level. It is constructed of rendered stone on concrete foundations and has a hipped terracotta tiled roof concealed behind a simple parapet. Its design is Moderne style, with some restrained Art Deco detailing.

The principal façade, fronting Punt Road (Figure 37 and Figure 38), has an asymmetrical arrangement that is dominated by a square projecting tower on the northeast corner (Figure 37). Its composition is divided into three vertical bays. The central bay is set back from the other planes and has a segmentally arched opening with a recessed stained glass window. At ground level there is an original timber door entrance with moulded surrounds. On either side there is a sidelight and lantern. The outer bays feature

decorative concrete ventilation shafts at ground level. Moderne detailing includes the stepped tower, and decorative linework, including a recessed college symbol and carved lettering.

The side elevations are divided into vertical bays by engaged pilasters that extend above the roofline. Each pilaster has a narrow segmentally arched double height opening containing a recessed stained-glass window. The top section of each pilaster has a grooved geometric design. On the basement level there are square profile metal-framed louvre windows and a double width entrance door on the north. The southern elevation has had new window and door openings installed at basement level. The rear of the building has parapet walled stairs leading to the chapel's back entrance on the north and south.



Figure 37. Principal façade of the Chapel, fronting Punt Road to the east. (Source: GML Heritage 2021)



Figure 38. Detail showing main entrance doors, facing Punt Road. (Source: GML Heritage 2021)

Samuel Swimming Pool and gymnasium (1935, remodelled c1980s) (Figure 36: Number 15)

The swimming pool and gymnasium building is a two-storey building comprising three rectangular forms; including a small squarish component with a concealed tiled lantern roof, a large rectangular form with corrugated metal skillion roof (1935) and a flat roofed rectangular form at the southern end. The façades of these built forms date from the 1980s and are constructed of cream brick on the eastern elevation and rendered brick on the western elevation.

The north section of the eastern façade is divided into a series of vertical bays consisting of cream narrow sections of full height cream brick alternated with indented glazed sections (Figure 39). On the first level the glazed sections have full-width modern glazing that terminates just before the roofline. A concrete spandrel separates the ground and first levels. At the northern end, the building connects to an external staircase and decorative stepped brick wall set at a 90-degree angle to the building. The first level overhangs the recessed ground level plane forming an undercover walkway that extends the length of the building.

The central built form contains the 1935 swimming pool built form and skillion roof with exposed steel trusswork on the inside (Figure 40).

The southern end of the built form features large vertical brick planes interspersed with recessed full height glazing set at an angle (Figure 41). The ground level plane is also recessed but has concrete columns instead of full height planes of brickwork.

At the intersection of the two forms there is an external brick stairwell and elevated walkway constructed of concrete.



Figure 39. Eastern elevation, north section, containing the swimming pool. (Source: GML Heritage 2021)



Figure 40. Swimming pool interior showing original 1935 skillion roof structure with exposed trusswork. (Source: GML Heritage 2021)



Figure 41. Eastern elevation, intersection of the central and southern section. (Source: GML Heritage 2021)

Senior School faculty building (1935) (Figure 36: Number 16)

The Senior School building is a rectangular double-storey rendered brick structure with hipped terracotta tiled roof. Along its eastern elevation, fronting Punt Road, it has a symmetrical arrangement with giant order engaged square pilasters dividing the façade into seven vertical bays. The central bay is distinguished from the others by its larger window openings, double width entrance door and flanking side doors, and its moulded detailing (Figure 42). On the outer bays, the fenestration is regularly sized and spaced, comprising rectangular windows with recent metal frames and glazing.

On its western elevation the building has a single-storey flat roof rectangular wing at its northern end (Figure 43). Double width rectangular window openings with recent metal frames and glazing are regularly spaced along ground and first levels. Above the ground level openings are concrete lintels with vertical grooving. A narrow-moulded cornice extends along the length of the building above the first level windows.

The northern elevation has double window openings with original multi-paned window frames (Figure 44). A side entrance retains the original timber door and sidelights (Figure 45).



Figure 42. Photograph showing detail of moulded surrounds and pilasters on the Punt Road façade. (Source: GML Heritage 2021)



Figure 43. Western façade of the Senior School building. (Source: GML Heritage 2021)



Figure 44. Northern elevation of the Senior School faculty building, showing some of the original multipaned windows intact. (Source: GML Heritage 2021)

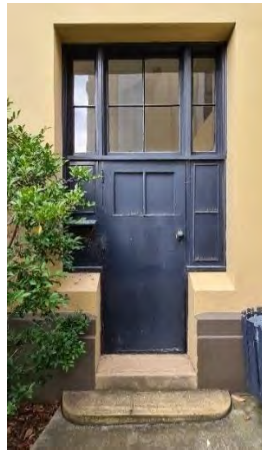


Figure 45. Northern elevation of the building showing original door and highlight windows intact. (Source: GML Heritage 2021)

Senior School resource building (1984) (Figure 1 and Figure 36: Number 17) and Sports Hall (1982) (Figure 1 and Figure 36: Number 18)

The Senior School campus comprises two late twentieth century buildings.

The Senior School resource building is on a corner site with prominent frontages to High Street and Punt Road. It is a three-storey cream brick structure with a basement level, a flat roof and wide overhanging eaves. The façade fronting High Street frontage has a gridded arrangement comprising four vertical bays delineated by projecting concrete columns. The first, second and third floor levels have glazed surfaces with concrete spandrels between each floor.

Engaged concrete vertical members divide the Punt Road façade into three bays. The central bay has glazed surfaces on the ground and third levels, and a projecting window bay on the second level. The outer bays have unbroken face brick surfaces; on the northernmost bay this surface terminates at first

level, forming an undercroft over the entrance. Raised metal lettering and the Wesley College school crest are affixed to the wall on the first level of the northernmost bay.

The sports hall is a single-storey structure built over a ground level open carpark. It is cream brick with a corrugated metal pitched roof. Its southern elevation, fronting High Street, features an expanse of face brick punctuated by engaged concrete columns. The northern façade has had recent modifications, including the addition of steel frame pergola and, on the first level, a projecting full length window bay and deck. The deck forms a verandah roof over the ground plane.

Grounds

Sports fields (both 1937) (Figure 24: Number 19 and Number 20)

The Front Turf (Figure 1: Number 19) is a large, levelled sports oval with frontages to St Kilda Road and Moubray Street. Along the southern edge there are five regularly spaced spectator shelters. Constructed of rendered concrete, the shelters have a simple three-sided geometric form with box cantilever roofs, side window openings and built-in timber seating (Figure 46). Towards St Kilda Road there is a recently built enclosed spectating structure with an expansive glazed wall facing the oval. Near the Moubray Street entrance there is an early scoring shelter. It has a simple box form with four window openings facing the oval. On its eastern elevation it has a moulded rectangular frame scoreboard that appears to be original to the time the oval was laid out (Figure 47).

An early baseball pitch surfaced with gravel and dirt is located on the western boundary of the school, near the tennis courts at the St Kilda Road and Moubray Street intersection (Figure 48).

The Back Turf (Figure 1: Number 20) fronts Punt Road and comprises a levelled rectangular sports field with recent basketball court and soccer net (Figure 49).



Figure 46. Shelters on the southern side of the Front Turf. (Source: GML Heritage 2021)



Figure 47. Early scorebox structure, Front Turf. (Source: GML Heritage 2021)



Figure 48. Early baseball pitch adjacent to St Kilda Road. (Source: GML Heritage 2021)

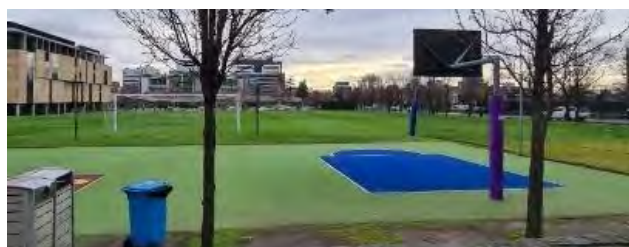


Figure 49. Back Turf, on the left is the Middle School East Wing and Performing arts building. (Source: GML Heritage 2021)

Gates and fencing

A cast iron picket fence (1913–37) lines the western, northern and eastern boundaries (Figure 50).

At the Moubray Street entrance, the 1910 Percy Lane memorial gates (Figure 27: Number 21) feature ornate square columns with cornice capitals topped with decorative acorn elements (Figure 51).



Figure 50. Cast iron picket fence on the corner of St Kilda Road and Moubray Street. (Source: GML Heritage 2021)



Figure 51. Percy Lane Memorial Gates at the Moubray Street entrance. (Source: GML Heritage 2021)

Monuments and artworks

Wesley College has a large collection of memorials and artworks that are displayed on campus.

Examples of memorials include the Italian wellhead copy (Figure 52) and marble lions (Figure 53), both located at the main building forecourt; memorial stairwells and Alan Kerr memorial doors on Adamson Hall (Figure 54). There are also several recent sculptures located in the Middle School quadrangles.



Figure 52. Copy of Italian wellhead located outside the Middle School entrance. (Source: GML Heritage 2021)



Figure 53. Two of the four marble lion sculptures commissioned by former headmaster Lawrence Adamson in front of the main building. (Source: GML Heritage 2021)



Figure 54. World War I memorial plaques on Adamson Hall. (Source: GML Heritage 2021)

INTEGRITY

Wesley College displays varying levels of integrity. Elements of its construction dating from 1866–1878, 1908, 1934–1936 remain intact and reflect the site's layered development. Waves of subsequent development are evident in additions and infill development across the campus. Other forms of building modifications, including re-rendering of surfaces, roof repairs and replacements, and installation of new frames and glazing, have generally been like-for-like.

The Middle and Senior School campus layouts have high integrity to the 1930s period of development, in particular the grouping of buildings around quadrangles and presentation of façades fronting the

quadrangles. The arrangement of buildings (Figure 1: Number 5, Number 6 and Number 7) around the Nye Quadrangle is particularly notable as it demonstrates the original layout of the site as developed in the period 1866–78. While the buildings fronting this quadrangle have been modified, their general footprint and siting is unchanged.

Adamson Hall (Figure 1: Number 4) has medium integrity to its 1908 design. It retains its original built form and Italianate elements, including arched windows, cornice and brackets, on its northern façade. The southern façade retains modifications from the interwar period, including the deck and memorial stairwells, and represent developments at the school under Adamson's stewardship. The remodelled western façade is clearly distinguished as a recent addition and does not diminish the legibility of the original built form.

The main building (Figure 1: Number 1) and the flanking Menzies Wing (Figure 1: Number 2) and Holt Wing (Figure 1: Number 3) have been altered, but their 1934 design remains highly legible and the building has moderate overall integrity. The built form, comprising the central building and splayed wings, has been retained, along with the roof, towers, pilasters and moulded cement detailing. The projecting glazed framework on the ground floor of the Holt wing and terminating bays disrupts the façade's symmetrical arrangement but appears to be a reversible element. New glazing and window frames have been added, but window openings and the pattern of fenestration is intact.

The chapel (Figure 1: Number 14) retains its original (1936) built form and design features, including its vertical massing, corner tower, asymmetrical façade, pattern of fenestration, stained glass windows, and Moderne detailing. The rendering of the original yellow sandstone has resulted in the loss of the original surface texture. Despite the modification to the surface materials, it has high integrity on the basis that it retains its original form and detailing, including windows and doors.

The Senior School faculty building (Figure 1: Number 16) has fair-high integrity to its 1935 design. It retains its original built form, roof, decorative moulding and pattern of fenestration. The eastern façade, fronting Punt Road, is more highly intact, retaining its symmetrical arrangement and pattern of fenestration. All window frames and glazing are recent. Some of the original multi-paned windows and a timber door are intact.

The swimming pool and gymnasium building (Figure 1: Number 15) retains its original (1935) pitched roof form and exposed internal trusswork.

In general, the grounds are highly intact. Iron picket fencing dating from 1913 and 1937, and the Percy Lane memorial gates (1910) have been retained. The Front Turf (Figure 1: Number 19) has high integrity to its 1937 design. It retains the oval, score board, doggy boxes and baseball pitch. The Back Turf (Figure 1: Number 20, 1937) is intact.

Overall, the campus has fair integrity, with some individual buildings displaying high levels of integrity.

COMPARATIVE ANALYSIS

In the nineteenth century, secondary education in Victoria was provided by the churches or private concerns rather than by the government.

The four major Christian denominations in Melbourne each aspired to a church-run 'grammar' school for boys in the early 1850s. Melbourne Grammar School (1858) and Wesley College (1866) were established in the South Yarra area while Scotch College (1850) and St Patrick's College (1854) were established in East Melbourne.

The following examples are all comparable to Wesley College in terms of their use as education facilities. Some of the examples include private schools established in the Victorian period that are

comparable to Wesley College on the basis of their historical development, while latter examples are comparable to Wesley College as examples of schools built in the interwar period.

Due to the limited number of comparable sites within the City of Melbourne, examples from other municipalities have also been selected. Examples are within the City of Melbourne unless otherwise noted.

Private boys' schools

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 sits on a 15-acre site granted by the Victorian Government in the 1850s, with a 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. Further facilities have been built through the school's history, including a collection of well-designed postwar buildings.



Figure 55. Melbourne Grammar School, 321–369 St Kilda Road, 93–151 Domain Street, 2–124 Bromby Street, and 1–99 Domain Road, Melbourne, established in the 1850s. (Source: SOHE 2008 via Hermes)



Figure 56. Detail from aerial photograph showing Melbourne Grammar School campus. (Source: Nearmap 2021)

Scotch College, 1 Morrison Street, Hawthorn (HO608, City of Boroondara)

Scotch College was founded in 1851 by the Free Church of Australia Felix (the Scottish Presbyterian Church). It was originally located in East Melbourne and moved to a large site in Hawthorn in 1915. The first wave of development at the Hawthorn campus took place 1917–1926 with buildings constructed in the Queen Anne style. In the 1930s a substantial second wave of development occurred, with additions built in a style which combined the Moderne with the Scottish Baronial. A third development phase, which involved remodelling many of the early buildings, was undertaken in the 1950s.



Figure 57. Scotch College, Hawthorn, 1917, established in 1851. (Source: National Trust Vic not dated via Hermes)



Figure 58. Detail from aerial photograph showing Scotch College campus. (Source: Nearmap 2021)

Geelong Grammar School, 50 Biddlecombe Road, Corio (HO142, Greater City of Geelong)

The original school buildings of Geelong Grammar School were established in 1855 in Maude Street, Geelong. The school relocated to its present site at Corio c1912 and construction of the main building was completed in 1913. The present school, designed in a Medieval Revival style, is dominated by a clock tower and cloistered façade. The main wings are built of red brick with contrasting render and arranged around a central quadrangle.



Figure 59. Detail from aerial photograph showing Geelong Grammar School campus. (Source: Nearmap 2021)

Brighton Grammar School, 90 Outer Crescent, Brighton (HO323, City of Bayside)

Brighton Grammar School was established in 1882 at its present location in Brighton. The main building is a two-storey structure with a hipped, terracotta tiled roof. It shows notable elements designed in the Collegiate Gothic style, including a tower, adjoining wings and quadrangle. The walls are of roughcast render with smooth rendered quoins. Central to the façade is a three-storey castellated tower constructed of rendered and face brick. Windows are timber-framed with double-hung and hopper sashes.



Figure 60. Main building of Brighton Grammar School, established in 1882, fronting an internal quadrangle. (Source: Bayside City Council 2019 via Hermes)



Figure 61. Detail from aerial photograph showing the school campus of Brighton Grammar School. (Source: Nearmap 2021)

Training and school buildings constructed 1927–1937

Melbourne High School, 1 Forrest Hill, South Yarra (VHR H1636; HO2, City of Stonnington)

Melbourne High School was built in 1927 to designs prepared by Percy Everett. The school was the successor of the Model and Training School established in Spring Street, Melbourne, in 1854. In 1926 construction of the new school commenced on an elevated site in South Yarra. The design reflects the Collegiate Gothic style. The main building is constructed of red brick with contrasting render used to highlight openings, crenellations, and panels. The symmetrical front façade contains a central tower entrance bay with octagonal turrets, and flanking wings which terminate in protruding end bays. During World War II the site was occupied by the Royal Australian Navy. (Hermes record no:1069).



Figure 62. Principal façade of Melbourne High School, built 1927. (Source: Heritage Victoria 2009 via Hermes)

Emily McPherson College, 379–405 Russell Street, Melbourne (VHR H1646; HO485)

The two-storey neo-classical building was designed by Public Works Department architect Evan Smith in 1926 and constructed the following year. The college is of architectural significance for its distinctive neo-Classical design, the austerity and simplicity of which reflected the kind of values to be imparted to the students of the college. The monumental Doric portico and Classical composition emphasised sober traditionalism, appropriately enough for an institution of learning, while the regular colonial Georgian fenestration was reminiscent of popular domestic styles at the time.



Figure 63. Principal façade of Emily McPherson College, built 1927. (Source: Heritage Victoria 2008 via Hermes)

In comparison to the given examples, Wesley College and Melbourne Grammar School are historically unique within the City of Melbourne as examples of places that have continually operated as schools since 1866. Historically, Wesley's use and location are unchanged since 1854 when the site was reserved for the purpose of establishing a Methodist secondary school. Architecturally, the school's development is highly layered, demonstrating the changing requirements of the school. The school retains traces of its early establishment (1866–1878), evident in the layout of the main building, Nye Quadrangle and the front oval. While the prevailing built form largely reflects the 1930s development, successive additions and modifications are discernible and demonstrate the school's expansion, as well as response to the 1989 fire that led to the reconstruction of several buildings. More recent developments (from the 1970s onwards) have been designed to match, or complement, the 1930s buildings giving the school a generally cohesive appearance, despite the eclectic architectural styles that are represented.

Wesley College and the private school examples are alike in their general layout, having a prominent main building with adjoining rear wings forming a quadrangle. Wesley College, Melbourne Grammar School, Scotch College, and Geelong Grammar School are some of the first private schools established in Victoria that were based on the English public school model. Within this group, Wesley College and Melbourne Grammar School are distinguished in retaining their extensive landholdings that derived from Crown grants in the 1850s. While they represent different architectural styles and construction dates, the main buildings share common features. They are two-storey structures of masonry construction with hipped roofs, highly symmetrical façades which incorporate one or more towers and horizontal massing. They are comparable in terms of their site layout, which generally comprises a large allotment with one or more full-sized ovals. Among this group, a range of revivalist styles are represented, mostly drawing from the Medieval period, such as Tudor Queen Anne (Figure 57) and Gothic (Figure 55, Figure 60) revival. It is likely that historicist styles were applied to these schools to emulate the English public school model, thereby reinforcing the schools' prestige in the British colonies. Wesley College is unique as a Neo-Classical interpretation. Like the other private schools listed in the examples, Wesley College presents as an extensive complex of buildings spread across a large site with expansive playing fields.

Melbourne High School is not a private school but displays many of the characteristics listed in the above in relation to private schools, including built form, symmetrical treatment, and application of a medieval revivalist style, in this case a Tudoresque influence. It is similar to Wesley College for its presentation to the public domain and local landmark status. The main building of both of these colleges is a commanding edifice sited prominently behind a large oval.

Stylistically, Wesley College is most directly comparable to Emily McPherson College in Melbourne. While the Emily McPherson College was established as a domestic science college for women, and therefore does not fit in with the private school typology, it exhibits some stylistic similarities. Both schools show elements of the stripped back Neo-Classical style, demonstrated in the use of rendered brick surfaces, use of columns, pediments, and horizontal parapet walls. Like Emily McPherson College, the original 1930s windows at Wesley College were multi-paned with steel frames. The absence of extravagant ornamentation in this example and Wesley College reflects post World War I trends toward more restrained and functional buildings. Emily McPherson College is distinguished by its smaller land parcel.

Wesley College is characterised by its large grounds and use of rendered brick, which differs from the other early comparative private schools that are typically stone or face brick and trend toward more historicist styles such as Gothic or Medieval revival. In this way, Wesley College is stylistically comparable to the Emily McPherson College which was also built in the interwar period. As two examples of interwar stripped back Neo-Classicism they are comparable. The Emily McPherson College, while more highly intact, is sited on a smaller land parcel with one main building. Wesley College's large, picturesque grounds and collection of Norris' designed buildings provide a more substantial example of interwar educational architecture.

While less intact than the VHR-listed examples, such as Melbourne Grammar School or Melbourne High School, Wesley College is still closely likened to the HO-listed schools discussed above which demonstrate similar historical developments. Allocation of large land parcels and the planning and layout of the school (adopting a central main building and quadrangles) reflect the development pattern of early large scale educational institutions influenced by the English public school model. The staged development and changes to the buildings and grounds of Wesley College are also important as evidence of continuing educational use of the site.

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 567–581 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)	Yes – Iron picket fencing and Percy Lane memorial gates
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

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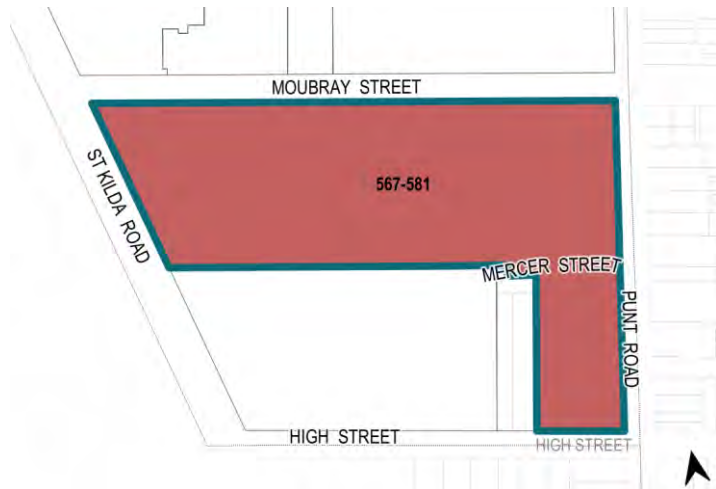
PREVIOUS STUDIES

South Yarra Conservation Study 1985 A; C

STATEMENT OF SIGNIFICANCE

Heritage Place: Wesley College

PS ref no: HOxxx



What is significant?

Wesley College at part of 567–581 St Kilda Road, Melbourne, developed from 1866 onwards, is significant.

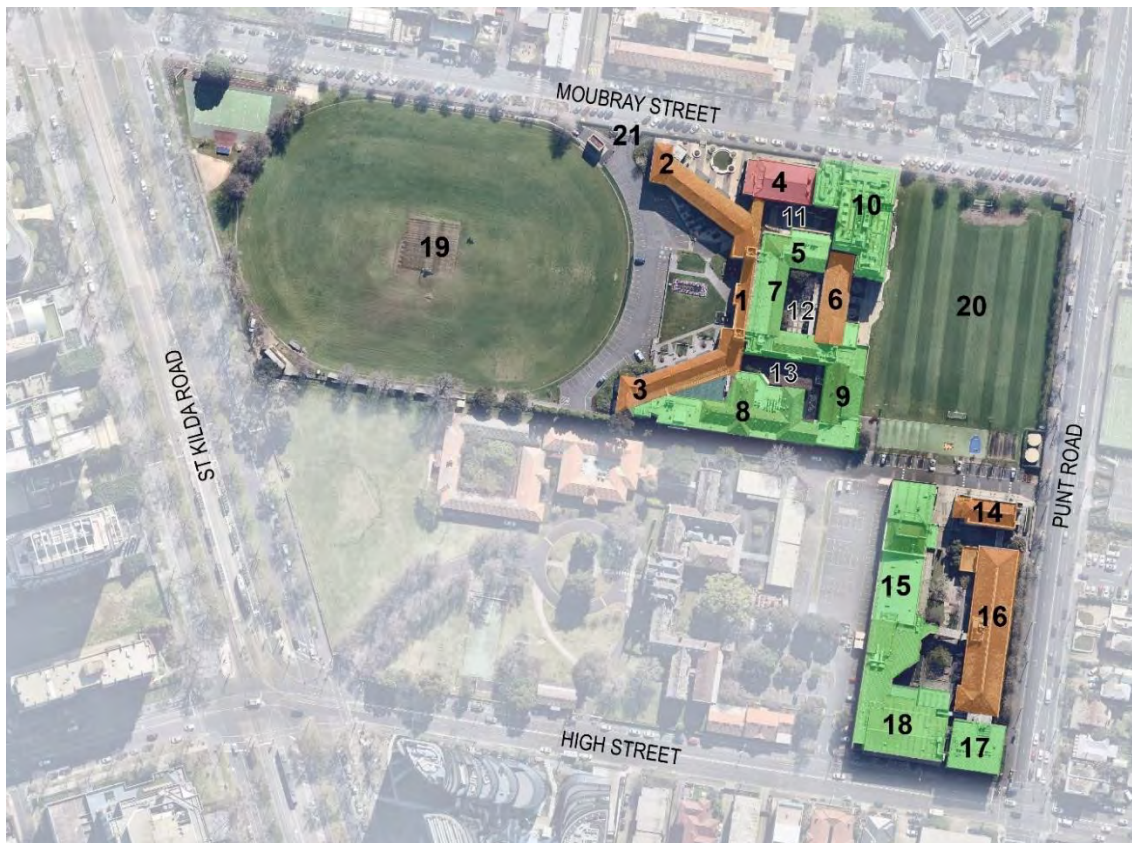
Elements that contribute to the significance of the place (Figure 1) include (but are not limited to) the:

- form, materiality and detailing of the 1908 Adamson Hall (Figure 1: Number 4) and the 1918 stairwell additions, memorial plaques and detailing

- 1866–1878 form of the main building (Figure 1: Number 1) and scale and siting of buildings fronting the Nye Quadrangle
- form, composition, materiality, detailing and original pattern of fenestration of the 1934 Menzies and Holt Wings (Figure 1: Number 2 and Number 3) and the composition, materiality and detailing of the 1934 main building façade
- remaining 1930s windows and bluestone foundations of the North Wing (Figure 1: Number 5)
- original window frames and moulded door surrounds on the West Wing (Figure 1: Number 7)
- the form, materiality and detailing of the chapel (Figure 1: Number 14), including the corner tower, pattern of fenestration, stained glass windows, and Art Deco grooved and moulded decorative elements
- the form, materiality and detailing of the 1935 Senior School faculty building (Figure 1: Number 16), and its original pattern of fenestration and remaining original multi-paned windows and entrance door
- roof structure and exposed trusswork of the 1935 indoor swimming pool and gymnasium (Figure 1: Number 15)
- original and early doggy boxes, score board and baseball pitch in the Front Turf (Figure 1: Number 19)
- original and early iron picket fencing and Percy Lane memorial gates (Figure 1: Number 21)
- use of hipped terracotta tiled roofs and rendered brick across the site
- school's siting and uninterrupted views of the main building from St Kilda Road.

More recent alterations and additions, including the 1980s modifications to the Swimming pool and gymnasium building (Figure 1: Number 15), Senior School resource building (Figure 1: Number 17) and sports hall (Figure 1: Number 18) demonstrate a later wave of development and contribute to the significance of the place. The 1990s reconstructed and refurbished façades of the north, fronting the Nye Quadrangle also contribute to the significance for representing the form and materiality of the 1930s buildings.

The performing arts building (Figure 1: Number 10), Middle School campus infill, and recent scoreboard are not significant.



Legend

Middle School

- 1 Main building (1866, 1934)
- 2 Menzies wing (1934)
- 3 Holt Wing (1934)
- 4 Adamson Hall (1908, 1918, 2012)
- 5 North Wing (former Library) (reconstructed 1990)
- 6 East Wing (former Cato building) (1934, 1990)
- 7 West Wing (c1866–1878; 1934; 1990)
- 8 Science block (c1866–1878; 1934; 1980s)
- 9 Sports Directorate
- 10 Performing arts building (2013)
- 11 Hattam Quadrangle
- 12 Nye Quadrangle
- 13 Gwillim Quadrangle

Senior School (former Junior School)

- 14 Chapel (1936)
- 15 Swimming pool and gymnasium (1935, c1982)
- 16 Senior School faculty building (1935)
- 17 Senior School resource building (1984)
- 18 Sports hall (1982)

Grounds

- 19 Front Turf
- 20 Back Turf
- 21 Percy Lane memorial gates

Figure 1. Aerial photograph of the subject site, showing the key buildings and later structures. The red indicates the 1908 period of development; the orange overlay indicates structures added or altered in 1933–37 and the green overlay denotes structures substantially modified or constructed from the 1970s onwards. (Source: Nearmap 2022 with GML overlay)

How is it significant?

Wesley College at part of 567–581 St Kilda Road, Melbourne, developed from 1866 onwards, is of local historical, aesthetic and social significance to the City of Melbourne.

Why is it significant?

Wesley College at part of 567–581 St Kilda Road, Melbourne, is of local historical significance as the first school registered in Victoria and one of six private ‘grammar’ schools in Victoria allocated a Crown reserve in the 1850s. As one of Victoria’s oldest private schools and one of the original six ‘public schools’ that comprised the Associated Public Schools of Victoria, it represents efforts to establish the English public school model in Victoria. Wesley College has occupied the site since the construction of the main building in 1866. It is one of Melbourne’s most distinguished and long-established private schools that drew students from the local area as well as further afield, and provided boarding facilities until 1982. Wesley College has been a leading exemplar of progressive and liberal education in Melbourne, demonstrated by its tolerance in matters of religious faith and introduction of co-education in 1978. (Criterion A).

Wesley College is historically significant for its military associations. In 1867 the school established a Cadet Corps, which operated until 1975. During World War II the campus was occupied by the Land Headquarters Inspection Division which undertook military operations between 1942 and 1944. The school’s military associations are represented in the many war memorials and plaques located in the buildings and grounds that commemorate alumni who served in both world wars. (Criterion A)

The influence Wesley College has had on Victoria and Australia as a whole is seen in the list of its celebrated graduates, including Samuel Alexander OM, philosopher and the first Jewish fellow of an Oxbridge College, and Sir Robert Menzies and Harold Holt, who were both former Australian prime ministers. Thirteen Rhodes Scholars were educated at Wesley as well as many nationally recognised names in the arts, sports and politics. The memorial marble lions, replica Italian wellhead, the memorial stairs on the Adamson building and the honour board in the chapel are of particular historical significance for their association with Wesley College alumni who served in the armed forces during World War I. (Criterion A)

Aesthetically, Wesley College is significant as an important example of a private school expanded and developed over 18 decades. The school is picturesquely sited behind a large oval overlooking St Kilda Road. The school’s revivalist architecture style, site placing and adopting of quadrangles reflect the conservative architectural expression typically applied to Victorian schools with links to the English public school model. The college’s main building with prominent pediment, the splayed wings and towers, have a strong aesthetic impact viewed from St Kilda Road and Moubray Street. While individual buildings have varying degrees of intactness the site retains consistency in terms of its main elements and planning. The consistent use of rendered brick surfaces, terracotta tiled roofs, and decorative detailing—including the use of engaged pilasters, vertical grooving and uniform fenestration patterns—are applied to the 1930s buildings, creating a sense of visual unity. The main building, including the Menzies Wing and Holt Wing, and Senior School Faculty Building show elements of the Neo-Classical style. The school chapel reflects a more modern approach, evident in the use of its asymmetrical composition with prominent corner tower, Art Deco detailing and parapet roof. Finely moulded representations of the college’s symbols and motifs are embedded into the façades of the main building, the Menzies and Holt wings, chapel and the Senior School building. The aesthetic importance of Wesley is reflected in the consistent use of materials, fine detailing and modern interpretation of historicist elements, such as pilasters and towers. The school architecture is greatly enhanced by its grounds and setting, including the expansive ovals, memorials and artworks, early spectating booths and scoring box, iron picket fencing and memorial gates. (Criterion E)

Wesley College is socially significant to the City of Melbourne. It has been used continuously as a school for over 150 years (except for the period of military occupation from 1942 to 1944), and holds close associations with the alumni community. The social value of the place connects to many among the wider Wesley College community who resonate with the strong ongoing activity and membership of the Old Wesley Collegians' Association and the Wesley College Foundation. Wesley College's numerous war memorials are also important to the alumni and veteran community, and to the families of the alumni they commemorate. *Examples of memorials include the Percy Lane Memorial Gates, Italian wellhead copy and marble lions, both located at the main building forecourt; two memorial stairwells and Alan Kerr memorial doors on Adamson Hall.* (Criterion G)

Wesley College, Melbourne, is of associative significance for its links to the people that were most instrumental in shaping the school: Lawrence Arthur Adamson, principal of Wesley College (1902–1932) was instrumental in expanding the Wesley College campus on St Kilda Road, and helped shape the vision for its built form. His crucial role in financially supporting the built development of the school, and in recognising and supporting the school's military associations is commemorated by Adamson Hall. (Criterion H)

Architect Harry Norris (1888–1967) was a distinguished architect whose name is synonymous with the 1930s Moderne style. The suite of buildings he designed for Wesley College was a substantial commission and reflects Norris's prominence as an architect in the peak of his career. The refined quality of the designs, their close proximity to one another and their visual prominence when viewed from St Kilda Road and Punt Road, make this collection of buildings an important example of Norris's designs. The buildings of Wesley College are distinguished for their thematic and stylistic coherence and interwar construction. As a group, they represent Norris's capability across a range of styles, including stripped back Neo-Classical and Moderne styles. Several of Norris' finest works, including the Nicholas Building and Wesley College, were commissioned by the Nicholas family, the subject site therefore represents an important line of patronage in the architect's work. (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

SITE NAME: Melbourne Hebrew Congregation Synagogue

STREET ADDRESS: 2W–8W Toorak Road, South Yarra

PROPERTY ID: 109540



SURVEY DATE:	February 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	H06 South Yarra Heritage Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	A
DESIGNER / ARCHITECT / ARTIST:	Nahum Barnet	BUILDER:	Rispen Bros
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1930

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 2W–8W Toorak 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 Melbourne Hebrew Congregation Synagogue in South Yarra was built in 1930, to a design by the architect Nahum Barnet. It replaced a smaller synagogue established in 1841 on Bourke Street, Melbourne, where the Melbourne Hebrew Congregation had previously worshipped. The subject building was designed with architectural references to the Bourke Street synagogue. A significant amount of the original synagogue's built fabric, including fixtures, fittings and gates, were incorporated into the subject building. The building is notable, both externally and internally, for its large copper-clad dome and its highly detailed and finely executed design. The Melbourne Hebrew Congregation is the longest established Jewish congregation in Victoria and continues to use the site as their principal place of worship.

HISTORICAL CONTEXT

Judaism in Melbourne

The Jewish community has been present in Melbourne since colonial settlement, with the Melbourne Hebrew Congregation being formed as early as 1841. Between 1841 and 1850, the Jewish population grew from 57 to 200 (Rechter 2008).

Like many other faith communities in the Colony of Victoria, the Jewish population grew following the discovery of gold in 1851 and subsequent gold rushes. Although the community was not as populous as the overwhelmingly Christian population of the colony at that time, Jewish congregations were formed in rapid succession across Victoria. The first purpose-built synagogue of the Melbourne Hebrew Congregation was built on Bourke Street, Melbourne in 1847–48. Congregations had also built synagogues in Ballarat and Geelong by 1861, and the Jewish community in Victoria counted over 3000 members in that year (Rechter 2008). Synagogues were subsequently erected in St Kilda (1872) and East Melbourne (1877). While the Melbourne Jewish community had previously been of predominantly English extraction, the gold rush brought people from across Europe, including from Germany and Austria.

In the nineteenth and early twentieth century Melbourne's Jewish population was mostly concentrated in central Melbourne and Carlton. The Kadimah Centre was an important Jewish cultural centre and library established in 1911. It was first located on Bourke Street, Melbourne, but relocated to Carlton in 1915. Carlton's affordable rent and existing Jewish community attracted Jewish migrants to settle and conduct business in the area. As the city grew some of the community's more prosperous members moved to St Kilda during this period (Rechter 2008).

The interwar period saw further expansion of the community. Many migrants came from Poland and Germany. This further diversified the community, with Polish Jews bringing their culture and the Yiddish language, and German Jews driving an emphasis on Reform Judaism (Rechter 2008).

After World War II there was a second influx of Jewish migration to Melbourne, including a significant number of Holocaust survivors. A strong Jewish community developed in Melbourne's south-east, especially in the suburbs of St Kilda, Balaclava, Elsternwick and Caulfield. The availability of larger tracts of land in these areas supported the establishment of independent Jewish schools

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The land at 2W–8W Toorak Road, South Yarra, is located on part of lot 5 and on the entirety of lot 6 of Crown Allotment 4 in the Parish of Melbourne South (PROV VPRS 16171). Both blocks were sold in the 1846 land sales, with Block 5 being sold to P Davis, and Block 6 to C Curtis (Figure 1).

Lots 5 and 6 appear to have been amalgamated and then re-subdivided between 1846 and 1888; the subject site remained largely undeveloped until at least 1896 (Figure 2) (MMBW Detail Plan no 897, 1896). The subject site and adjacent allotments were advertised for sale in 1888. All properties were owned by the Melbourne Tramway and Omnibus Company Ltd at the time, which had instructed auctioneers CJ & T Ham to sell the freehold land belonging to them (Figure 4) (*Mercury and Weekly Courier*, 9 March 1888:2).

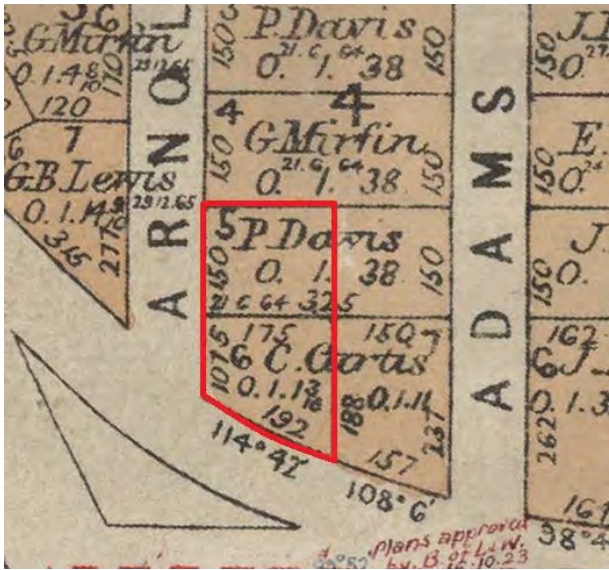


Figure 1. The subject site, highlighted in red, comprising part of two lots within Section 4 (Parish of South Melbourne). (Source: Public Records Office Victoria, VPRS 16171)

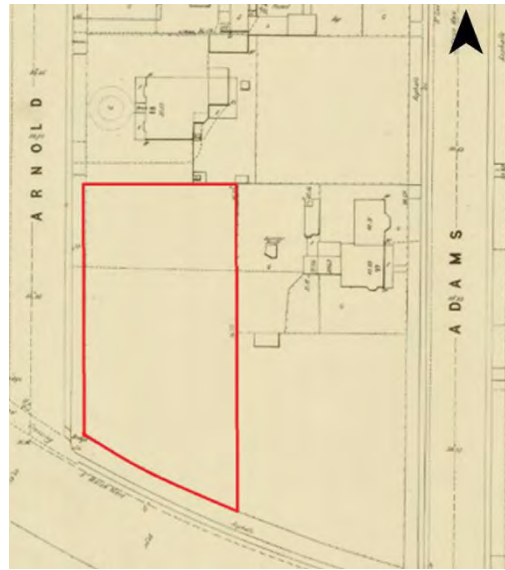


Figure 2. An extract from MMBW detail plan no 897, 1896, with the subject site highlighted in red. The subject site and the land to the east was still undeveloped at that time. (Source: State Library Victoria)

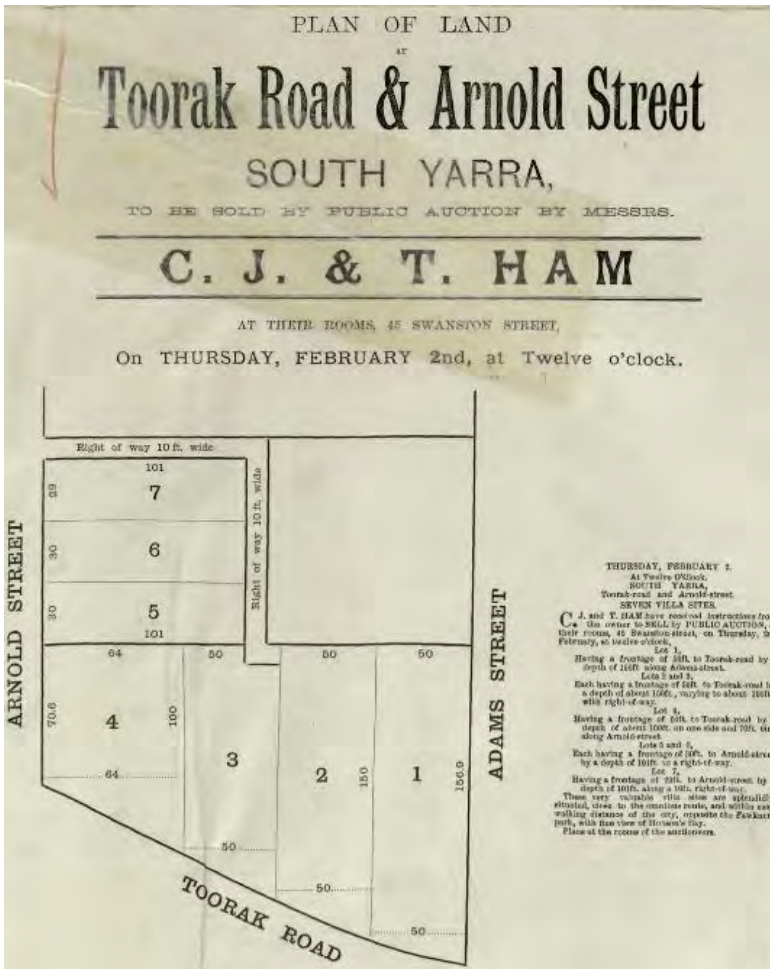


Figure 3. The 'Plan of land at Toorak Road & Arnold Street, South Yarra' dated to 1888, when the land was owned by the Melbourne Tramway and Omnibus Company Ltd. The subject site occupies lots 3 through to 7 of this subdivision. (Source: State Library Victoria: Vale Collection)

The Melbourne Hebrew Congregation, established in 1841, is the oldest and longest running Jewish congregation in Victoria (MHC 2012). Prior to the erection of the subject building, the Melbourne Hebrew Congregation was located at a site on Bourke Street in the city. Various reasons were noted as influencing the decision to leave the Bourke Street site: by 1929 the synagogue was no longer adequate for the size of the growing congregation; the noise caused by the city environs was distracting to those worshipping; and the general community had left the city to live in the suburbs, making its location inconvenient (*Argus*, 6 May 1927:17). This inconvenience was particularly highlighted for many orthodox Jews, who due to prohibitions on certain activities on the Sabbath, needed to be within walking distance of the synagogue (Aron & Arndt, 1992:95). Jewish communities had been aware that new synagogues were needed outside the central section of Melbourne as early as 1915, when it was noted that 'more synagogues [should be built] in the St Kilda and Toorak districts, where they were much needed' (Aron & Arndt 1992:21–22). This indicates that the communities had gradually moved towards the south-eastern suburbs of Melbourne.

The Bourke Street synagogue had been constructed in 1853, and when sold by the congregation in 1929, was noted as being one of the oldest buildings in the city (*Herald*, 1 May 1929:4). The building was demolished shortly after the congregation left.

Barnet deliberately chose to design the synagogue in a classical style, as it reflected the 'history and origins' of the congregation at their Bourke Street site (Figure 4). The choice of Corinthian columns on the front portico was one of the many deliberate references to the earlier synagogue. Reflecting the predominantly British heritage of many of the congregants, Barnet stated that he selected a classical basis for the design to 'make it plainly obvious that we were loyal British Jews' (MCH 2008:15).

The foundation stone of the new synagogue on Toorak Road was laid in April of 1929 (Figure 5) (*Argus*, 15 April 1929:5). The following description of the building was published in the *Herald* in July 1929, during the course of its construction (Figure 6):

Designed in the style of the Italian Renaissance, with a dome of the summit of which will be 100 feet [30.5 metres] above street level, a new synagogue for the Jewish community of Melbourne is being erected on the corner of Toorak Road and Arnold Street, South Yarra.

The building will be the Great Synagogue, really the cathedral synagogue, of Melbourne. The architect is Mr Nahum Barnet, of Queen Street, who has designed large buildings for various denominations.

Constructed in brick and cement, steel and concrete, the new synagogue will be dignified and impressive. It will be a landmark, with its covered dome.

... the main entrance, in Toorak Road, is raised by a flight of steps, about seven feet above the street, into a crush vestibule. The synagogue will seat a congregation of 1200. Attached to the main building is a minor synagogue for Sabbath school. (Herald, 16 July 1929:21)

The dome was intended as a memorial to those who died in World War I (*Hebrew Standard of Australasia*, 19 April 1929:10). A further description of the building was published in the *Herald* the following year:

... several domes are salient features of the skyline of Melbourne, and yet another is added in that of the Synagogue, a dignified symbol of the principal house of worship of Melbourne Jewry. This copper-sheathed dome rises 100 feet [30.5 metres] from the pavement line. The construction is entirely of steel ribs, with a liaison of Oregon pine to give security to the sarking material to which the copper plates are attached.

The dome is surmounted by a copper covered cupola and with a finial representation of the Shield of David [Star of David], the emblem of the Jewish faith. The inner dome over the auditorium of the synagogue is 70 feet [21.3 metres] from the floor to its apex and is 60 feet [18.3 metres] in diameter. It is finished in fibrous plaster. From it is the illumination of the synagogue with direct and indirect lighting (Herald, 5 February 1930:13).

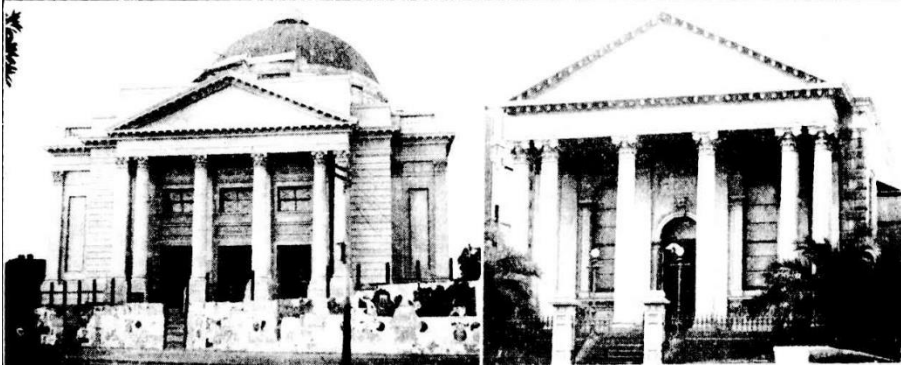


Figure 4. A newspaper article comparing the new synagogue on Toorak Road (left) to the Congregation's old synagogue on Bourke Street, Melbourne (right). The classical language of the original 1853 building was carried through to the new site by the architect, Nahum Barnet, through the similarity of both façades. (Source: *Argus*, 18 January 1930:17)



Figure 5. The ceremonial laying of the foundation stone of the new synagogue on Toorak Road in April of 1929. (Source: *Argus*, 15 April 1929:5)

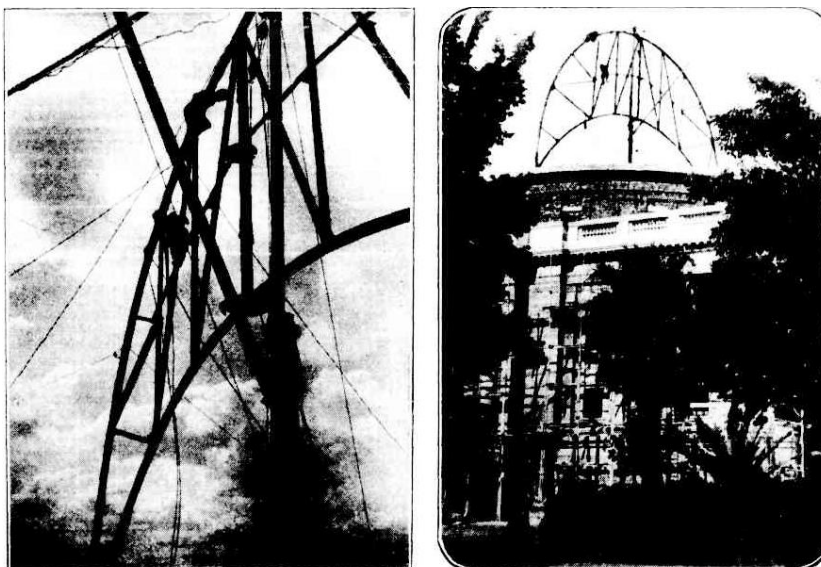


Figure 6. The synagogue under construction in December 1929, when the steel frame for the dome was erected. (Source: *Argus*, 6 December 1929:5)

The site was officially consecrated on the 25 May 1930. The consecration ceremony drew guests from Jewish communities around the country, as well as from all of the major religious denominations in Melbourne. Commencing with a procession, the consecration ceremony featured a full choral service, and included the noted military general and engineer Sir John Monash to open the Ark to place the Scrolls of the Law inside (*Herald*, 24 May 1930:30). The synagogue was noted as having the ability to seat 1200 congregants at that time (*Herald*, 24 May 1930:30).

The Melbourne Hebrew Congregation has been connected to many influential figures in the social and public life of Melbourne. Congregants have included figures such as Sir Benjamin Benjamin, a three-time Mayor of Melbourne and Member of the Legislative Council, who also held presidency of the Melbourne Hebrew Congregation 13 times (MHC, 2021), Sir John Monash, Sir Isaac Isaacs (first Australian-born Governor-General) and Sir Zelman Cowen (19th Governor-General). These public figures were all involved with the congregation, and had various religious rites celebrated there (MHC, 2021).

The rabbi of the congregation at the time of construction was Sir Israel Brodie, who had commenced his role in 1923 before leaving in 1937. Brodie was also the head of the Victorian Beth Din (Jewish religious court), before later serving as an army chaplain in World War II, and as the Chief Rabbi of the British Commonwealth (Rubinstein, 1993).

In 1973, under the guidance of the influential mid-century architect and planner Dr Ernest Fooks, the congregation commenced a scheme to install a set of stained-glass windows. The windows were designed by the Israeli artist Rimona Kedem (MHC, 2021). Kedem was trained at the Avni Art Academy in Tel Aviv, before being awarded a scholarship to the Art Academy of Mexico, later coming to Australia to study and practice (Qdos Art, 2019).

The congregation has over 900 members and continues to host regular services and lifecycle events (MHC 2021).

Nahum Barnet, architect

Nahum Barnet (1855–1931) was born in 1855 on Swanston Street, Melbourne, the son of a Polish jeweller, pawnbroker and tobacconist and his London-born wife. After attending Scotch College, he later matriculated from the University of Melbourne and was articled as an architect to Terry & Oakden from 1876 to 1879. Barnet had success in design competitions at this time, and with Terry & Oakden won the commission for the Working Men's College (now RMIT) building in La Trobe Street (Lewis, 2005).

By 1879, Barnet was tendering under his own name. In 1880, he had become the secretary of the Anglo-Jewish Association, and two years later was the honorary Architect to the Jewish Philanthropic Society. During this time Barnet also developed an extensive clientele base drawn from the Jewish community, for whom he designed a number of residential and commercial projects. Barnet was a prolific Architect in Melbourne throughout his lifetime, producing an extensive number of commercial buildings, theatres and places of worship alongside his residential work. Such was the popularity of his work, that it was claimed that he had designed a building on every street in Melbourne (Lewis, 2005).

COMMUNITY CONNECTIONS

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, has been continually used as a synagogue in the City of Melbourne since 1930, serving its congregation on site for over 90 years. As the second synagogue belonging to the Melbourne Hebrew Congregation (formed in 1841), the Melbourne Hebrew Congregation is the oldest surviving Jewish congregation in the State of Victoria and has retains active connections with the community. Originally located in Bourke Street,

Melbourne, the congregation moved to its current site in order to provide a larger place of worship closer to the suburbs in which the community had begun to settle. The architect of the synagogue, Nahum Barnet, chose to design the new building with direct references to the old synagogue, as it was considered to be important in the history of the congregation. These direct references can be seen in the choice of the classical style architecture and use of a dominant front portico with Corinthian columns. Further enhancing this connection to the old synagogue is the presence of materials brought to the new synagogue from Bourke Street in 1930. These include Victorian gates and carved wooden seats, and the bimah, which has been placed in the minor synagogue at the subject site. The Melbourne Hebrew Congregation continues to use the site as their place of worship and for social gatherings and events. The community of the Melbourne Hebrew Congregation Synagogue forms a specific subsection of the wider community who have used and visited the place regularly since its construction; this suggests that there would be some form of community attachment that spans multiple generations.

The Synagogue also continues to connect with the community through its memorial objects. The foyer area houses several memorial boards, plaques, and commemorative items. This means the synagogue provides tangible links to previous generations, including the descendants these soldiers and the congregation and community more broadly.

SITE DESCRIPTION

The place occupies the traditional Country of the Wurundjeri Woi Wurrung people. The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, is located on the corner of Toorak Road and Arnold Street, with the principal façade facing Toorak Road. The Toorak Road boundary follows the course of the road, creating a triangular forecourt that contains a mature Canary Island Date Palm (*Phoenix canariensis*).

The synagogue is a three-storey structure built of brick with parapet walls concealing a hipped corrugated metal roof. The street-facing façades are predominantly finished in concrete render, while remaining walls are left as face brick. The most striking feature of the building is the steel-framed, copper-clad dome, surmounted with a small cupola and a finial bearing the Star of David. The drum of the dome features panels with decorative festoons atop a dentilled cornice, visible at street level (Figure 7). Architecturally, the synagogue is an example of interwar classicism.

It has a basement floor built at street level, a raised ground floor and a first level. On the Toorak Road frontage, wide concrete steps lead to the main entrance on the raised ground floor level. The ground level is mostly located underneath the dome and contains the central synagogue and foyer, both of which have double-height ceilings. The first level surrounds the dome on the north, east and west and has administrative and amenity rooms on the ground and first levels. The basement floor has single entrance doors on the north and west (Arnold Street) elevations. It contains a minor synagogue and additional rooms.

The principal façade to Toorak Road is dominated by a central, shallow portico in the style of a Greco-Roman temple (Figure 8). The principal façade has a layered, symmetrical arrangement made up of two stepped planes and a projecting portico. The first layer of this stepped façade is treated in deeply articulated ruled render, the second layer is smooth with pilasters carrying an entablature and a deep dentilled upper cornice (Figure 9). There is a frieze between the heads of the pilasters. Above the cornice, a low parapet wall with balusters is set around the top of the building.



Figure 7. The building's dome, surmounted with cupola and finial bearing the Star of David. The detailing on the drum of the dome can also be seen. (Source: GML Heritage 2021)



Figure 8. The classically styled portico that dominates the Toorak Road façade. The pediment with cornice, Corinthian columns and pedestals can be seen. (Source: GML Heritage 2021)



Figure 9. The eastern half of the front elevation, showing the stepped back form of the façade. The ruled render inner step back can be seen, along with the outer step back featuring pilasters. The prominent basement level is also visible underneath. (Source: GML Heritage 2021)

The portico is surmounted with a pediment that has dentilled detailing around the interior of the tympanum and a simplified entablature. To the rear of the pediment is the outline of a faux attic floor.

The portico is supported by Corinthian columns, each of which is mounted on a pedestal. Set between the columns are three sets of double doors with transom lights at ground level and steel frame windows to the first floor above. A panel bearing Hebrew script is mounted above the central doorway that reads 'Holy Congregation remnant of Israel' (Figure 8). Below the ground floor, the basement level is separated by a thick, projecting stringcourse and is treated in deeply articulated ruled render. The land slopes down to the west of the block, making the basement floor a more visually prominent element on this side of the building (Figure 10).

The portico is accessed by a set of concrete stairs flanked by a pair of wrought iron lamps set atop the balustrades. Set between the pedestals of the columns, and in front of the doors, are geometrically patterned mild steel gates (Figure 11). The threshold between the gates and the doorways are marked by decorative tile flooring in a Greek key pattern (Figure 12).

The Arnold Street elevation is significantly longer than that of Toorak Road, and continues much of the same detailing of the principal façade. Notably, mid-way along this façade is a narrow faux temple style portico with a pediment supported by paired pilasters flanking a recessed bay (Figure 10). Windows are set between the paired pilasters on both floors, with detailed spandrels between.

The extent of this elevation to the south of the portico (near the corner of Arnold Street and Toorak Road) has a regular pattern of pilasters, with a decorative frieze running between the heads of the pilasters and windows set in the spaces between. The northern extent of the elevation has a small rectilinear projecting wing and is simply treated with plain render walls, a cornice above first floor height and three centrally placed windows at each floor level.

The window openings between the pilasters are set on both levels of the building, providing space for decorative spandrels between. A decorative architrave surrounds the windows on both floors, with stylised voussoirs, giving the appearance of larger, single storey windows. Due to the fall of the land the basement level of the building is higher on this elevation, allowing for low set windows.

The staircases located on this elevation, leading up to the principal floor, have later mild steel balustrades with stylised Stars of David inset at intervals between the balusters. A steel security gate has recently been placed across the entry to one of the staircases.



Figure 10. The Arnold Street elevation of the building. The portico, which mimics the larger version on the Toorak Road elevation, can be seen in the centre. (Source: GML Heritage 2021)



Figure 11. Detail of the entrance doors on the principal, set behind mild steel gates. (Source: GML Heritage 2021)



Figure 12. Detail of the tiled threshold with Greek key pattern. (Source: GML Heritage 2021)



Figure 13. The recent security gate that has been placed across one of the staircases on the Arnold Street elevation. (Source: GML Heritage 2021)

The rear and east façades of the building have been left as red face brick with concrete lintels to the windows. A large timber fire escape is present on the eastern side of the building.

In the rear courtyard is a small rectangular building, which is used as a sukkah (Figure 14). This building is contemporary with the synagogue. The sukkah features a red face brick façade to Arnold Street. The central doorway is set within a small pedimented portico, supported by two Tuscan columns on

pedestals. Either side of the portico are two full height niches with keystone motifs. The gable of the building is hidden behind a decorative concrete render parapet. The remainder of this building is a simple, steel-framed gable roof structure, with most of the walls being occupied by sliding lattice doors. The steel roof is also retractable, though not currently functioning, a feature designed for the religious festival Sukkot.



Figure 14. The Arnold Street façade of the sukkah, located to the rear of the synagogue building. (Source: GML Heritage 2021)

The rear courtyard is separated from Arnold Street by a concrete render perimeter wall, with a Victorian palisade gate (Figure 15). The gate was re-located from the Congregation's earlier site in Bourke Street, Melbourne.



Figure 15. The Victorian gates removed from the original Bourke Street synagogue and installed as part of the perimeter wall on the new site along Arnold Street. (Source: GML Heritage 2021)

Interiors

The interior of the synagogue at 2W–8W Toorak Road is richly decorated, continuing many of the classical details evident on the exterior of the building.

The foyer of the synagogue is the first room entered from the principal façade. The black and white tiled floor design continues with borders in the Greek key pattern, as seen in the threshold between the front gates and doors. The remainder of the tiles, that appear to be hand painted, have a geometric pattern (Figure 16). Walls have timber panelling to door height. The doors leading into the Synagogue from the foyer are flanked by pairs of ionic columns with entablature; the doors are surmounted with rounded pediments (Figure 17). The staircases, with terrazzo treads, have metal balusters that incorporate a menorah pattern. Several memorial boards, plaques, and commemorative items are located in this foyer area.

The principal synagogue of the building is expansive, enhanced by the two-storey open volume crowned by the interior of the dome. The main floor is raked, to enable visibility of the bimah. Upstairs, the horseshoe shaped balcony with similarly stepped seating provides the women's gallery. The balcony is supported by Tuscan columns, with ionic columns above to support the roof. The solid balustrade features panels with rosettes, a detail that has been copied from the original Bourke Street synagogue. Fixed seating on the main floor and balcony is made of timber and includes a mix of new seating and original seating from the Bourke Street Synagogue (Figure 18).



Figure 16. An example of the tiled flooring in the front foyer of the building. (Source: GML Heritage 2021)



Figure 17. An image showing columns in the front foyer, along with some of the commemorative materials in the room. (Source: GML Heritage 2021)



Figure 18. An example of some of the timber seating brought to the synagogue from the Congregation's former site on Bourke Street, Melbourne. (Source: GML Heritage 2021)

The interior of the drum of the dome has regularly spaced rectangular window openings between rows of cornice (visible in Figure 19 and Figure 20). All windows have been fitted with contemporary stained-glass designs by the artist Rimona Kedem. Each window depicts one of the twelve Tribes of Israel. Between the windows are pairs of decorative moulded panels. The interior of the dome itself is panelled in plaster; each panel is inset with a rosette. A large rosette is placed at the apex of the dome (Figure 19).

The alcove where the Ark is placed (Figure 20), is highly ornate. A deeply modulated colonnaded screen runs across the wall of this section of the building. The screen features Corinthian columns, stepped cornicing and fine use of scagliola work (Figure 21). The Ark is centrally placed. The bimah is constructed of finely carved, Tasmanian Blackwood. The blackwood carving has friezes of fruit, foliage and Torah scrolls.

A smaller synagogue is located in the basement. This room is simply treated, with dado height panelling and plain plaster walls above. Notably, this room features the Ark and the bimah of the original Bourke Street synagogue, which was brought to the site at the time of construction (Figure 22). Also included in the basement level is the congregation's boardroom.

On the first level there is a function room with plastered barrel-vaulted ceiling and parquet floor. This room features original decorative features, including timber dado panelling, double doors with porthole windows, timber door surrounds and leaded windows (Figure 23).

Many of the windows across the building have been replaced with modern stained-glass designs, all by Rimona Kedem. Most of these windows have been donated by congregants.



Figure 19. The interior of the dome, as seen from the ground floor of the synagogue. The modern stained glass windows depict each of the Tribes of Israel (Source: GML Heritage 2021)



Figure 20. A view of the Ark and bimah, taken from the women's gallery balcony. The horseshoe shape of the balcony is evident. The cornice and windows set in the drum of the dome can be seen clearly above. (Source: GML Heritage 2021)



Figure 21. Two views of the apse of the synagogue, which houses the Ark and the bimah. The Ark is shielded behind the central blue velvet curtains. The colonnaded screen with heavy decoration and scagliola work is evident on the wall. The extensive Tasmanian Blackwood carving on the bimah is also visible. (Source: GML Heritage 2021)



Figure 22. The Ark and bimah removed from the original Bourke Street synagogue and brought to the site, housed in the minor synagogue in the basement level. (Source: GML Heritage 2021)



Figure 23. The Function room above the foyer. Notable features include the barrel vaulted ceiling, parquet floors, original doors and timber door surrounds and timber dado panelling. (Source: GML Heritage 2021)

INTEGRITY

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, exhibits a high level of integrity to its original design by the architect Nahum Barnet. The overall form of the building has not been altered, including the large copper clad dome. The principal façades of the building, facing Toorak Road and Arnold Street, show little sign of alteration and have retained the classically ornamented original design scheme, including porticos, pediments, pilasters, string courses, cornices, window detailing and parapet walls. The render has been retained in its unpainted form. Minor detailing, such as threshold tiles, doors and gates, have also all been retained. Many windows across the building have been changed from their original glazing to new, stained-glass windows created by the artist Rimona Kedem. This further enhances the historical and social resonance of the building.

The sukkah at the rear of the building retains its original principal brick façade with small portico and niches. The sukkah retains its original retractable roof and doors, however these are in poor condition and are not operational. The perimeter wall facing Arnold Street has been retained in original condition, as have the Victorian-era gates that were originally part of the Bourke Street synagogue. .

Minimal changes have been made to the exterior of the site. Mild steel balustrades to the Arnold Street façade's staircases do not detract from the building. The recent security gates placed over the entry to one of these staircases similarly do not detract and are easily reversible.

Internally, the building retains much of its rich and ornate interior design scheme. This is evident in the front foyer, main synagogue, minor synagogue and the upstairs function room. Little change has been made to any surfaces. Alterations to the choir loft in the apse of the synagogue do not detract from the scheme, and are not noticeable as the loft has retained curtains which shield it from the room. Later changes to bathrooms do not detract from the building.

The triangular forecourt and mature Canary Island Date Palm, which appears to be an early planting dating to 1945, appear to be continuous elements of the place. They contribute to and enhance the overall integrity of the place. Overall, the building retains a very high integrity.

COMPARATIVE ANALYSIS

There are currently 11 synagogues in Victoria that are listed on the Victorian Heritage Register or Heritage Overlay, or identified as potential heritage places by local government authorities (HERMES). Among these examples, the Melbourne Hebrew Congregation Synagogue is one of two purpose-built synagogues constructed in the interwar period, with the other one being the St Kilda Hebrew Congregation Synagogue in St Kilda (VHR H1968; HO89, City of Port Phillip).

The majority of synagogues predating World War II were completed by 1877, including the two examples within the City of Melbourne: the former Bourke Street synagogue, built in 1847–48 (demolished); and the East Melbourne Hebrew Congregation on Albert Street, built in 1877 (VHR H0495; HO124). Synagogues built in Victoria during the nineteenth and early half of twentieth century generally employed classical architectural features, as also seen in regional examples such as the synagogue at 2–4 Barkly Street, Ballarat East (VHR H0106; HO8, City of Ballarat) and the former Synagogue at 74–78 McKillop Street, Geelong (VHR H1103; HO240, City of Greater Geelong), both built in 1861.

Postwar synagogues in Victoria were usually built in Modernist styles in the decades after World War II. This period saw significant Jewish immigration to Australia, with the geographical displacements of the war. The choice of Modernist architecture signified a break from traditional European forms for the communities in Victoria, influenced heavily by wartime experiences and the diverse backgrounds of the congregants.

The following pre-World War II examples of synagogues within and beyond the City of Melbourne compare to the Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, being of the same use, and for their use of elements inspired by Classical architecture.

East Melbourne Synagogue, 494–500 Albert Street, East Melbourne (VHR H0495; HO124)

The East Melbourne Synagogue was built in 1877 to a design by eminent church architects Crouch and Wilson. The façade was completed in 1883, in the Renaissance Revival style. The façade features pilasters, aediculae over windows, and a large pediment. The building is notable for its two steep, octagonal domes. Internally, the synagogue has an upper balcony serving as the women's gallery.



Figure 24. East Melbourne Synagogue, 494–500 Albert Street, East Melbourne, built in 1877. (Source: Victorian Heritage Database)

Former Mickveh Yisrael Synagogue, 275–285 Exhibition Street, Melbourne (VHR H0766; HO635)

A simple brick building, built in 1859 to a design by the architects Knight and Kerr. The building's primary ornamentation is evident on the front façade, with classical references including pilasters and a stylised pediment gable. The building became a school after the 1877 East Melbourne Synagogue was built and is now a restaurant.



Figure 25. Former Mickveh Yisrael Synagogue, 275–285 Exhibition Street, Melbourne, built in 1859. (Source: Victorian Heritage Database)

St Kilda Hebrew Congregation Synagogue, 10–12 Charnwood Grove, St Kilda (VHR H1968; HO89, City of Port Phillip)

The St Kilda Hebrew Congregation Synagogue was built in 1927 to a design by the architect Joseph Plottel on a site that had been subdivided from the grounds of a large mansion. Built in red brick, the façade is relatively simple with the primary decoration being placed above the entry. The building is topped by a large dome. Internally, the synagogue has an upstairs women's gallery and fine timber carving.



Figure 26. St Kilda Hebrew Congregation Synagogue, 10–12 Charnwood Grove, St Kilda, built in 1927. (Source: Victorian Heritage Database)

Synagogue, 2–4 Barkly Street, Ballarat East (VHR H0106; HO8, City of Ballarat HO8, VHR H0106)

A single-storey, rectangular building designed in a simple classical style. The principal façade has a horizontal parapet embellished with a heavy cornice. Underneath the cornice is a projecting pedimented portico supported by four rectangular columns. Primary ornamentation to the front of the building is the pedimented portico and parapet wall. The building was designed by a local Ballarat architect, TB Cameron.



Figure 27. Synagogue, 2–4 Barkly Street, Ballarat East, 1861. (Source: Victorian Heritage Database)

Former Synagogue, 74–78 McKillop Street, Geelong (VHR H1103, City of Greater Geelong HO240, VHR H1103)

A single-storey concrete rendered synagogue built by the builders Jones and Halpin, to designs by the local Geelong architect John Young. Built in a classical style, the building has decorative treatment to all elevations. The principal façade features large corner piers, pediment and a semi-circular gable light set above a porch.



Figure 28. Former Synagogue, 74–78 McKillop Street, Geelong, 1861. (Source: Victorian Heritage Database)

Built in 1930 using the elements inspired by classical architecture, the subject building is one of the last classical-styled synagogues built in Victoria. When compared with images of the former Bourke Street Synagogue, many stylistic similarities can be seen. The choice to replicate the architectural language of

the earlier building demonstrates the community's connection to their former site at the time of construction.

The subject site is comparable with the East Melbourne Synagogue in scale and refinement of design. Both are fine examples of Renaissance Revival architecture that was popular during the nineteenth century and was revived again in the interwar period often in a more restrained manner. When compared to the earlier examples of synagogues at 275–285 Exhibition Street, Melbourne, 2–4 Barkly Street, Ballarat East, and 74–78 McKillop Street, Geelong, the subject site is distinguished by its landmark quality. The size and scale of the subject site indicates the prosperity that the Jewish community in Melbourne had found in the period between the 1860s and 1930s. Although built much earlier, the sites are comparable by their use of classical references. This may be representative of the notion expressed by Nahum Barnet that classically designed synagogues implied the congregants were 'loyal British Jews' (MCH 2008:15). These three buildings are no longer in use as synagogues.

Although representing different interpretation of classical language, the subject site is most comparable with the St Kilda Hebrew Congregation Synagogue, built in 1927, in terms of age, scale, and the use of the dome. The St Kilda Hebrew Congregation Synagogue exhibits the influence of Byzantine architecture while the design of the subject site was based on the demolished Bourke Street synagogue that used a simple Greek temple form. The St Kilda Hebrew Congregation Synagogue and the subject site both exhibit a grander scale than their predecessors, indicating the prosperity and aspirations of both congregations in the first decades of the twentieth century. While there are similarities in the form of both buildings, the subject site exhibits a more elaborate design scheme when compared to the relatively stripped-back exterior of the synagogue at St Kilda. The subject site utilises its corner site in a prominent setting, and is distinguished by the highly detailed application of classical motifs to almost all prominent surfaces, both internally and externally.

Overall, the Melbourne Hebrew Congregation Synagogue is characterised as a highly intact building bearing an impressive form and highly refined design scheme. The scale and quality evident in the synagogue's construction place it as one of the largest and most impressive of its kind in Victoria. Its siting on the corner of Toorak Road and Arnold Street and a prominent substantial copper clad dome are also notable. The prestigious siting and striking visual prominence of the dome have contributed to it being a landmark building in the area. The building's exterior is characterised by its ornate detailing and sophisticated composition, including its large, classical portico, and extensive external detailing in concrete render moulding, carved Hebrew lettering and Greek key pattern tiles. The building is important as being the last synagogue built in Victoria at such an impressive scale before World War II.

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 2W–8W Toorak 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
INTERNAL ALTERATION CONTROLS	Yes
TREE CONTROLS	Yes – Canary Island Date Palm, (<i>Phoenix canariensis</i>) at the triangular forecourt
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	Yes – Sukkah and Victorian palisade gate and perimeter wall
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.

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PREVIOUS STUDIES

South Yarra Conservation Study 1985 A

STATEMENT OF SIGNIFICANCE

Heritage Place: Melbourne
Hebrew Congregation
Synagogue

PS ref no: HOxxx



What is significant?

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, built in 1930, is significant.

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

- building's original external form, including prominent dome
- building's integrity to the original design by Nahum Barnet
- buildings materiality, including concrete render, walls left in face brick and copper cladding to the dome
- front portico, including pediment, columns on pedestals and associated detailing

- entire detailing to external walls, including parapets, balustrading, pilasters and other decoration expressed in concrete render
- external detailing to the drum of the dome
- original pattern of fenestration
- stairs accessing both the Toorak Road and Arnold Street elevations, including associated balustrading
- concrete rendered brick perimeter wall on the Arnold Street frontage, including Victorian gate removed from the congregation's original site on Bourke Street in Melbourne
- sukkah building located to the rear of the synagogue building fronting Arnold Street, with front façade including portico, niches and pediments, as well as the retracting nature of the roof and the walls
- stained-glass windows
- highly intact interior of the building, including the internal moulded detailing (columns, cornices, stringcourses, rosettes, pediments and panels); its carved timberwork (including Arks, bimahs, seats, friezes and fittings); its scagliola surface treatments, tiled and parquet flooring, original doors and windows, barrel vaulted and dome ceilings
- memorial objects in the foyer area, including memorial boards, plaques, and commemorative items
- triangular forecourt and mature Canary Island Date Palm (*Phoenix canariensis*).

More recent additions, including the security gates on the Arnold Street elevation, and the fire escape to the eastern elevation, are not significant.

How is it significant?

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why is it significant?

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, is of historical significance to the City of Melbourne, as the principal place of worship for the oldest Jewish congregation in Victoria. The Melbourne Hebrew Congregation was formed in 1841, and was originally housed at a site on Bourke Street in Melbourne. The congregation chose to move to the subject site in order to provide a larger place of worship closer to where many of its congregants had settled. The erection of a substantial and highly ornate synagogue on in a prestigious location is indicative of the growth of the Melbourne Hebrew Congregation and its increased social prominence since its formation in 1841. (Criterion A)

The Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road, South Yarra, is of representative significance as a synagogue designed in a classically inspired architectural style, typical of the pre-World War II synagogues in Victoria. The characteristics of a synagogue that used references to classical styles include external elements such as porticos, pilasters and gable ends styled to represent pediments, as well as interior decorative elements. The former site of the Melbourne Hebrew Congregation, on Bourke Street in Melbourne, had also been built in the classical style, and was directly referenced in the design of the subject site. (Criterion D)

The Melbourne Hebrew Congregation Synagogue is of aesthetic significance as a highly decorative, architecturally refined interpretation of classical architecture in the interwar period. The synagogue is significant for its prestigious siting and striking visual prominence of the dome that have contributed to it being a landmark building in the area. The building's exterior is characterised by its ornate detailing and sophisticated composition, including its large, classical portico, concrete render moulding, carved Hebrew lettering and Greek key pattern tiles. The interior of the building is aesthetically significant for its

equally refined decorative elements, surfaces, and internal fittings. Significant features of the interior include the treatment of the underside of the dome, the decorative colonnaded screen housing the Ark with refined scagliola work, and the use of columns, friezes and cornices. Additionally, the horseshoe shaped balcony, tiled surfaces of the foyer, and barrel-vaulted ceiling of the function room are also important to the aesthetic value of the building. Significant fixtures and fittings include interior light fittings, staircase balustrading, timber seats contemporary with the building, and the stained-glass windows. The extensive finely crafted Tasmanian blackwood carving to the bimah is an outstanding example of ornate timberwork. The fine quality of the timberwork brought from the original synagogue on Bourke Street, Melbourne, including wooden seats and the original bimah, further enhance the aesthetic character of the interior. The triangular forecourt setting and mature Canary Island Date Palm (*Phoenix canariensis*) contribute to and enhance the overall integrity and aesthetic significance of the place. (Criterion E)

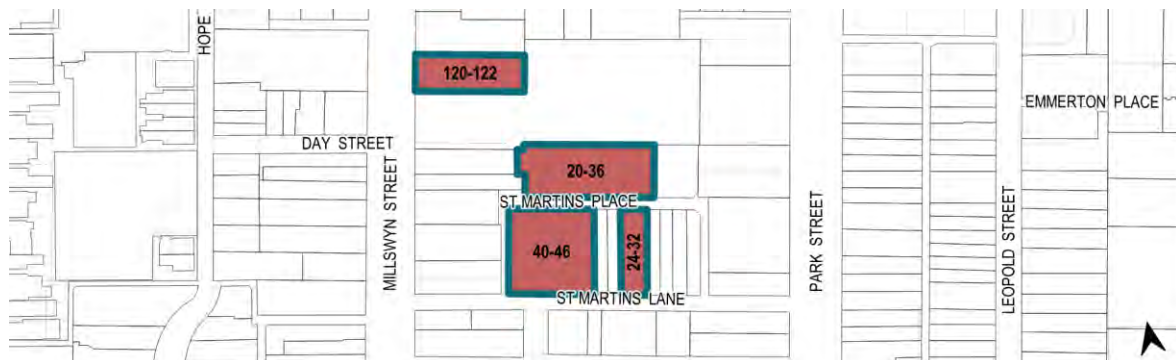
The synagogue at 2W–8W Toorak Road, South Yarra is socially significant to the City of Melbourne. As the second synagogue belonging to the Melbourne Hebrew Congregation, which was formed in 1841, The Melbourne Hebrew Congregation is thus the oldest surviving Jewish congregation in the State of Victoria, and has remained an active community. The congregation moved to the current site in 1930 in order to provide a larger place of worship and closer to the suburbs in which the community had begun to settle. The Architect of the synagogue, Nahum Barnet, chose to design the new building with direct references to the old Bourke Street synagogue, as it was considered to be important in the history of the congregation. These direct references can be seen in the choice of the classical style architecture and use of a dominant front portico with Corinthian columns. Further enhancing the ongoing connection of the congregation to both sites, is the presence of materials brought to the new synagogue from Bourke Street, in 1930. These include Victorian gates and carved wooden seats, and the bimah, which has been placed in the minor synagogue at the subject site. The Synagogue also continues to connect with the community through its memorial objects (memorial boards, plaques, and commemorative items in the foyer). The synagogue provides tangible links to previous generations, including the congregation and community more broadly. The Melbourne Hebrew Congregation continues to use the site as their place of worship and social gatherings and events. (Criterion G)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

2 Serial listing place citation

SITE NAME:	St Martins Youth Arts Centre complex
STREET ADDRESS:	24–32 and 40–46 St Martins Lane, 20–36 St Martins Place, 120–122 Millswyn Street, South Yarra
PROPERTY ID:	108680 (24–32 St Martins Lane); 108677 (40–46 St Martins Lane); 106647 (120–122 Millswyn Street); 108685 (20–36 St Martins Place)



SURVEY DATE:	March 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Serial listing	EXISTING HERITAGE OVERLAY:	HO6 South Yarra Heritage Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C (120–122 Millswyn Street)
DESIGNER / ARCHITECT / ARTIST:	Samuel Charles Brittingham (120–122 Millswyn Street) Gordon Murphy (40–46 St Martins Lane)	BUILDER:	Donald McLennan (40–46 St Martins Lane)
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Interwar Period (c1919–c1940) Postmodern (c1975–c2000)	DATE OF CREATION / MAJOR CONSTRUCTION:	1889 (120–122 Millswyn Street) 1930 (24–32 St Martins Lane) 1956, 1982 (40–46 St Martins Lane)

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 Arts and culture	14.8 Theatre
9 Religion	9.2 Establishing places of worship

RECOMMENDATIONS

Recommend inclusion of 24–32 and 40–46 St Martins Lane, 20–36 St Martins Place, and 120–122 Millswyn Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a serial listing.

Extent of overlay: Refer to map.

SUMMARY

St Martins Theatre was established as the Melbourne Little Theatre in 1934. The theatre company has provided training to emerging actors and delivered a program of performances to the public from this site since 1934. Several prominent figures from Victoria's theatre industry have been associated with the theatre since its formation. It was one of the earliest local theatre companies established in Australia and the first to be established in Melbourne.

The St Martins Youth Arts Centre complex comprises four sites on discrete allotments. The principal site is 40–46 St Martins Lane, which contains the purpose-built theatre building, erected in 1956, and the 1982 additions. The converted former warehouse at 24–32 St Martins Lane, and the former church hall at 120–122 Millswyn Street are rehearsal and education spaces. 20–36 St Martins Place is a rectangular block of land, also under the management of St Martins Theatre, which contains a carpark and a mature Peppercorn tree with a memorial plaque dedicated to St Martins' former theatre director Irene Mitchell. In 1977 the Victorian Government purchased the subject sites and in 1979 it was reserved for ongoing use as a youth arts centre under the management of St Martins Theatre Guild.

HISTORICAL CONTEXT

Theatres in Melbourne

Melbourne's first theatre was a timber building in Bourke Street that opened in 1842 with a series of amateur performances. By 1880 seven substantial theatres had been built within the central city area. Theatre productions appealed to a wide audience from different socio-economic classes. Programs were varied and influenced by prevailing fashions in Britain, such as Shakespearian productions, farces, and even quasi-circus type shows. During the boom period of the 1880s Melbourne's only surviving nineteenth-century theatres, the Princess Theatre and Her Majesty's (first named the Alexandra) were built (Colligan and Van Straten 2008).

In the early twentieth century, popular British and American productions dominated Melbourne's theatre programs. The onset of World War I restricted the entry of overseas actors to Australia and halted touring international productions. In response, theatre companies turned to the promotion of local acting talent. During the Depression many of the city's live theatre venues closed or were 'wired' for the recently introduced 'talkies'. Two of Melbourne's most popular theatres, the Theatre Royal and the Bijou, closed in 1933 and 1934 respectively (both demolished) (Colligan and Van Straten 2008). The introduction of motion film also contributed to the changing tastes and the demise of commercial theatre productions in this period.

The closure of many of the larger theatre venues in the central city was met with growing activity in smaller, largely amateur, community theatre particularly in Melbourne's inner suburban areas. The Melbourne Little Theatre, established in 1931, was one of the first amateur theatre companies formed in Melbourne. Other local and amateur theatre companies founded during the 1930s included the Workers' Theatre Group, founded in 1935 (now known as Melbourne New Theatre); and the Hartwell Players, formed in Camberwell in 1938. The National Theatre Movement was also established in 1935, to provide training and performance opportunities for young people in opera, dance and drama. The National Theatre was based in the hall of St Peter's Eastern Hill Anglican Church in its early years; it later occupied the Village Theatre in Toorak (destroyed by fire in 1962), then the Empress Theatre, Prahran (destroyed by fire 1971) before moving to the former Victory Theatre in St Kilda (Colligan and Van Straten 2008). During the Second World War amateur theatre in Melbourne faced wartime restrictions.

After World War II many of the commercial theatres reverted to imported variety shows with international headliners. While commercial theatres typically catered to the middle class and showed popular productions, Melbourne's local and amateur theatres provided more challenging and experimental productions and embraced social and cultural diversity.

New Wave theatre developed as a movement in the 1950s, 1960s and 1970s. Influenced by European immigration and with a strong focus around student life at the University of Melbourne, the alternative theatre scene was fostered in intimate performance spaces within Melbourne's inner suburbs. Whereas the early picture palaces of the twentieth century crammed many hundreds of people into large theatres to be fed mainstream, or 'pop' culture, the alternative scene of the 1960s and 1970s developed as part of a counter-culture. Commercial theatre and cinemas experienced a decline in attendance during the 1970s and 1980s. This demise was countered with a significant growth of 'live theatre', especially in small live theatre venues that constituted adapted existing structures. One of the most significant of these alternative performance spaces was La Mama in Carlton, founded by Betty Burstall in 1967 in a former shirt factory (Context 2015:9–10).

Other examples include the Union Theatre Repertory Company at the University of Melbourne, founded in 1953 (which became the Melbourne Theatre Company in 1968); and the Emerald Hill Theatre, founded in 1962–66 in South Melbourne. The Handspan Theatre Company, a puppetry theatre group

established in 1977 in Fitzroy. Described as a ‘professional, experimental and mainly adult theatre company’, the group operated from a studio at 108 Gertrude Street, Fitzroy. (Context 2015:9–10).

Amateur theatre groups were largely unfunded enterprises and made do with whatever suitable accommodation was available. Theatre groups often used local halls, such as mechanics institutes or church halls. Purpose-built local theatres were uncommon.

Church halls and chapels in Melbourne

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 who 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 at 39–45 Bromby Street, South Yarra (assessed as an individual heritage place in the Review), and another in Toorak (demolished).

SITE HISTORY

The place occupies the traditional Country of the Bunurong people. The sites at 24–32 and 40–46 St Martins Lane, 20–36 St Martins Place, and 120–122 Millswyn Street, South Yarra, are historically linked through their connection to the Melbourne Little Theatre Company (renamed St Martins Theatre in 1962). This began as an amateur theatre company but grew to be a professional organisation and cultural institution that has maintained its community character and focus. Over the period 1934–68, the company acquired the four subject sites. The Victorian Government purchased the four sites from the company in 1979 and reserved the land for ongoing use as a youth arts centre under the management

of St Martins Theatre (Figure 1). Since 1982 the complex has been known as St Martins Youth Arts Centre.



Legend

- | | | | |
|---|--------------------------------|---|---|
| 1 | 120–122 Millswyn Street (1889) | 4 | Additions to 40–46 St Martins Lane (1982) |
| 2 | 24–32 St Martins Lane (1930) | 5 | Peppercorn (<i>Schinus areira</i>) at 20–36 St Martins Place (c1870s) |
| 3 | 40–46 St Martins Lane (1956) | | |

Figure 1. Aerial photograph showing the buildings and additions developed on four discrete sites. (Source: Nearmap 2021 with GML overlay)

St Martins Youth Arts Centre comprises several sites on discrete allotments (Figure 2). The principal site is 40–46 St Martins Lane, which contains the purpose-built theatre building, erected in 1956, and the 1982 additions. The converted former warehouse at 24–32 St Martins Lane, and the former church hall at 120–122 Millswyn Street are rehearsal and education spaces. 20–36 St Martins Place is a rectangular block of land, also under the management of St Martins Theatre, which contains a carpark and a mature Peppercorn tree with a memorial plaque dedicated to St Martins' former theatre director Irene Mitchell.

Each of the four sites developed independently; a summary of the land use and development of each is provided below.

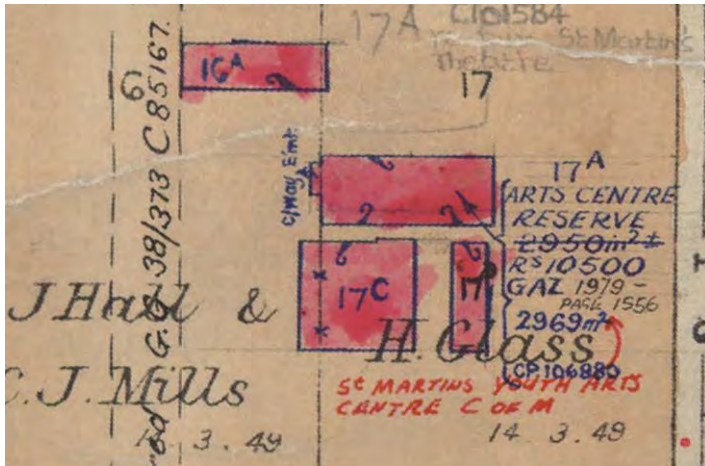


Figure 2. Extract from a plan of the Parish of Melbourne South, prepared by A J Mullett in 1879, amended c1922, 1979. (Source: State Library Victoria)

40–46 St Martins Lane (Figure 1: Number 3 and Number 4)

40–46 St Martins Lane originally formed part of Crown Allotments 16 and 17 in the Parish of Melbourne South, County of Bourke, which were first acquired by J Hall and C J Mills, and Hugh Glass respectively in 1849 (CoMMaps).

In the nineteenth century the site was occupied by three dwellings (MMBW Detail Plan no 898, 899, 900, 1895; S&Mc 1900). St Martins Lane was formerly known as Martin Street and had been developed with single and double-storey residences by the mid-1890s (MMBW Detail Plan no 898, 899, 900, 1895). The street was renamed St Martins Lane in the 1950s (MBAI).

In 1900, the local Anglican Church, Christ Church, built St Chad's Chapel of Ease at 40–46 St Martins Lane (formerly 44–46 Martin Street) (Figure 3). Built of red brick, the modern 'bijou' type chapel had the sanctuary separated from the nave, with the altar and baptistry in a prominent position (Figure 4) (*Prahran Telegraph*, 5 May 1900:3; S&Mc 1905). The chapel also housed 'Normanhurst' School in 1910 (S&Mc 1910).

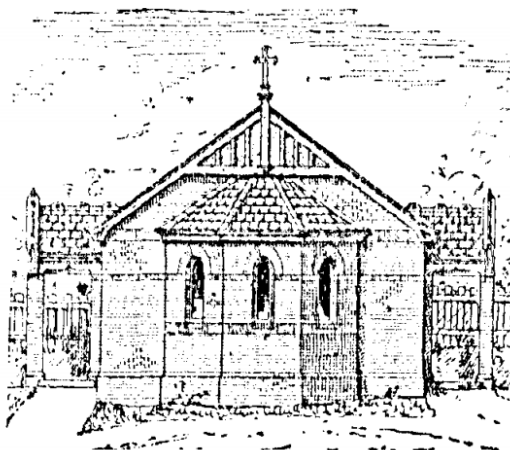


Figure 3. Illustration of St Chad's Chapel, South Yarra. (Source: Christ Church c1900)



Figure 4. St Chad's Chapel, South Yarra, showing the altar, 1900. (Source: State Library Victoria, Accession No. H98.182/2)

In 1934, Melbourne Little Theatre Company converted the disused St Chad's Chapel of Ease into an 'intimate theatre' and staged the opening performance 'From Night Till Morning' (*Age*, 12 January 1934:6). The Little Theatre Laboratory of Dramatic Art was established as a semi-professional company by two unemployed actors, Brett Randall and Hal Percy, during the Depression in 1931. The aim of the company was to present plays of literary value using the best available performers (Kearns 1950: not paginated). In early 1932, Randall and Percy established a temporary stage in a kiosk in Fawkner Park, South Yarra. The early program involved performances for three nights every month and Sunday play readings. Following its success, in 1934 the company moved to the St Chad's Chapel of Ease which seated 150 people with a small stage measuring 4.5 by 3.5 metres. The company was renamed Melbourne Little Theatre Company around this time, under the leadership of Brett Randall (Melbourne Theatre History n.d.). In the early 1940s Irene Mitchell took on the role of producer at the Little Theatre Co; she directed her first full production for the Little Theatre in 1942 (*Age*, 28 February 1951:2; Theatre Heritage n.d.). Mitchell continued to teach and direct at the company into the late 1970s.

The Little Theatre operated by a subscription base, which was supported by 1500 members. In 1948, a subsidiary touring company Everyman's Theatre was established and in 1951, the company was re-formed as the Melbourne Little Theatre Guild (Melbourne Theatre History n.d.). The popularity of the theatre's productions and membership subscription had outgrown the limited space afforded at St Chad's Chapel. The Little Theatre Guild made plans in the early 1950s to construct a larger, purpose-built theatre at 40–46 St Martins Lane.

In 1954 the Guild engaged architect Gordon Murphy to prepare designs for a new theatre to replace St Chad's Chapel at 40–46 St Martins Lane (Figure 5). Construction of the new theatre, named Randall Theatre, was completed in 1956 by Donald McLennan (Figure 6, Figure 7) (PROV VPRS 11200/P1). Murphy was a partner in Cowper Murphy and Associates, an architectural firm that designed many theatre complexes in Victoria from the late 1930s to the 1950s (PROV VPRS 11200/P1). Murphy designed Randall Theatre in the modern 'Continental style' with entrances to seating from either side and no intermediate aisles. It was to be the first theatre designed in this manner following a change in legislation that permitted this layout in a public building. The theatre was fitted with modern features, including the lighting, a scene loft for pulling up scenery, a small buffet and a heating system. Built of brick, the theatre featured fan-shaped, ramped seating to accommodate up to 414 people. The proposed proscenium-arched stage was to measure 8.5 by 16.5 metres, similar to the size of the stage at The Comedy Theatre. The membership was also to be increased to 3000, admitting 800 on the waiting list (*Herald*, 7 January 1954:18; Melbourne Theatre History n.d.).

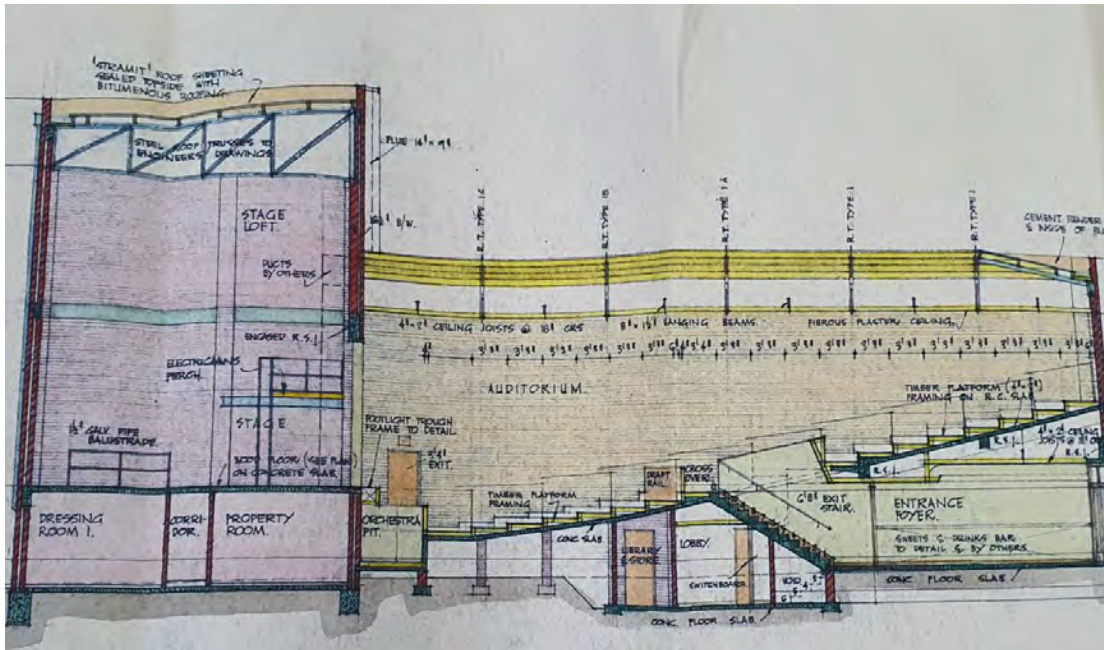


Figure 5. Plan titled 'Proposed brick and steel framed theatre Martin Street', showing the design for the Randall Theatre building on St Martins Lane. Plans prepared by Cowper, Murphy and Associates, 1954. (Source: Public Records Office Victoria building plans, VPRS 11200/P1, Unit 618)



Figure 6. Construction of Randall Theatre, c1956. (Source: Context photograph of source held at St Martins Youth Arts Centre)



Figure 7. Randall Theatre, built 1956. (Source: Context photograph of source held at St Martins Youth Arts Centre)

A suggestion to change the street name to St Martins Lane after its namesake in London's theatre district was adopted by Melbourne City Council in 1956 (Academy 1995). In 1962, the building itself was renamed St Martin's Theatre, and the company became a fully professional organisation under the management of a new company St Martin's Theatre Company (Melbourne Theatre History n.d.).

With growing competition from other theatre companies and an ageing and diminishing membership, the company faced financial difficulties in the late 1960s, and the theatre closed in July 1973. The Melbourne Theatre Company leased the building until 1975 (Melbourne Theatre History n.d.).

The Victorian Government purchased the premises in 1977 from the St Martins Theatre Guild for use as a youth arts centre (PROV VPRS 11200/P1). Mitchell had been instrumental in lobbying the state government to buy the St Martins Theatre, to ensure the building continued to be used as a theatre (Theatre Heritage n.d.). After the change of ownership, the theatre company received a grant of \$475,000 from the State Government for capital works and additional staff in 1979 (*Age*, 29 September

1977: np). The money went towards the construction of a black box theatre for flexible usage on the eastern elevation of the original theatre (*Age*, 19 December 1979:n.p.).

In 1980, the St Martin's Youth Arts Centre was established as a company and charitable institution, and in 1982, the St Martin's Theatre was refurbished and added with the second 'black box' theatre and rehearsal space, designed by Godfrey and Spowers, Hughes, Mewton and Lobb (Figure 8 and Figure 9) (PROV VPRS 11200/P1). The second theatre was named the Irene Mitchell Studio in honour of her long association with the theatre, as a teacher and director with the company. In April 1982, the Hon Race Mathews MLA, Minister of the Arts, opened the newly completed centre (Melbourne Theatre History n.d.).

St Martins Youth Centre continues to offer training to emerging actors and hosts a regular program of events and performances. The company has a focus on inclusion and offers scholarships to youth who may experience barriers to entering the art based on disability, neurodiversity, learning challenges, cultural and linguistic difference or financial difficulty.

Many notable actors, playwrights, technicians, and several designers received training and were involved in productions at St Martins Theatre including Sheila Florance, Douglas Stewart, Vance Palmer, Sumner Locke Elliot, Ruth Park, Hal Porter, Oriel Grey, Peter Kennac, George Fairfax, John Truscott and Graham Bennett. More recent acting alumni include Colin Lane, Catherine McClements, Gina Riley, Jane Turner, Mark Trevorrow (Bob Downe), Frank Woodley, Noah Taylor and Julia Zemiro.

Brett Randall, founder and actor

English-born Brett Randall (1884–1963) left school at the age of 14 and first began working in theatre at the age of 15. In 1907 he became the general manager of the Holloway Empire, a substantial variety theatre in North London, and he subsequently ran touring theatre companies. Randall migrated to Australia in 1926. After meeting actor Hal Percy, the two conceived to create a little theatre movement that would be part amateur and part professional. Randall drew inspiration from the repertory theatre model in Britain as the basis for the Little Theatre movement (Theatre Heritage n.d.). Randall taught and directed at the theatre into the 1940s. He had developed a deteriorating eyesight condition that led to him handing over much of the directing work to Irene Mitchell in the 1940s. He remained closely involved in the theatre and its productions until his death in 1963 (Theatre Heritage n.d.).

Irene Mitchell, director, actor and teacher

Irene Gladys Mitchell (1905–1995), born in South Yarra in 1905, was an eminent figure in the twentieth-century Melbourne theatre scene. In 1933 she made her first trip to England. Later she made regular trips to London where she attended many plays. Mitchell joined Louise Dunn's all-female Shakespeare company where she achieved notable success playing Romeo at the Garrick Theatre in South Melbourne. She joined the Melbourne Little Theatre Company as producer then began directing and teaching from 1942. Two of the Victorian Arts Centre's early visionaries, George Fairfax, actor, and designer John Truscott, both trained under Mitchell. Mitchell was made a Member of the British Empire in 1975 and in 1986 she received The Green Room Awards Association's Lifetime Achievement Award. She died in 1995. An annual scholarship for drama students has been established in her name at the Victorian College of the Arts (Van Straten 2007).

Gordon Murphy, architect

Melbourne architect Gordon Murphy (1889–1967) worked with the firm Cowper, Murphy and Appleford (established in 1921), becoming the office's chief designer. The firm operated from new premises in

Chancery House, 440 Little Collins Street, Melbourne, designed by the firm's architect Chris Cowper. Gordon's son, John Gordon Murphy, also became an architect, forming a partnership with his wife Phyllis in 1950. He worked on the designs for the Sun Theatre, Yarraville; the Regent Theatre, Ballarat; the Reardon Theatre, Port Fairy; and the Koroit Theatre, Koroit. Murphy and partner Reg Appleford supervised the construction of Melbourne's Regent Theatre in the 2000s (Logan 2012:179).

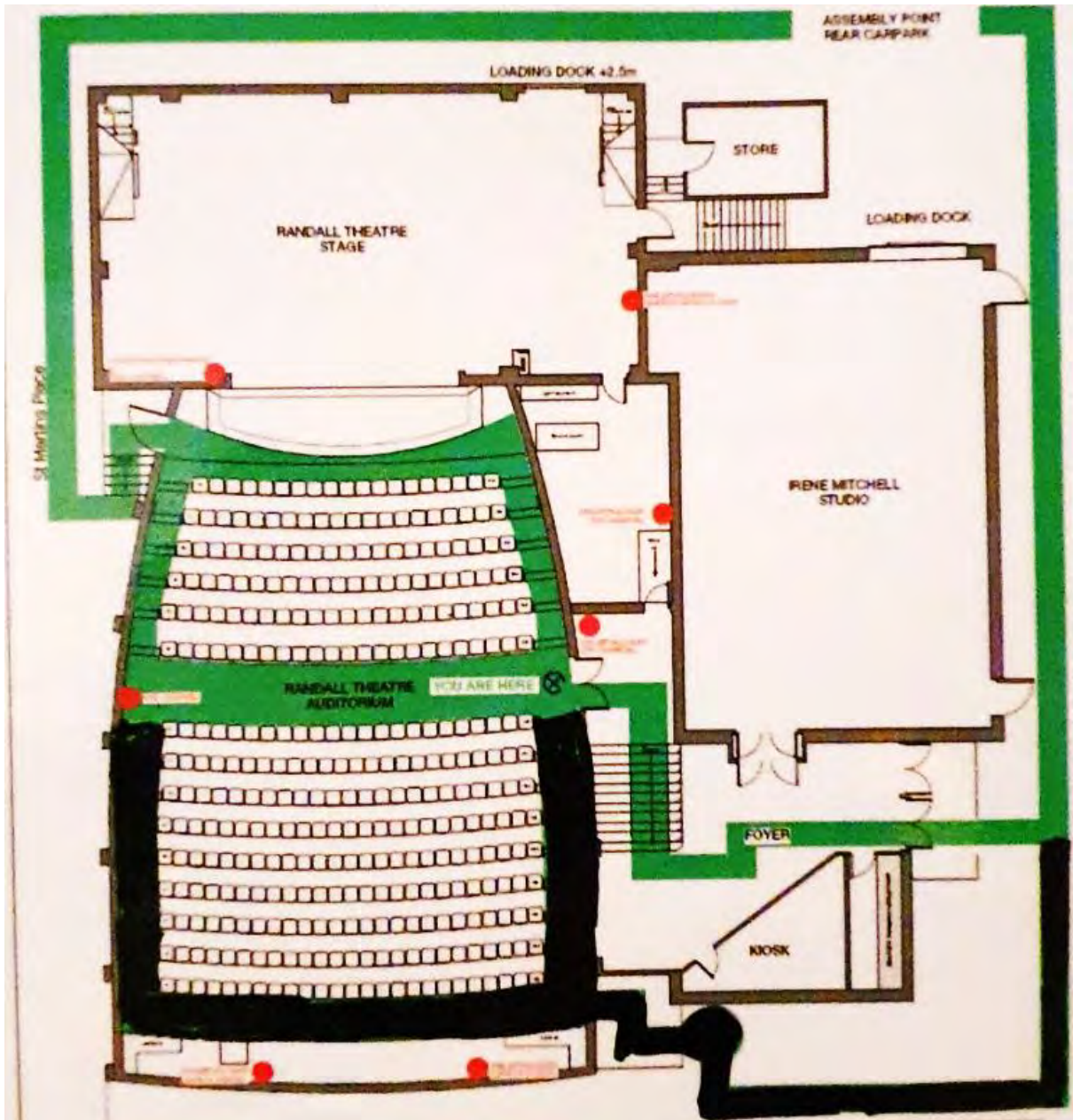


Figure 8. Internal building plans of the Arts Centre. Note the locations of the Randall Theatre (1956) and Irene Mitchell Studio (c1982). (Source: GML Heritage 2021)



Figure 9. Diagram showing periods of development. (Source: Nearmap 2021 with GML Heritage overlay)

24–32 St Martins Lane (Figure 1: Number 2)

This land forms part of Crown Allotment 17 in the Parish of Melbourne South, County of Bourke, which was first purchased by Hugh Glass in 1849 (CoMMaps).

The existing single-storey warehouse building at 24–32 St Martins Lane was built in 1930 at a cost of £1000, replacing a nineteenth-century dwelling (MBAI; S&Mc 1920, 1928). This property was known as 28 Martin Street and occupied by White, Tomkins and Courage (Australia) Pty Ltd, confectioners (*Herald*, 12 November 1930:11). In the 1930s, the building was occupied by short-term tenants, including Morgan and Rice Pty Ltd (fruit merchants) and Mackenzie's Neon Pty Ltd. Edelwiss Knitwear Pty Ltd occupied the premises from the early 1940s to the 1960s (*Argus*, 25 April 1935:4; *Age*, 20 February 1939:19; *Herald*, 17 September 1940:14; S&Mc 1942; *Age*, 27 August 1965:22).

By c1968, the Melbourne Little Theatre acquired the building for use as a new drama school, an annexe to its theatre at 44–46 St Martins Lane. The first Director was Helen Franklyn, who taught at the National Theatre Melbourne's drama school. The training for professional stage, film and television work was to cover speech, movement, acting, mime, stage management, make-up and improvisation, as well as study of the history of the theatre and plays. The classes were held in the evening and on weekends so that students could work while studying (*Age*, 6 December 1968:17; 11 January 1969:80).

In 1978, after the Victorian Government purchased the St Martin's Theatre, internal alterations were made to the building for conversion to a theatre at a cost of \$25,000 (MBAI). The building re-opened in 1982 and became known as The Gallery at St Martin's (*Age*, 17 September 1982:44; 18 May 1991:153).

An automatic glazed door and central square window have been added to the principal façade. This building is now home to St Martins Youth Arts Centre, which is specifically aimed at developing theatre and art for children.

20–36 St Martins Place (Figure 1: Number 5)

This land forms part of Crown Allotment 17 in the Parish of Melbourne South, County of Bourke, which was first purchased by Hugh Glass in 1849 (CoMMaps).

Stables were built on the subject site during the nineteenth century. A mature Peppercorn (*Schinus areira*) that is located near the western boundary of the site is believed to date from c1870s (NTA 2015; ETR). Peppercorn trees were popular shade trees in the nineteenth century and often planted to provide shade for stock.

By 1890 this land formed part of the allotments at 103 and 113 Park Street, now 105–107 Park Street (Figure 10). By 1920, the two cottages fronting Park Street had been demolished and were replaced with Kilmany, a block of four flats.

The first reference to Martins Place appears in a newspaper reference of 1935 that indicates that the right-of-way (Figure 10) had been renamed Martins Place by this time.

An aerial photograph from c1924 shows that the peppercorn had reached maturity by c1924. The tree is shown as it is today in Figure 11.

The stables were still extant in 1977 (PROV VPRS 11200/P1).

Former theatre director Irene Mitchell died in 1995 and her ashes were scattered at the base of the peppercorn tree located in the garden bed. A commemorative plaque was installed at the base of the tree. The peppercorn tree was added to the City of Melbourne Exceptional Tree Register in 2012.

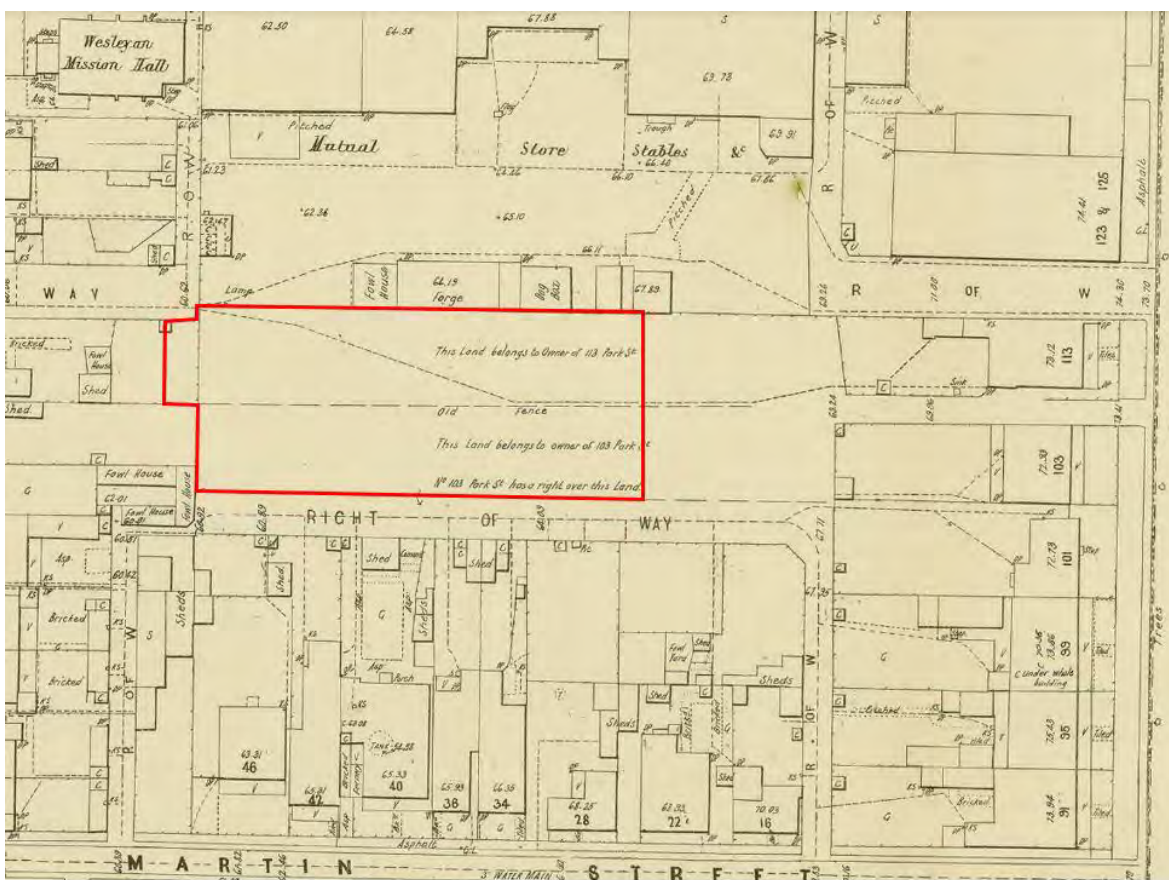


Figure 10. Detail from MMBW detail plan 898, 899, 900, dated 1895, showing the approximate boundary of 20–36 St Martins Place, outlined in red, formerly part of 103 and 113 Park Street. Note the Mutual Store Ltd stables to the north. (Source: State Library Victoria)



Figure 11. Extract from a c1924 aerial photograph, showing the peppercorn tree and the Mutual Stores Ltd complex behind. (Source: Charles D Pratt c1924–c1935, State Library Victoria: Airspy Collection, Accession No: H91.160/398)



Figure 12. The subject site today, with peppercorn outlined in red. The former Mutual Store Ltd warehouse is shown to the north. (Source: Nearmap 2021 with GML overlay)

120–122 Millswyn Street (Figure 1: Number 1)

The site at 120–122 Millswyn Street forms part of Crown Allotment 16 in the Parish of Melbourne South, County of Bourke, which was first acquired by J Hall and C J Mills in 1849 (CoMMaps).

St Martins Hall was built as a mission hall for the Wesleyan Church in 1889. The hall was built at the back of a block of land owned by the Wesleyan Church Trust. Robert Stevens constructed the building to the design of Samuel Charles Brittingham, who was chief architect of the Public Works Department (1914–22). Its construction cost £549 (*Prahran Telegraph*, 28 August 1889:2).

At the front of the allotment a small brick building was erected as a schoolroom, originally numbered 124 Millswyn Street (Figure 13). The church ran a Sunday school in the schoolroom that appears to have operated until c1913 (S&Mc 1912, 1913). The schoolroom still existed in 1918 and was demolished at an unknown date.

The hall provided an additional place of worship for the South Yarra Wesleyan Church as well as providing room for ancillary church activities. It supplemented the work of the main church at 435 Punt Road which was erected in 1864 (*Prahran Telegraph*, 18 April 1885:7; NT).

The hall also occasionally served other purposes. Meetings for candidates representing the Albert Ward in Melbourne City Council elections were held at the church hall and school from the nineteenth century into the mid-twentieth century (*Age*, 4 October 1892:6; *Argus*, 18 June 1949:6).

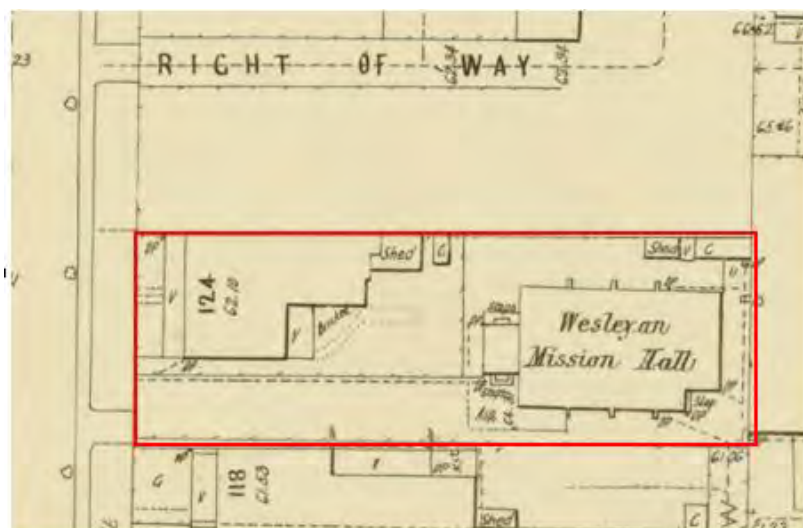


Figure 13. Extract from MMBW detail plan 898, 899, 900, showing the subject site and school building in 1895. (Source: State Library Victoria).

Between 1900 and 1904 the site was acquired by the Methodist Church (S&Mc 1900, 1904). The Helping League ran a program to educate and train parents of children with special needs at the church hall. The site was addressed 118 Millswyn Street in 1942 (S&Mc 1942).

In the early 1950s the Melbourne Little Theatre Company acquired the Methodist Church Hall to use as rehearsal space. Irene Mitchell had been directing a pageant for the Methodist Church when she learned they intended to sell their church on Millswyn Street as the size of the congregation had dwindled to three people. The Theatre Company purchased the site for a deposit of £50 (Graham 2016).

In 1970 the site's street address was 120–122 (S&Mc 1970)

The converted church hall continues to function as a rehearsal space for St Martins Theatre and is also available to hire for private functions. Dance classes have been held at the hall since 1988 (*Age*, 1 February 1988:2).

Samuel Charles Brittingham, 1860–1944

Brittingham was responsible for designing many schools in Victoria during his employment with the Public Works Department, which spanned 42 years (*Herald*, 31 July 1922:9). In 1875 he joined the architecture branch of the Education Department. Brittingham was chief architect of the Public Works Department from 1914 until 1922 when he retired (*Herald*, 31 July 1922:9). Other examples of his work include the Old Arts building at the University of Melbourne, the 'Farm Worker's Block and Idiot Ward [sic]' at the former Mont Park Asylum and the former Sunday School Hall and Timber Chapel at the Summerhill Road Methodist Church complex in Glen Iris.

COMMUNITY CONNECTIONS

St Martins Youth Art Centre has been an important cultural institution that has had a continuing presence and influence in Melbourne's theatre scene for over 80 years. It has social significance for the role it has played as an independent theatre that has supported emerging talent since 1934. The theatre is socially significant, providing a regular program of affordable productions to the South Yarra and wider Victorian communities. St Martins Youth Arts Centre is also socially significant for the role it has played in nurturing young talent and promoting diversity in the arts. Since its inception in 1982, St Martins Youth Arts Centre has provided theatre training and performance opportunities to children. The Youth Centre focuses on inclusivity and offers scholarships to support children who may experience barriers to entering the arts industry based on disability, neurodiversity, learning challenges, cultural and linguistic difference or financial difficulty. The memorial plaque dedicated to St Martin's former theatre director Irene Mitchell is a tangible link which connects with those who had and continue to have a connection with Irene Mitchell through the St Martin's Youth Art Centre and with family and friends.

SITE DESCRIPTION

St Martins Youth Arts Centre comprises four discrete allotments all sited within the block bounded by St Martins Lane to the south, Park Street to the east, Domain Road to the north and Millswyn Street to the west. Only the structures built at 40–46 St Martins Lane were purpose-built for use as a theatre.

The following descriptions of elements in the subject site is to be read in conjunction with the legend provided on the site plan (Figure 1).

40–46 St Martins Lane, South Yarra (Figure 1: Number 3 and Number 4)

The theatre buildings at 40–46 St Martins comprise five semi-attached red brick buildings built in 1956 and 1982. Their combined footprint covers most of the land parcel. They are sited on a large corner allotment with three street frontages: facing St Martins Lane on the south and St Martins Place to the west and north. The structures all have solid heavy massing and boxy geometric forms. Roofs are predominately flat except for the kiosk and foyer component that has a pitched corrugated metal roof connecting to a flat roof (Figure 14). Fenestration is relatively minimal across all elevations. The assemblage of built components is asymmetrically arranged with varying height levels and setbacks from the street.



Figure 14. Image showing the 1982 additions to the theatre from St Martins Lane. The pitched roof of the kiosk is shown in the centre mid-ground. To the right, the brick driveway and the covered entrance is visible. (Source: GML Heritage 2021)

On its principal façade, fronting St Martins Lane to the south, the 1956 building (Figure 1: Number 3) comprising the Randall Theatre presents as a voluminous structure with large expanses of unbroken face brick wall planes. The surface of the building has subtle extruded brick detailing and demarcated box joints at the corner edges (Figure 15). There is a single door opening at the westernmost side. Toward the eastern end of this façade are the semi-attached 1982 additions (Figure 1: Number 4), comprising an external stairwell with roof access and railing, the kiosk and foyer and the Irene Mitchell Studio. The kiosk and foyer component has a pitched corrugated metal roof and poster board fixed to the wall. The main entrance is located on the east elevation of the 1982 addition off St Martins Lane. It is sheltered by an angled canopy, constructed of polycarbonate sheeting supported by metal brackets. A second entrance, to the theatre building, is located on the eastern elevation.

In front of the kiosk and foyer component is a small garden bed enclosed by a low, curved red brick wall (Figure 14). Several small to medium sized trees are planted alongside the 1956 theatre wall. On the eastern end of the St Martins Lane façade is a red brick driveway.

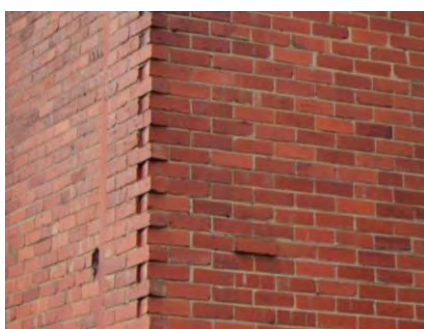


Figure 15. Extruded brick detailing on the 1956 theatre, south western corner. (Source: GML Heritage 2021)

The western elevation comprises the side walls of the 1956 auditorium and stage components (Figure 16). The southernmost component (housing the auditorium) is a large expanse of face brick wall with square engaged columns and a single opening with connecting concrete ramp and metal handrail. The northern section, containing the theatre stage and loft, extends further out into St Martins Place and has three openings.

The northern elevation, fronting St Martins Place, comprises the rear walls of three built components (Figure 17). The tallest structure at the north-western corner (the 1956 theatre stage) has two levels plus a loft. On the eastern corner there is a standalone single storey structure and a second, slightly setback single storey structure, both dating from 1982. Along ground level there are four small, recessed windows and four narrow louvre windows, all have solid concrete lintels. A narrow concrete lintel separates the ground and first levels. On the first level, toward the east, is a large double width door, also surmounted by a heavy concrete lintel. The small standalone structure has a double leaf door with narrow projecting surrounds and a concrete threshold. The third structure, set back from St Martins Place, has a large sliding stage door. A sloped concrete drive leads to the stage door from St Martins Place. St Martins Place is predominately surfaced with cobbled bluestone.



Figure 16. The western elevation, showing the side walls of the 1956 theatre. (Source: GML Heritage 2021)



Figure 17. The northern elevation showing the rear walls of the 1956 and 1982 buildings. (Source: Nearmap 2021)

24–32 St Martins Lane, South Yarra (Figure 1: Number 2)

The former warehouse is a single-storey brick building with a modified attic storey and a corrugated metal gable roof with regularly spaced rectangular skylights. The structure has a narrow rectangular form that extends from St Martins Lane to St Martins Place. Its principal façade, fronting St Martins Lane, is painted brick and has a symmetrical composition accentuated by a stepped parapet (Figure 18). A central, double width opening, fitted with glazed automatic doors, provides entrance to the building. On either side of the entrance there are large rectangular windows comprising a gridded arrangement of square panes held in by metal frames. The frames on the eastern window have been altered. This section contains four horizontally set rectangular panes. On the attic storey level there is a square window centred above the entrance that appears to be a later addition. Eight square metal bosses are spaced evenly across this façade, above window height, indicating the structural presence of steel tensile rods.



Figure 18. Principal façade of 24–32 St Martins Place. (Source: GML Heritage 2021)

The north (rear) and west and east (side) elevations are face brick. The western and eastern elevations are without fenestration. On the northern façade at the rear of the building, fronting St Martins Place, there is a double width opening fitted with a roller door and two narrow windows on the western side. All openings have thick concrete lintels. A small central window is located on the attic storey. The steel bosses, indicating the end of the tensile rods, are spaced across this elevation.

20–36 St Martins Place (Figure 1: Number 5)

20–36 St Martins Place is an open-air carpark comprising a rectangular area of approximately 1008 square metres. The carpark is surfaced with bitumen and has moulded concrete kerbs at the perimeter. On the eastern, southern and western boundaries there are mulched garden beds planted with medium sized trees.

A mature peppercorn tree (*Schinus areira*), believed to be planted c1870s, and commemorative plaque dedicated to Irene Mitchell are located on the southern garden bed (Figure 1: Number 5, seen in Figure 19 and Figure 20). The peppercorn tree reached maturity by 1924 (NTA 2015) and is approximately 14 metres high, with a trunk diameter of one metre. It has long extended branches and a relatively full canopy. A small concrete bench is located underneath the tree.



Figure 19. Image of the peppercorn tree in the garden bed, located at 20–36 St Martins Place, South Yarra. (Source: GML Heritage 2021)



Figure 20. Memorial plaque for Irene Mitchell in the St Martins Place carpark. (Source: GML Heritage 2021)



Figure 21. St Martins Place carpark. (Source: CoMMaps)

120–122 Millswyn Street (Figure 1: Number 1)

The former church hall is a single-storey building with a corrugated metal gable roof and deep overhanging eaves (Figure 22). It is substantially set back from the Millswyn Street boundary on a narrow rectangular allotment. It comprises the principal form, a rectangular hall, and an enclosed porch protruding from the centre of its western façade. It is constructed of red brick with decorative polychromatic brick banding at sill height and again at the base of the building. The banding, comprising two rows of cream brick, above a row of painted black brick, extends across all elevations. The structure is built on stone foundations.

The principal façade, fronting Millswyn Street, has a symmetrical arrangement except for the stairs and handrails leading to the southernmost porch entrance (Figure 22). The porch has a separate gabled roof with projecting eaves that are finished with timber strapping and a simple timber cross at the apex. There are three segmentally arched window openings spaced evenly across this façade. They contain timber framed sash windows with multipaned glazing. Beneath the gable apex there are three narrow segmentally arched ventilation openings fitted with timber louvres. All openings have decorative cream brick lintels above and angled stone sills below.

Brick buttresses with sloped concrete capping support the walls on the southern and northern elevations (Figure 23). Between each buttress is a rectangular, timber framed sash window, also with multipaned glazing and timber frames.

A small single storey extension with a slightly pitched corrugated metal roof has been added to the rear of the hall (on its eastern elevation). The addition has a simple rectangular form that extends the length of the principal structure. It is constructed of red brick with bichromatic banding to match the main hall (Figure 23).

The former church has a large front garden of lawn with Italian cypresses planted along the western allotment boundary. A bitumen surfaced driveway extends from the street boundary to the entrance of the former church hall on the southern side of the garden. A tall timber paling fence and driveway gate extends across the length of the western boundary. When the driveway gate is closed much of the site is concealed from street view.



Figure 22. Principal elevation of 120–122 Millswyn Street, South Yarra. (Source: GML Heritage 2021)



Figure 23. Northern side wall of the former hall, showing part of the extension (left, foreground). (Source: GML Heritage 2021)

INTEGRITY

As a complex of discrete structures built during different periods for different uses, the St Martins Youth Arts Centre has high levels of intactness and integrity overall. In general, there have been few external modifications to the subject buildings.

The original 1956 theatre structure (Figure 1: Number 3) at 40–46 St Martins Lane has high integrity and retains its built form and extruded brick detailing. Visibility of the original eastern elevation has been lost

with the construction of the 1982 theatre buildings and stairwell (Figure 1: Number 4), but its original form and material remains intact. There have been no significant changes to the 1982 component.

The converted warehouse at 24–32 St Martins Lane (Figure 1: Number 2) retains its original built form and stepped parapet. Openings generally retain their original size and proportion. A new automatic glazed door has been installed on the principal façade, and the frames on the easternmost window have been modified. The gridded metal frames on the western side of the principal façade appear to be original. The central square window on the attic storey is a later addition. Overall, the former warehouse has a medium level of integrity.

The peppercorn tree and memorial plaque (Figure 1: Number 5) are highly intact, with no significant changes made to either.

The former church hall at 120–122 Millswyn Street (Figure 1: Number 1) retains its original built form, roof and materials, its polychromatic detailing, pattern of fenestration, timber window frames and buttresses. The stairs and handrail leading to the porch and the rear single-storey component are recent additions but do not diminish the legibility of the original form. The former church hall has a high level of integrity.

COMPARATIVE ANALYSIS

Local theatres

Many of the local theatres that were established c1930–1980s had limited funding and were reliant upon membership subscriptions. Consequently, they were often dispersed across Melbourne's inner suburbs where rent was more affordable. They typically occupied converted spaces in buildings that had a different former use. Industrial buildings and church halls were particularly well suited to conversion, having large open internal spaces with simple layouts that could be adapted to incorporate a stage and audience seating. The introduction of the black box theatre model in the 1920s provided a flexible design for simple and versatile performing spaces that could be easily adapted using limited props. This flexibility was well suited to the small, converted spaces that many independent theatres occupied, compared to the purpose-built stages and auditoriums that feature in commercial theatres.

Within Melbourne's city centre there are many commercial, purpose-built theatres represented within the Heritage Overlay to the Melbourne Planning Scheme. These include the Athenaeum Theatre (HO587); the Forum and Rapallo Cinemas (HO653); Her Majesty's Theatre (HO631); the Palace Theatre (HO500); the Princess Theatre (HO740); and the Regent and Plaza Theatre (HO589). These examples mostly date from the late-nineteenth to interwar period. These buildings have a larger scale, incorporating auditoriums and stages, and more elaborate designs than local theatres, and therefore are not directly comparable. Historically, these theatres are distinct as professional, commercial businesses that generally showcased international productions. Local theatres, by comparison, showcased the work of emerging local artists, generally to smaller audiences. Their smaller spaces fostered an intimate environment that supported the aims of inclusivity and innovation.

There are few local theatres represented in the City of Melbourne's heritage assets. Apart from St Martins Theatre in South Yarra, La Mama Theatre in Carlton (HO925) appears to be the only example of this type. There are no other purpose-built independent theatres that are direct comparators.

The following examples are comparable to St Martins Youth Arts Centre in terms of their historical development, use, and suburban locations. The examples provided are predominately local theatres housed in converted buildings that focus on supporting local and emerging talent. Like St Martin's Theatre, some of the examples began as amateur theatre companies but are now recognised as

professional organisations and receive government funding. Because of the limited number of long-running independent theatres in Melbourne, examples have also been drawn from municipalities outside the City of Melbourne. Examples are within the City of Melbourne unless otherwise noted.

La Mama Theatre Building, 205–207 Faraday Street, Carlton (VHR H1991; HO925)

The simple two storey brick building known as La Mama Theatre was built as a printing works in 1883 to the design of George S Clarke. After serving various industrial purposes it was leased in 1967 to Betty Burstall for use as a small theatre to nurture new Australian drama. Carlton's La Mama was inspired by and took the name of a small basement experimental theatre in New York established in 1961. It aimed to provide a venue where artists could present new works without the worry of production costs. La Mama's diminutive performance area is a space about five metres square that is usually painted black, but can be altered to suit each performance.



Figure 24. La Mama Theatre building, 205–207 Faraday Street, Carlton, built 1883 and used as a theatre since 1961. (Source: Hermes)

Theatre Works, Christ Church Complex, 14 Acland Street, St Kilda (VHR H0996; HO9 Christ Church complex, City of Port Phillip)

Theatre Works was founded in 1980 as an independent theatre company. Since 1986 it has occupied the former parish hall at Christ Church in St Kilda. The hall is constructed of red face brick with a steep gable roof clad in slate tiles. The gable end features roughcast cladding and timber strapping. Above the entrance is an open gabled porch with timber posts.



Figure 25. Theatre Works venue at Christ Church Parish Hall, St Kilda, built 1913–14 and used as a theatre since 1986. (Source: Hermes)

Malthouse Theatre (Former Castlemaine Malthouse), 113–129 Sturt Street, Southbank (HO390)

The former Castlemaine Malthouse was built in 1892 to the design of Richard Buckley. The three-storey polychromatic brick building comprises a long rectangular structure with gabled roof and adjoining kiln structure that has a hipped slate roof. The malthouse features decorative segmental arches. Carlton & United Breweries (CUB) gifted the building to the State Government in 1986 and it became the home of the Playbox Theatre, dedicated to supporting Australian plays and playwrights. It was refurbished and renamed the 'CUB Malthouse' theatre complex in 1990 and was rebranded as The Coopers Malthouse in 2014. The multidisciplinary theatre complex provides an important focus for plays and presentations. It contains three theatres, including the Tower, which was developed in 2005 as a black box studio theatre. The Victorian-era building is substantially intact externally.

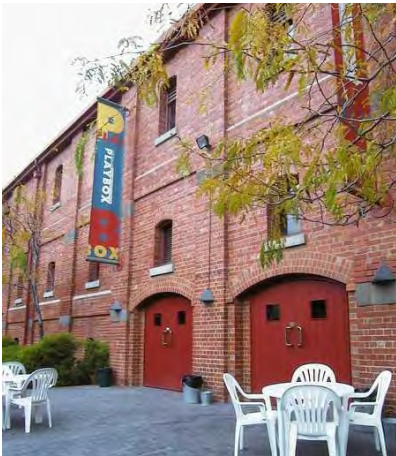


Figure 26. Malthouse Theatre, 113–129 Sturt Street, Southbank, built in 1892 and used as a theatre since 1990. (Source: VHD)

Red Stitch Actors' Theatre, Rear 2 Chapel Street, St Kilda East (All Saints' Church of England Complex) (VHR H1364; HO81, City of Port Phillip)

Red Stitch Actors' Theatre was established in 2001 with a focus on developing and presenting contemporary Australian theatre. The company's principal theatre is a small timber hall within the All Saints' Church of England Complex in St Kilda. The timber hall has a simple rectangular plan with gable roof, projecting porch and minimal fenestration. The intimate theatre accommodates 81 patrons. The All Saints' church complex comprises the Gothic Revival church building; the former vicarage and Gregory Hall, and landscaped garden setting.



Figure 27. Red Stitch Actors' Theatre, built in 1873-82 at the rear of the All Saints' Church complex at 2 Chapel Street, St Kilda. (Source: Nearmap 2022 with GML overlay)

Little Theatre, 2 Albert Street, Williamstown, built c1920s (No HO, City of Hobsons Bay)

The Williamstown Little Theatre was established in 1946 as an independent theatre company. It occupies the former Cliff Family Bakery and residence at 2 Albert Street, Williamstown. The structure is red brick and comprises the former bakery and associated residence. The Williamstown Little Theatre company purchased the building and converted it into a theatre in 1968. The theatre is staffed by volunteers and has provided a program of performances at the venue for over 70 years.



Figure 28. Little Theatre complex, 2 Albert Street, Williamstown, built c1920s and used as a theatre since 1968. (Source: Nearmap 2020)

St Martins Youth Arts Centre is unique within the City of Melbourne and differs from the examples above as a local theatre complex that comprises both purpose-built theatres and existing buildings converted for a new use. The subject complex is distinguished from the examples provided for its inclusion of purpose-built theatre buildings at 40–46 St Martins Lane. In particular, the 1956 theatre building reflects the early establishment and success of St Martins Theatre as an amateur theatre company that had the financial resources to commission and build a theatre. Prior to the construction of the 1956 theatre, St Martins Theatre occupied the converted St Chad's Chapel (demolished 1956) and later the Methodist Church Hall, which aligns more closely with the local theatre typology.

More broadly, the examples above are historically comparable to St Martins Youth Arts Centre as local theatres that support emerging artists and have had a long-standing presence in Melbourne's theatre history spanning a minimum of 20 years. Along with these examples, St Martins Youth Arts Centre represents the expansion of local and amateur theatre in the twentieth century. Historically, St Martins Theatre is most closely linked to the Williamstown Little Theatre, which evolved from the same movement and was established in 1946. For its longevity and the extent of its industry influence, St Martins Theatre is more closely aligned to La Mama Theatre; both theatres offer training programs and have associations with Melbourne actors, writers, directors and designers who have continued to receive national and international acclaim.

The given examples and St Martins Youth Arts Centre are all located in suburban areas and have adaptively reused existing structures that were built to serve a different use. Like Theatre Works and Red Stitch Actors' Theatre, St Martins Theatre Company has converted a former church hall for use as a performance and rehearsal space. The former church halls are comparable to 120–122 Millswyn Street as single form structures with gable roofs, covered entrances and landscaped settings. While 120–122 Millswyn Street is slightly smaller in scale, its design, materials, and integrity are more refined than the

Red Stitch Actors Theatre. La Mama Theatre and the Malthouse Theatre are housed in former industrial buildings, similar to the former warehouse at 24–32 St Martins Lane.

In terms of scale, 40–46 St Martins Lane is similar to the Malthouse Theatre that also comprises two substantial sized theatres. While the Malthouse Theatre occupies a former industrial building, significant internal refurbishment works have been undertaken to facilitate its use as a theatre complex. The two theatres have received funding from the Victorian Government as arts centres.

St Martin's Youth Arts Centre and the examples provided generally have a moderate-high level of integrity. Externally, the buildings are largely intact. The conversion of these buildings into performance spaces has necessitated internal refurbishments and the introduction of accessible entrances in some instances.

Incorporating both converted and purpose-built structures, St Martins Youth Arts Centre is an atypical example of a local theatre. The extent of the complex, and its early purpose-built theatre demonstrate the success of St Martin's Theatre as a leading independent theatre that has had enduring community and industry support. The development of the Youth Arts Centre demonstrates the expansion of local alternative theatre from the 1930s to the 1980s.

Religious halls and chapels

There are a few examples of ancillary religious buildings, such as chapels of ease and mission halls, in South Yarra, that are comparable with the (demolished in 1956) St Chad's Chapel of Ease and the former church hall at 120–122 Millswyn Street repurposed by the Melbourne Little Theatre Co. This typology is often associated with working-class suburbs of Melbourne and generally characterised by small scale, plain designs and simple internal layouts that could be easily adapted. Their modest form and design reflect the ancillary role of these buildings to supplement the main local church. Chapels and mission halls in South Yarra were predominately located on residential streets. Examples within the study area include St Thomas Aquinas Catholic Church Chapel of Ease on Bromby Street (significant in HO6); and St Chad's Chapel of Ease on St Martin's Lane (demolished c1956). Several mission halls and chapels of ease were also built in the City of Stonnington South Yarra area, including St Lawrence Chapel, on Argo Street, and the Faith Mission Hall on Chapel Street (both demolished). Except for St Thomas Aquinas Catholic Chapel of Ease, there are no directly comparable mission halls or chapels of ease included in the Heritage Overlay to the Melbourne Planning Scheme.

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 24–32 and 40–46 St Martins Lane, 20–36 St Martins Place, and 120–122 Millswyn Street, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a serial listing.

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 – Peppercorn tree (<i>Schinus areira</i>) at 20–36 St Martins Place
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

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PREVIOUS STUDIES

South Yarra Conservation Study 1985 C (120–122 Millswyn Street)

STATEMENT OF SIGNIFICANCE

Heritage Place: St Martins Youth
Arts Centre complex

PS ref no: HOxxx



120 Millswyn Street



40-46 St Martins Lane



24-32 St Martins Lane



20-36 St Martins Place



What is significant?

The St Martins Youth Arts Centre complex, comprising 24-32 and 40-46 St Martins Lane, 20-36 St Martins Place, and 120 Millswyn Street, South Yarra, built between 1889 and 1982, is significant.

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

- original external form of the 1956 building (Figure 1: Number 3) at 40–46 St Martins Lane, its red face brick materials and extruded brick detailing and fenestration
- original external form of the 1982 addition (Figure 1: Number 4) to the 1956 building, its red face brick materials, entrance canopy and fenestration
- high level of integrity of the 1956 building and 1982 addition (Figure 1: Number 3 and Number 4) to its original designs
- original external form of the former warehouse (Figure 1: Number 2) built in 1930 at 24–32 St Martins Lane, its stepped parapet, and pattern and size of fenestration and steel bosses
- original external form of the former church hall (Figure 1: Number 1) built in 1889 at 120 Millswyn Street, its face brick materials, enclosed porch, buttresses, polychromatic detailing, the pattern and size of fenestration, and timber window joinery
- high level of integrity of the former church hall (Figure 1: Number 1) to its original design
- Peppercorn tree (*Schinus areira*) and Irene Mitchell commemorative plaque and bench and garden bed area (Figure 1: Number 5) at 20–36 St Martins Place.

More recent alterations and additions, including modified windows and entrance door at 24–32 St Martins Lane; the entrance steps and handrail and the rear extension at 120–122 Millswyn Street; and the carpark at 20–36 St Martins Place are not significant.



Legend

- | | | | |
|---|--------------------------------|---|---|
| 1 | 120–122 Millswyn Street (1889) | 4 | Additions to 40–46 St Martins Lane (1982) |
| 2 | 24–32 St Martins Lane (1930) | 5 | Peppercorn (<i>Schinus areira</i>) at 20–36 St Martins Place (c1870s) |
| 3 | 40–46 St Martins Lane (1956) | | |

Figure 1. Aerial photograph showing the elements across four discrete sites that contribute to the significance. (Source: Nearmap 2021 with GML overlay)

How is it significant?

The St Martins Youth Arts Centre complex, comprising 24–32 and 40–46 St Martins Lane, 20–36 St Martins Place, and 120–122 Millswyn Street, South Yarra, is of local historical, representative, social and associative significance to the City of Melbourne.

Why is it significant?

The site of the St Martins Youth Arts Centre at 40–46 St Martins Lane is historically significant for its connection with Melbourne Little Theatre Company (renamed St Martin's Theatre Company in 1962). The company is historically important for the significant role it has played in the development of local theatre in Melbourne. Melbourne Little Theatre Company was established in 1931 during the Great Depression at a time when local theatre productions increased in number as Melbourne's commercial theatres experienced a demise. Melbourne Little Theatre was accommodated in the former St Chad's Chapel at 40–46 St Martins Lane (demolished) from 1934, rehearsing and performing Australian plays at a time when performance of local productions was financially difficult. The chapel was replaced in 1956 with a purpose-built theatre building (Figure 1: Number 3). Additions were made to the theatre building in 1982 (Figure 1: Number 4). The theatre and its ancillary buildings at 24–32 St Martins Lane and 120 Millswyn Street continued to offer a platform for emerging local actors, directors, writers and designers to develop and present their skills in an intimate and progressive environment. The construction of the purpose-built 1956 theatre represents the expansion of St Martin's Theatre and the popularity of New Wave local theatre in the postwar period. The complex of buildings has provided, and continues to provide, a place to support emerging and professional actors, writers, directors and designers. (Criterion A)

The former church hall (Figure 1: Number 1) at 120–122 Millswyn Street, South Yarra, is of historical significance as an example of a Wesleyan mission hall built in 1889 as an ancillary place of worship to the South Yarra Wesleyan Church on Punt Road. This was designed as a mission church, to serve the needs of the poorer members of the Wesleyan congregation, many of whom resided in the working-class neighbourhood that was in close proximity to the site (Criterion A).

The St Martins Youth Arts Centre complex is of representative significance, as it provides physical evidence of the evolution of an amateur theatre complex in the inner suburbs that made use of converted and adapted buildings. Owing to the financial constraints that many amateur theatre companies experienced, local theatres typically occupied spaces in buildings originally designed for a different use and located in suburban areas where rent was more affordable. Melbourne Little Theatre Company occupied the former St Chad's Chapel (demolished) from 1934 to 1956 when a new purpose built theatre replaced the chapel, and acquired other pre-existing properties in the vicinity (Figure 1: Number 1 and Number 2) to provide more space for rehearsing and administration. Melbourne Little Theatre Company's conversion of these structures as performance spaces reflects the adaptive and progressive approach of independent theatres in Melbourne that were typically community-centric, artist-run organisations. (Criterion D)

St Martin's Theatre building (Figure 1: Number 3) is of representative significance as an example of a postwar brick theatre building with a voluminous structure finished with large expanses of unbroken face brick wall planes enclosing the 1956 Randall Theatre. The building is one of the first theatres in Melbourne to be designed in the modern 'Continental style' with entrance to seating at each side and no intermediate aisles. It was designed by the architect Gordon Murphy of Cowper, Murphy and Appleford architects, who were responsible for the design of many theatres in Victoria from the 1930s to the 1950s. The 1982 additions (Number 4), comprising an external stairwell with roof access and railing, the kiosk and foyer and the Irene Mitchell Studio, is also important as a complementary extension that represents the building's continued as a theatre. (Criterion D)

The former church hall (Figure 1: Number 1) is significant as a representative architectural example of the type of small-scale church halls that were commonplace in the inner suburbs in the late nineteenth century. Its single-storey built form, gable roof, symmetrical arrangement, central entrance porch, polychromatic brickwork, buttresses and segmentally arched windows are typical of suburban church halls. The building was designed by Samuel Charles Brittingham, chief architect of the Public Works Department (1914–22). Brittingham designed many schools and community buildings during his 47-year employment with the Public Works Department. (Criterion D)

The St Martins Theatre complex (now St Martins Youth Arts centre complex) is socially significant to the city of Melbourne. It is an important cultural institution that has had a longstanding and continuing presence and influence in Melbourne's theatre industry since 1934. It has social significance for the role it has played as an inclusive and independent theatre that has supported emerging talent for over 80 years. The theatre is socially significant, providing a regular program of affordable productions to the South Yarra and wider Victorian communities. St Martins Youth Arts Centre is also socially significant for the role it has played in nurturing young talent and promoting diversity in the arts. Since its inception in 1982, St Martins Youth Arts Centre has provided theatre training and performance opportunities to children. The Youth Centre focuses on inclusivity and offers scholarships to support children who may experience barriers to entering the arts industry based on disability, neurodiversity, learning challenges, cultural and linguistic difference or financial difficulty. (Criterion G)

St Martin's Theatre has supported and fostered the talents of thousands of amateur and professional actors, writers, directors and designers for over 80 years. It has associations with internationally award-winning Australian playwrights, directors and actors including Brett Randall, who founded the company and Irene Mitchell, who was director and teacher at the theatre for over 30 years. St Martin's Theatre was influential in Melbourne's theatre industry as a place that brought together emerging artists, many who later entered the industry through working for professional theatre organisations. Notable alumni who trained at St Martin's include actress Sheila Florance; actor George Fairfax; designer, festival director and cultural activist John Truscott; and costume designer Graham Bennett. The Peppercorn tree (*Schinus areira*) and the Irene Mitchell commemorative plaque and bench at 20–36 St Martins Place has associative significance as a memorial to its former theatre director. (Criterion H)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

3 Revision to existing individual Heritage Overlay

SITE NAME: HO421 Hoddle Bridge

STREET ADDRESS: Punt Road (at the Yarra River), Melbourne

PROPERTY ID: 3195



SURVEY DATE:	January 2021	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO421
PROPOSED CATEGORY:	Significant	FORMER GRADE:	Significant
DESIGNER / ARCHITECT / ARTIST:	Hughes and Orme (consulting architects), Country Roads Board, Melbourne City Council (engineering)	BUILDER:	Country Roads Board, Melbourne City Council
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1938

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	7.1 Roads and bridges

RECOMMENDATIONS

Recommend retention of HO421 Hoddle Bridge, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place, amending the extent of HO421.

Extent of overlay: Refer to map.

SUMMARY

The Hoddle Bridge is a four-laned bridge that spans the Yarra River linking Hoddle Street, Richmond, on the northern side and Punt Road, South Yarra, on the southern side. It was named for Robert Hoddle (surveyor-general of the Port Phillip District from 1837 to 1853). The bridge was constructed in 1938 by the Melbourne City Council and the Country Roads Board, with input from the architects Hughes and Orme who were engaged to ensure the technical and decorative aspects of the bridge were integrated. The bridge has remained an important crossing point on the Yarra, linking the northern and southern suburbs.

HISTORICAL CONTEXT

Bridges in Melbourne

The Yarra River provided a considerable obstacle to early settlers who wished to travel between the northern and southern parts of the growing city. Prior to the construction of bridges across the Yarra River proper, punt and ferry services were provided from 1838.

The Melbourne Bridge Co was formed in 1840 and in 1845 erected a timber toll bridge across the Yarra near the site of the present-day Princes Bridge. The government replaced this with a single-span stone bridge in 1850. This was the longest single-span bridge in the world at that time and the first permanent bridge across the Yarra.

As the railway system developed, rail bridges were required. In 1854 the first railway bridge, a timber trestle structure, was built for the Hobsons Bay Railway. Subsequent railway bridges included Church Street Bridge (1856), and railway bridges at Cremorne (1860) and Hawthorn (1861). The railway expansion and efforts to widen the lower Yarra River saw a boom in bridge building during the 1880s. This included a three-span iron arch bridge replacing Lennox's Bridge (1888), Sandridge Rail Bridge (1888) and Queens Bridge (1889). The Morell Bridge (1899) built by Monash & Anderson is considered Victoria's first major reinforced concrete structure.

By the 1920s the growing use and number of motor vehicles was putting stress on the limited number of bridges crossing the Yarra. New bridges were proposed, however there were political disputes over how they should be funded. The Country Roads Board through the *Country Roads (Borrowing) Act 1933* was given the power to raise loan funds for the construction of metropolitan bridges. Under the Act Lynch's Bridge over the Maribyrnong River (1936–38) and the Hoddle Bridge over the Yarra (1937–38) were constructed (Churchward 2008).

SITE HISTORY

The place occupies the traditional Country of the Wurundjeri Woi Wurrung people. The subject site spans the Yarra River, linking Hoddle Street, Richmond, on the north side of the river, with Punt Road, South Yarra, on the south side.

A punt was established at this point of the river in the 1840s, lending its name to the thoroughfare on the south side of the river. This road was referred to as 'the Punt Road', and sometimes the Richmond Punt Road, by at least 1847 (*Argus*, 19 February 1847:3). This was an important crossing point for many decades before there were any bridges in the vicinity, and since the bridge was constructed in 1938 has continued to be an important crossing point in Melbourne.

The punt service was eventually replaced with a footbridge, and by 1897 one was 'newly erected' to serve the traffic there (*Leader*, 9 October 1897:6). A footbridge appears in the Melbourne & Metropolitan Board of Works detail plan of the area dated 1896 (Figure 1) (MMBW Detail Plan no. 911, 1896).

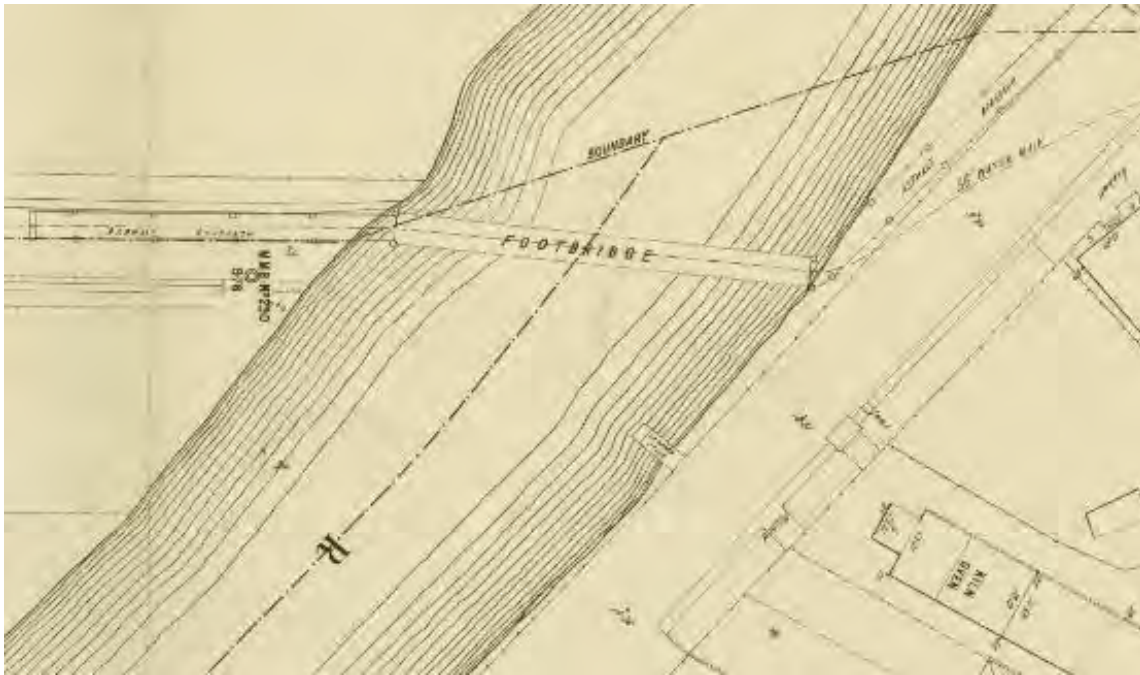


Figure 1. Extract from the MMBW detail plan no 911, dated 1896, showing the presence of a footbridge in the vicinity of the current Hoddle Bridge. (Source: State Library Victoria)



Figure 2. An aerial image, c1925–38, looking south towards South Yarra, showing the footbridge that formerly linked Punt Road with Hoddle Street. (Source: Charles Pratt, State Library Victoria, Accession No. H91.160/1626)

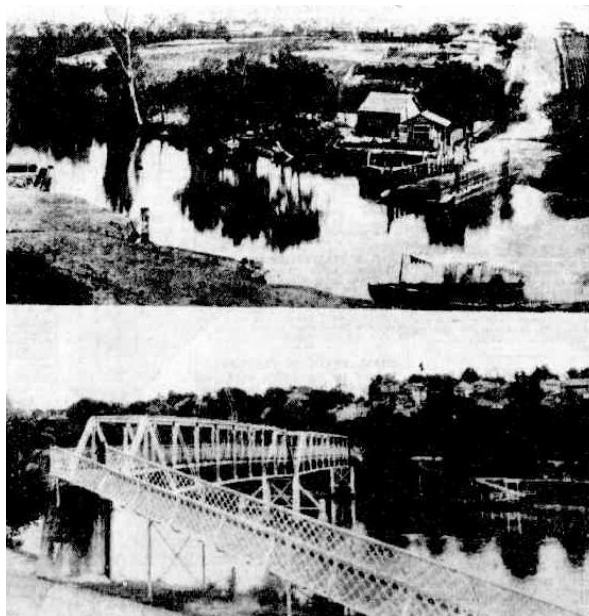


Figure 3. A comparison between the two earlier means of crossing the river — the punt and later footbridge.. (Source: *Herald*, 11 December 1933:26)

Although the footbridge remained in place until it was removed for construction of the Hoddle Bridge, it appears the importance of the site as a pedestrian crossing was well acknowledged by the 1890s. Plans had been in place to build a road bridge at the site in the late 1880s, however it was noted that these had fallen through on account of the financial depression of the early 1890s (*Age*, 13 May 1897:7). It was also noted that portions of the land necessary to build the bridge were in private ownership, making the cost too prohibitive, although by 1897 this land had come into government possession (*Age*, 13 May

1897:7). When plans were proposed for the construction of a bridge at Anderson Street, which became the Morell Bridge, it was argued that Punt Road had 'greater claims' as a suitable location for a bridge. It was believed that the wider Punt Road was already more capable of supporting increased traffic than the comparatively smaller and far more residential Anderson Street (*Age*, 13 May 1897:7). Despite these arguments, the Morell Bridge (H0395), as the Anderson Street Bridge was later named, was built across the river at Anderson Street in 1899, leaving the Punt Road crossing as a footbridge.

By the 1920s, with the increase in both population and the affordability and availability of motor cars, the city faced new levels of road congestion. Melbourne City Council and the Country Roads Board commenced extensive engineering analysis of the subject site in 1937 to determine its suitability for a bridge (*Argus*, 3 April 1937:38). The site analysis indicated that the river had a rock bed spanning its whole width at that location, however the depth was 'very great', ranging between 50 to 60 feet deep (*Argus*, 3 April 1937:38). Additionally, the bank on the Richmond side of the river was 12 feet lower than on the South Yarra side. As part of the works, the embankments were to be 'carried out in easy slopes, planted with grass and shrubs to harmonise with the existing picturesque surroundings' (*Argus*, 3 April 1937:38). Melbourne City Council purchased land at the southern approach to the bridge on Punt Road at a cost of £3400 in order to assist in the widening of the road in anticipation of the bridge opening (*Age*, 24 May 1938:15).

The structure that was to replace the existing footbridge was intended to be '66 feet wide with a traffic roadway of 50 feet and two footpaths each 8 feet wide' (*Argus*, 3 April 1937:38). As the two roads did not directly align, the new bridge was to be built diagonally, with the 'piers at an angle of 45 degrees to the bridge carrying the roadway' (*Argus*, 3 April 1937:38).

The Public Works Department assisted in the selection process to appoint an architect that would be 'engaged to harmonise the vital structural elements [engineered by the City of Melbourne and Country Roads Board], the balustrades and the lamp standards into one pleasing structure' (*Argus*, 3 April 1937:38). The chosen architects were Messrs Hughes and Orme.

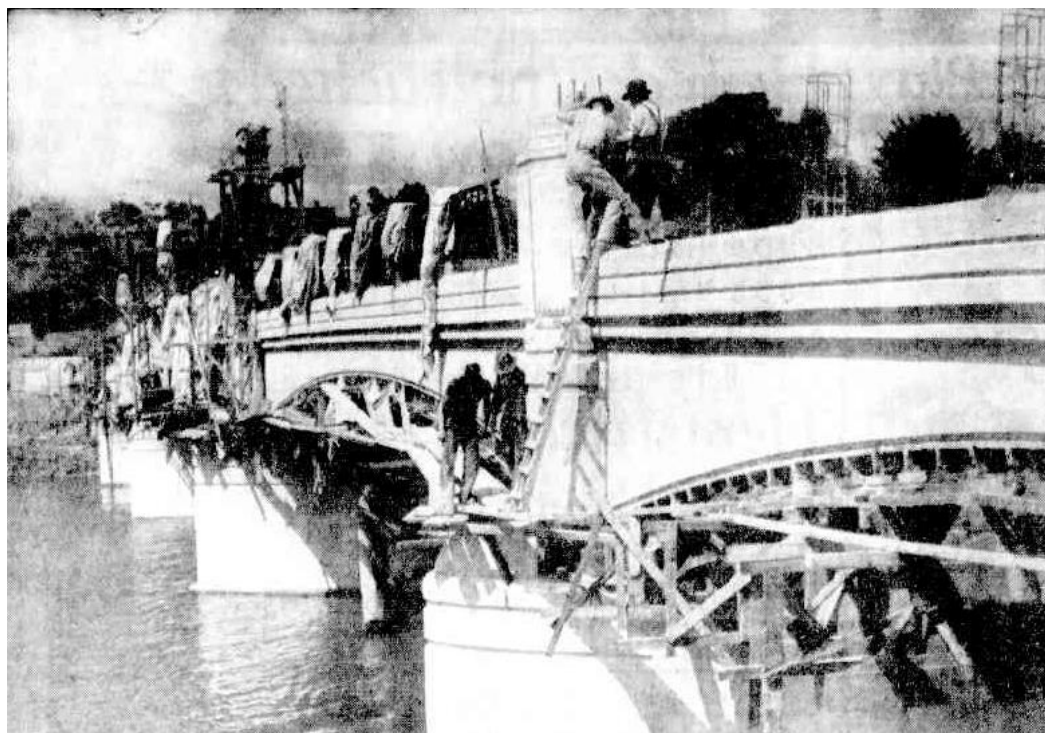


Figure 4. Workmen welding the railing onto the nearly completed Hoddle Bridge in November 1938. The bridge is light in colour at this time. (Source: *Herald*, 10 November 1938:16)

It was reported in 1938 that the 85-foot beam spans were to be the longest ever constructed at the time in Australia. The concrete beams, which were cast entirely in one operation, took a total of 190 men working in day and night shifts approximately 117 hours to complete (*Age*, 22 December 1939:10). It was also noted that while imported timbers were usually used to create the concrete form work, the project differed in its almost exclusive use of Victorian hardwood. This timber was to provide the Country Roads Board with reusable form work for bridges at other locations (*Age*, 22 December 1939:10).

The structure was described as such:

The bridge is a continuous reinforced concrete structure of five spans... span lengths are 65 feet in each of the end spans, and 85 feet in each of the three inner spans. Because of the great depth to solid foundation at the abutments, it was not practicable to retain the approach filling, and this was allowed to 'spill through' under a relieving span of 28 feet at each end. The approach grade on the northern side is one in thirty, and this continues on to the first span. The southern span grades up to one in sixty. Between these grades a parabolic curve over the three central spans is provided. All the supports are on driven concrete piles, a total of 240 piles being required.

*An old steel truss bridge, immediately upstream, carried a 3-foot diameter water main, five extra high-tension cables, and was also used for foot traffic. These public utilities have been transferred to the new structure, and, in addition, provision has been made for gas mains, telephone cables, further high-tension cables as well as the conduits or the traffic actuated signal lights, and for the lighting of the bridge itself. At the centres of the spans the depth of the road beams is 3 feet 4 inches, while at the piers the depth is 7 feet 6 inches. The underside of the beams was made parabolic, which gives the bridge the appearance of a series of flat arches. The parapets consist of a series of concrete posts, with another of welded steel grilles between the posts. Lamp standards are of reinforced concrete cast in place (*Age*, 22 December 1939:10).*

The Premier of Victoria, Albert Dunstan, officially opened the bridge on the 22 December 1938 in front of large crowds. A notable guest at the event was Mrs Hoddle Mogensen, a granddaughter of Robert Hoddle for whom the bridge had been named (*Age*, 23 December 1938:13). At the time, it was reported that the bridge had cost £80,000 (*Herald*, 23 December 1938:14). The first vehicles to cross the bridge were two buses operated by the Melbourne & Metropolitan Tramways Board (*Herald*, 15 December 1938:13).



Figure 5. The Hoddle Bridge c.1950–54, prior to the construction of the freeway overpass on the northern bank of the river. (Source: 'Punt Road Bridge Richmond Victoria' c.1950–1954, State Library Victoria)

Although the bridge had been designed to alleviate traffic concerns elsewhere, it quickly became a congested thoroughfare, partially due to the convergence of five roads on the South Yarra side of the bridge (*Herald*, 14 April 1939:8). In 1939, the traffic lights had to be rearranged to ease the lines of traffic, and the new lights were described as ‘elaborate and costly’ (*Argus*, 23 May 1939:3).

The bridge underwent a strengthening scheme by Duratec in conjunction with Seymour Whyte in 2018 (Duratec 2018).

Country Roads Board (engineering)

The need for a central roads authority in Victoria had become apparent in the early twentieth century and the Country Roads Board (CRB) was formed in 1913 with the *Country Roads Act 1912* (No. 2415) was proclaimed in 1913. It played a major role in the development of Melbourne's road system. The CRB shared responsibility for Melbourne's major roads with the Melbourne & Metropolitan Board of Works (MMBW) until 1974 when the Hamer (Liberal) Government transferred the MMBW's road responsibilities to the CRB. The Cain (Labor) Government converted the CRB to the Road Construction Authority (RCA) in 1983, which subsequently became the Roads Corporation, trading as VicRoads (Carroll 2008).

Hughes and Orme, architects

Hughes and Orme was a Melbourne-based architectural practice run by Clifford Orme and Eric Hughes. They appear to have been active primarily in the interwar period and mostly undertook residential design work as well as collaborating with engineers on the Centenary Bridge (1934) and Hoddle Bridge (1938). Eric Hughes was a former president of the Royal Victorian Institute of Architects. Assisted by Clifford Orme, Hughes established architecture classes at Swinburne Technical College in 1937 (Swinburne University of Technology 1959). In conjunction with engineers W G Dempster and J J O'Donnell, Hughes and Orme, won a design competition for the Centenary Bridge, Port Melbourne. The bridge was constructed in 1934 (City of Port Phillip 2020). Other known design work includes a house in Guildford Road, Surrey Hills (1933); a block of flats at Victoria Street, Brighton (1939); a block of two flats at Lang Street, Carlton North (1939); a block of four flats at the corner of Canterbury and Tunbridge Streets, Flemington (1939); a block of three bachelor flats at the corner of Mathoura Road. and Ormsby Grove, Toorak (1939); seven shops with flats above them to be erected at the corner of Barkly and Blessington Streets, St. Kilda (1933); a pair of semi-detached houses in Brighton (1934); alterations and additions to the Border Inn at Bacchus Marsh (1936); and a two-storey house in Fairlie Court, South Yarra (1939) (Lewis 2011).

SITE DESCRIPTION

The Hoddle Bridge, Punt Road (at the Yarra River), Melbourne, is a four-laned road bridge with side footpaths that spans the Yarra River between South Yarra, to the south, and Cremorne to the north. The bridge crosses the river on an angle, following the alignment of Punt Road and marks the intersection of three municipalities: the City of Melbourne (to the southeast), the City of Stonnington (to the southwest) and the City of Yarra (to the north).

The bridge is a continuous reinforced concrete structure with five shallow segmental arched spans supported by transverse piers. The piers get gradually higher towards the middle of the bridge, decreasing the depth of the arches in this area. Either side of the bridge the piers are surmounted by concrete pillars that extend to punctuate the bridge balustrade and narrow to support concrete columns

topped by cast iron electric light fittings. The arches, piers and pillars feature streamlined horizontal Art Deco detailing, while the Art Deco detailing of the columns provides a vertical emphasis. Broader columns supporting pairs of cast iron light fittings on brackets are located on the southern bank. Matching columns were present at the northern end of the bridge, as visible in Figure 5, however these were removed to allow for the construction of the freeway overpass in the 1960s.



Figure 6. Concrete columns on the Hoddle Bridge, viewed from the west. On the left is an example of the columns that surmount four of the piers on either side. On the right is an image of the broader columns that sit either side of the bridge at the southern bank. The curved wall on the southern bank is evident to the side of this column. (Source: GML Heritage 2021)

To the south, low curved walls extend beyond these terminating piers and columns towards pathways on the riverbank (see Figure 7). The painted metal balustrade panels continue the geometric Art Deco detailing.

The bridge is painted a cream colour, while the metal balustrades and cast-iron fixtures are painted a dark blue.



Figure 7. The low curved wall on the south-west corner of the bridge. (Source: GML Heritage 2021)

INTEGRITY

The Hoddle Bridge, Punt Road (at the Yarra River), Melbourne, is highly intact, with few changes visible to original or early fabric. The Art Deco detailing has been largely retained, including the concrete light posts raising out of the bridge's piers that terminate in cast iron light fittings, as well as the wider piers set at the southern end of the bridge that bear similar light fixtures. The geometric metal balustrading

and low walls that curve towards the pedestrian footpaths on the southern bank of the river have been retained. The horizontal details expressed in the concrete across the whole bridge are also still evident. The bridge retains a light colour with dark balustrades and fittings, evident in early images of the structure. The visual presentation of the bridge has been impeded by the construction of a freeway overpass on the City of Yarra (north) side of the river. Two piers at the northern end of the bridge, that matched those at the southern end, were removed in order to accommodate the overpass. Overall, the Hoddle Bridge retains high integrity to its original design and has retained its general form and purpose.

COMPARATIVE ANALYSIS

Punt Road, which terminated at the eponymous punt across the Yarra, was an important link between the northern and southern suburbs of Melbourne. The early punt, begun under private operation in the 1840s, provided a critical service connecting both sides of the river. Although a footbridge was built in the 1890s, the increasing demands for motor transport in the interwar period saw the Hoddle Bridge constructed in 1937–38. As car ownership grew significantly in the 1950s, Punt Road developed into a major thoroughfare.

Permanent crossings over the Yarra River had been erected periodically throughout the nineteenth century within the City of Melbourne. The construction of the Morell (Anderson Street) Bridge in 1899 was followed by an extended lull in civic works along the river. It was not until the construction of the Spencer Street Bridge, finished in 1930, that new (rather than replacement) bridges were constructed over the river again.

Elsewhere in the City of Melbourne, bridges have been constructed at locations along Maribyrnong River and the Moonee Ponds Creek across which there are several interwar bridges.

The following bridges are comparable to the Hoddle Bridge, being similar in size or style:

Morell Bridge, over Yarra River, Anderson Street, South Yarra (HO395)

Morell Bridge over the Yarra River at Anderson Street, South Yarra, was constructed in 1899 by the firm of Monash and Anderson using the Monier concrete construction technique. The 102-metre long bridge is divided into three equal spans, with concrete abutments and piers. The spandrel panels are ornamented with stucco in a stylised foliation and dragon design. Each pier is mounted by a lamp post supporting twin lamps (VHD).



Figure 8. Morell Bridge, built in 1899. (Source: Victorian Heritage Database)

Dynon Road Bridge, c1940 (HO1092, Moonee Ponds Creek and Infrastructure Precinct)

A low bridge with Art Deco lamp posts and balustrades spanning the Moonee Ponds Creek, built c1940.



Figure 9. Dynon Road Bridge in 1962, built c1940. (Source: City of Melbourne Art and Heritage Collection)

Racecourse Road Bridge (HO1092, Moonee Ponds Creek and Infrastructure Precinct)

A low bridge with Art Deco posts with finials and decorative balustrades spanning the Moonee Ponds Creek, built c1930–40.



Figure 10. Racecourse Road Bridge in 1962, built c1930–40. (Source: City of Melbourne Art and Heritage Collection)

Spencer Street Bridge, Melbourne (National Trust B6799)

A large steel girder bridge built with a subdued Art Deco influence evident in the parapets and pylons either end constructed from bluestone. The bridge features a humped deck profile over the three individual arches, each of variable depth girder span.



Figure 11. Spencer Street Bridge, built in 1930. (Source: National Trust Victoria via Victorian Heritage Database, Property No B6799)

Although the nearby Morell Bridge on the Yarra River (at Anderson Street) is an earlier bridge across the Yarra in the suburb, similarities are evident in the overall emphasis on integration of design and technical achievement of the supporting structure. The Morell Bridge exhibits high arches and decorative flourishes on the spandrels, with vertical elements raising from the piers and terminating in cast iron lamp posts. The bridge was notable for being the first completed in the Monier reinforced concrete technique in Victoria. The Morell Bridge is a forerunner to the Hoddle Bridge in its use of reinforced concrete; however, the Hoddle Bridge exhibits a further advanced use of the construction method with its 85-foot beam spans that were considered to be the longest constructed at the time in Australia.

The subject bridge and a number of other examples from the 1930s to 1940s all include an increased emphasis on decorative elements with vertical emphasis above road level. Both the Dynon Road Bridge and the Racecourse Road Bridge, spanning the Moonee Ponds Creek, compare well to the subject site in this regard. Constructed during a similar period, the bridges feature strong Art Deco motifs present in the lamp posts and balustrading. The Dynon Road Bridge, with its combination of light posts and geometric steel balustrading, is most comparable to the subject site in its application of design elements. Despite this, it is a far less aesthetically and technically sophisticated example than the subject site, and the application of design features is less integrated into the overall form of the bridge. The Racecourse Road Bridge has been substantially altered and is less intact than the subject site, appearing to have had many of the decorative elements removed from one side. Both bridges rely on less technical construction methods, likely due to their span over a smaller waterway in a less prominent position.

The Spencer Street Bridge exhibits austere Art Deco features, most evident in the monumental bluestone pillars situated on either end. The Spencer Street Bridge is located further towards the Port of Melbourne, at a wider point of the river, and is a significantly larger structure than the Hoddle Bridge. Unlike the Hoddle Bridge this detailing does not continue across the span of the bridge and does not have the same emphasis on integration of design within the whole of the bridge's fabric.

Due to its high degree of integrated design and advanced technical construction, the Hoddle Bridge is an excellent example of an interwar Art Deco bridge across the Yarra River 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 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 retention of HO421 Hoddle Bridge, South Yarra, in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individual heritage place, amending the extent of HO421.

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

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Victorian Heritage Database (VHD), as cited.

PREVIOUS STUDIES

South Yarra Conservation Study 1985 C

STATEMENT OF SIGNIFICANCE

<p>Heritage Place: Hoddle Bridge</p> 	<p>PS ref no: HO421</p> 
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What is significant?

The Hoddle Bridge, Punt Road (at the Yarra River), Melbourne, built in 1938 by the City of Melbourne(engineers), the Country Roads Board (engineers) and Hughes and Orme (consulting architects), is significant.

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

- bridge's original form of five shallow segmental arched spans supported by transverse piers
- high level of integrity to the original 1938 design
- reinforced concrete construction
- concrete light posts located along both sides of the bridge, including their cast iron fixtures
- metal balustrading with geometric detailing
- curved walls on the southern approach of the bridge.

How is it significant?

The Hoddle Bridge, Punt Road (at the Yarra River), Melbourne is of local historical, representative, aesthetic, and technical significance to the City of Melbourne.

Why is it significant?

The Hoddle Bridge is historically significant as it has been the location of an important crossing point over the Yarra River since at least the 1840s. The phases of this crossing included the early punt service at this location, a foot bridge, and the existing Hoddle Bridge, built as part of a program to modernise central Melbourne to cater for increased motorised transport. (Criterion A)

The Hoddle Bridge is a representative example of a concrete bridge built in the late interwar period in the Art Deco style. Although other examples of Art Deco bridges exist in the City of Melbourne, the Hoddle Bridge is larger in size, and more impressive in its construction and architectural detailing. (Criterion D)

The Hoddle Bridge exhibits strong characteristics of the Art Deco style, demonstrating how the style could be applied to infrastructure projects. Designed by architects Hughes & Orme, the Hoddle Bridge features a coherent and harmonious design that integrated design elements and function. The stylised light posts, geometric steel balustrading and horizontal detailing are a particularly clear characteristics of Art Deco design. (Criterion E)

The Hoddle Bridge is significant for its high degree of technical achievement. When built in 1938, the 85-foot [26 metre] beam spans were considered to be the longest ever constructed in Australia. The beams were cast in one operation that took a total of 190 workers an approximated 117 hours to complete, while working in day and night shifts. The Hoddle Bridge is an early example of the use of large-scale reinforced concrete members that would become integral in later infrastructure projects in Melbourne and Victoria. (Criterion F)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

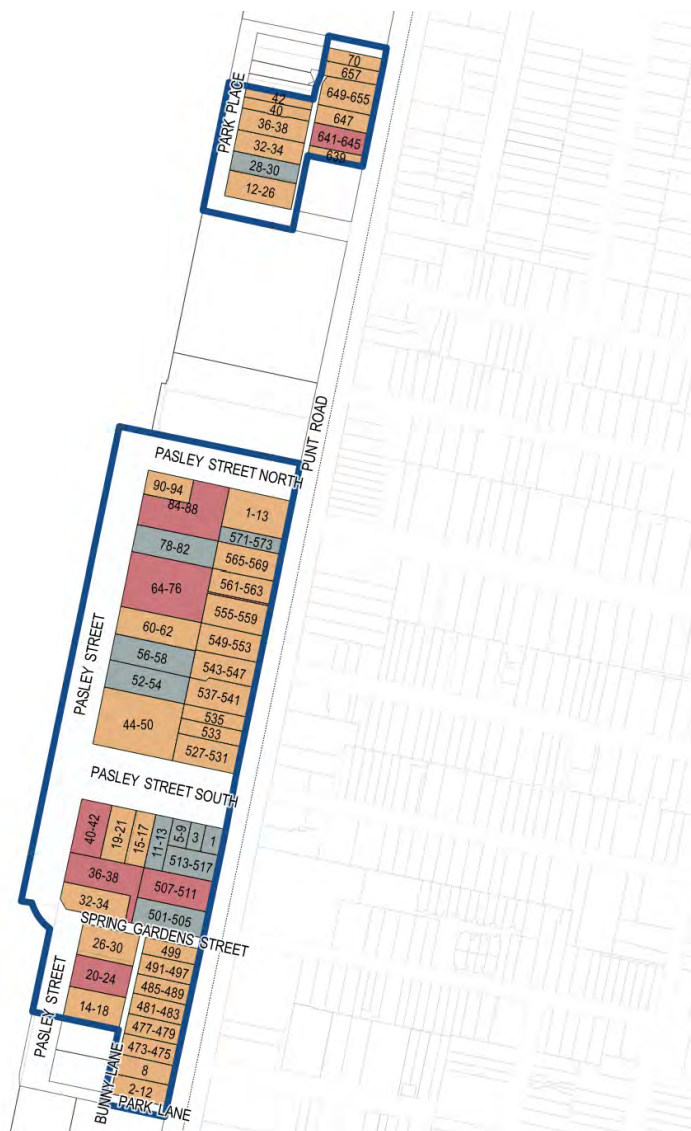
4 Precinct citations

PRECINCT NAME: Pasley Street and Park Place Precinct

STREET ADDRESS: 8 Bunny Lane, 2–12 Park Lane, 12–42 and 70 Park Place, 14–94 Pasley Street, 1–13 Pasley Street North, 1–21 Pasley Street South, 473–573 and 639–657 Punt Road, South Yarra

PROPERTY ID: See the Precinct Category Schedule

- Significant
- Contributory
- Non-contributory
- Heritage precinct boundary



SURVEY DATE: January–March 2021 **SURVEY BY:** GML Heritage

PLACE TYPE: Heritage Precinct **ASSOCIATION WITH BUILDER OR ARCHITECT:** Refer to history

DEVELOPMENT PERIOD: Victorian Period (1851–1901)
Federation/Edwardian Period (1902–c1918)
Interwar Period (c1919–c1940)
Postwar Period (1945–1975) **MAJOR CONSTRUCTION PHASE:** 1860s–1970s

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	6.1 Mansions, villas and townhouses 6.2 Workers' housing 6.3 Flats, maisonettes and duplexes
11 Public parks and gardens	11.3 Fawkner Park 11.5 Street trees and road reserves

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct.

Extent of overlay: Refer to map.

SUMMARY

The Pasley Street and Park Place Precinct, including 8 Bunny Lane, 2–12 Park Lane, 12–42 Park Place, 14–94 Pasley Street, 1–13 Pasley Street North, 1–21 Pasley Street South, 473–573 and 639–657 Punt Road, South Yarra, was developed from 1865 following the Crown land sale of the strip along the western side of Punt Road, between Toorak Road and Commercial Road in October and December 1865. The Pasley Street and Park Place Precinct experienced its earliest and most intensive development during the Victorian period. The precinct's Victorian period development is characterised by multiple groups of builder-designed houses that were built for speculative purposes or for a builder's own use, with a small number of architect-designed examples. The diverse building stock ranges from Victorian-period workers' cottages and two-storey villas to twentieth-century residences and flats. The historical development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne.

HISTORICAL CONTEXT

South Yarra occupies a large area on the south side of the Yarra River that is the traditional Country of the East Kulin. Much of the area is elevated, with the southern section being lower. The northern part of the locality likely occupied part of a site of 895 acres that was set aside in 1837 for use as an Aboriginal mission connected with the Anglican Church. In 1839, with the survey of land for sale on the eastern side of Punt Road, the Aboriginal Mission Reserve was moved to the western side of Punt Road at the Nakhm Reserve, on the future site of the Botanic Gardens. The area however remained an Aboriginal encampment and meeting place into the 1860s (Lovell Chen 2015a:84; Tibbits 1983:8; Colman 1972:9–10).

Most of today's South Yarra in the City of Melbourne was part of the land surveyed and sold by the Crown for residential purposes in 1845–46. Its basic subdivisional and street structure was laid out in the period 1846–1870 (Slater in Gould 1985:np).

The development of the precinct has been influenced by its early relative isolation on the south bank its proximity to substantial public parks and gardens, including the Royal Botanic Gardens, the Domain and Fawkner Park; its close proximity to the city; and the ad hoc nature of early subdivision followed by later redivision (Slater in Gould 1985:np).

In the early years of the Melbourne settlement, access across the river to South Yarra from the town was by boat or punt. Punt services were established near Princes Bridge in 1838, at the Richmond Punt Road in the late 1830s, and between Richmond and Hawthorn from 1842 (Slater in Gould 1985:np). Further growth occurred in South Yarra following the construction of a timber toll bridge over the Yarra River in 1845, which was replaced by a stone bridge in 1850 (Lovell Chen 2015a:85). The present-day Princes Bridge opened in 1888. Domain Road, Anderson Street and Gardiners Creek Road (renamed Toorak Road in 1876) were established by 1852. In 1899 Morell Bridge at the northern end of Anderson Street was built to the design of young engineer John Monash. It was the first concrete arch type of bridge construction in Victoria (Colman 1972:13).

Crown allotments on the southern side of the Yarra River and on the eastern side of Punt Road, in today's City of Stonnington, sold from 1840. Development occurred in the South Yarra area, within the City of Melbourne on the western side of Punt Road, from 1846, after TH Nutt surveyed 21 'cultivation allotments' of 9 and 10 acres 'adjoining the town of South Melbourne' in 1840 (Daley 1940:31).

In 1844 an amending act to the *Melbourne Municipal Corporation Act* of 1842 extended Melbourne's boundaries to include land south of the Yarra River, bounded on the east by Punt Road, an area that incorporates South Yarra (Slater in Gould 1985:np).

Shortly before the sale of land in South Yarra in 1846, a site for the Botanic Gardens was reserved. The western part of South Yarra thereby achieved the advantages of an elevated topography and proximity a garden. The completion of the new Government House in 1876 on a site occupying the highest ground in the wider area, set aside for the purpose by the mid-1850s, added significantly to South Yarra's desirability and social cachet (*Victorian Places* 2015). Charles La Trobe, superintendent of the Port Phillip District, was the major influence in the provision of a ring of parks and gardens surrounding Melbourne. As a result, Melbourne was developed with public parklands, including an inner ring of gardens (Fitzroy Garden, Treasury Garden, Parliament Garden, Alexandra Garden and the Domain and the Royal Botanic Gardens) and an outer ring (Yarra Park, Albert Park, Fawkner Park, Royal Park and Princes Park) (Lovell Chen 2020:45).

The reserve to the south of the subject precinct was formally named Fawkner Park in 1862, after one of Melbourne's founders, John Pascoe Fawkner. Strips of land along St Kilda Road and Punt Road were excised from the public recreation reserve for residential subdivision. In February 1864 the remaining

area of 102½ acres was gazetted as permanently reserved parkland, and Crown land sales for the St Kilda Road and Punt Road allotments were held in October and December 1865 (Parish Plan; Gould 1985:5).

In the vicinity of the Pasley Street and Park Place Precinct, a strip of land along the western side of Punt Road, between Toorak Road and Commercial Road, was set aside for approved denominations (Figure 1). In 1854, five of the major denominations were granted two-acre reserves by the government. The Church of England, the Methodist (Wesleyan) Church and the Presbyterian Church subsequently erected church buildings in this area; the Independent Church and the Catholic Church built elsewhere, and their allocated land was then subdivided into half-acre lots and sold to private developers from 1865 (Oscar Slater in Gould 1985:np). The South Yarra State School was established on the site of a Presbyterian church school (1854) in 1877 (*Victorian Places* 2015).

The Church of England had a strong presence in the area. Christ Church opened at the prominent corner of Punt and Toorak roads in 1857. The Melbourne Church of England Girls Grammar School (1903) is east of the Botanic Gardens (*Victorian Places* 2015). In 1900, the local Anglican Church, Christ Church, built St Chad's Chapel of Ease at 44–46 St Martins Lane (formerly 44–46 Martin Street).

Within the Review area, a number of institutions were located on St Kilda Road, including the Immigrants' Home (1853) near Princes Bridge (since demolished) and Melbourne Grammar School (1855). Beyond the HO6 area in South Yarra, between 1864 and 1870, other land was granted to the Royal Victorian Institute for the Blind (1867), the Victorian Deaf and Dumb Institution (1866), the Alfred Hospital (1869), the Royal Freemasons Homes (1868), and Wesley College (1866) (Lovell Chen 2015a:85; Oscar Slater in Gould 1985:np).

Until 1939 Punt Road was a quiet road, terminating at the river where there was a punt and a footbridge (c1890s). A ferry also operated for a period from Punt Road to Swanston Street. Hoddle Bridge was opened in December 1938, connecting Punt Road with Hoddle Street and opening what rapidly became one of the busiest north–south routes in greater Melbourne (Wilde 2008).

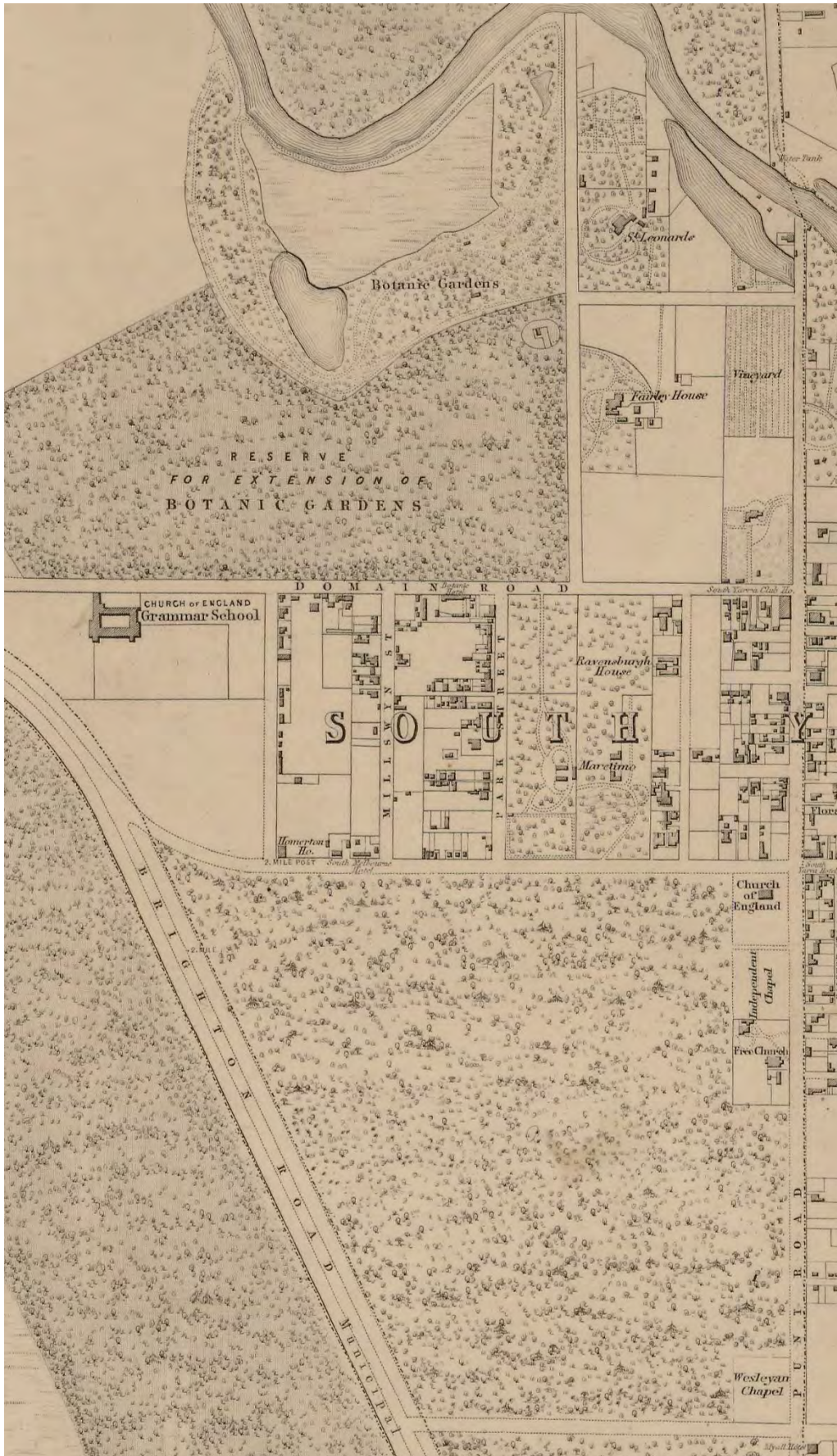


Figure 1. Extract from James Kearney's 1855 plan of Melbourne and suburbs, showing South Yarra with existing residential development and institutions. (Source: State Library Victoria)

Residential development

To the north of Toorak Road, initial residential development in South Yarra on the western side of Punt Road began in 1845 after the first sale of cultivation allotments surveyed by Thomas Nutt in 1840. The elevated land, with the high point of Punt Hill close to the intersection of Punt and Domain roads, was especially attractive to new residents. These included wealthy graziers who used South Yarra as their town base, city merchants and professionals, and members of the legal profession (Lovell Chen 2015a:84).

To the south of Toorak Road, residential development began in Punt Road and St Kilda Road in the 1860s. Following the temporary reservation of Fawkner Park in March 1862, residential subdivisions were proposed along the boundaries of the parkland fronting St Kilda Road, Punt Road and Toorak Road (then called Gardiner's Creek Road). Despite opposition from the Melbourne, Prahran and St Kilda city councils, and campaigns for the permanent reservation of the parkland, the Victorian Government approved a plan to lay residential allotments in parallel with St Kilda Road and Punt Road (*Argus*, 5 July 1871:5; Whitehead 2008).

This was part of a wider public debate about the retention of public parkland in the City of Melbourne as opposed to the Government's sale of Crown land as a means of increasing government revenue. In February 1864, the remaining area of 102½ acres was permanently reserved as public parkland. 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). The strip along the western side of Punt Road, between Toorak Road and Commercial Road was sold in October and December 1865 (Parish Plan; Gould 1985:5).

With the land boom of the 1880s, many of the original Crown allotments in South Yarra on the western side of Punt Road were subdivided into smaller allotments, and squatters, who had amassed fortunes from their pastoral estates, chose South Yarra to build their town houses (Colman 1972:12). Although development slowed with the economic depression of the 1890s, by the period 1893–1903 South Yarra featured 'villas and elegant residences, with spacious grounds and gardens' and was described as a 'very favourable dwelling-spot for the merchants, professional men and higher class of tradesmen in Melbourne' (*Australian Handbook* 1893 and 1903 in *Victorian Places* 2015). By the end of the nineteenth century the suburb of South Yarra, west of Punt Road, was substantially developed, with a mix of substantial and modest residences. (Lovell Chen 2015a:85–86).

Some pre-1920 flats in South Yarra were among the earliest blocks of flats built in the City of Melbourne. By the interwar period, the urban character of South Yarra was changing. Flats became fashionable in the 1920s, particularly on Punt Hill in the area overlooking the river (Wilde 2008). Until the twentieth century there were no purpose-built flats in the City of Melbourne and few pre-World War I blocks (O'Hanlon 2008).

The construction of flats in the City of Melbourne increased during the 1920s and 1930s. By 1939, there was record demand for flats in Melbourne for investment purposes. During one week in March of that year, flats were sold to a total value of more than £100,000, including 12 blocks of flats which sold for more than £6000 each (*Newcastle Sun* 13 March 1939:2). The replacement of earlier buildings with blocks of flats was met with some opposition, with concerns that the area was being 'exploited for commercialism' (*Argus*, 22 May 1939:4).

The popularity of flat developments continued into the 1960s. Again, most were built for the rental market, specifically the young adults who made up the emerging baby-boom generation. The basic design and amenity of flats of this era gave rise to the pejorative label 'six packs' (O'Hanlon 2008).

PRECINCT HISTORY

The precinct occupies the traditional Country of the Bunurong people. The precinct includes the land located on Crown sections 6A, 7 and 8 in the Parish of Melbourne South, and the original two-acre Crown grant for the Catholic Church that was not taken up.

Pasley Street and Park Place Precinct comprises two separate pockets of land on the west side of Punt Road: the northern part generally covering Crown Section 6A and the southern part covering Crown Section 7 and part of Section 8 (Lots 1, 2 and 4) (Figure 2).

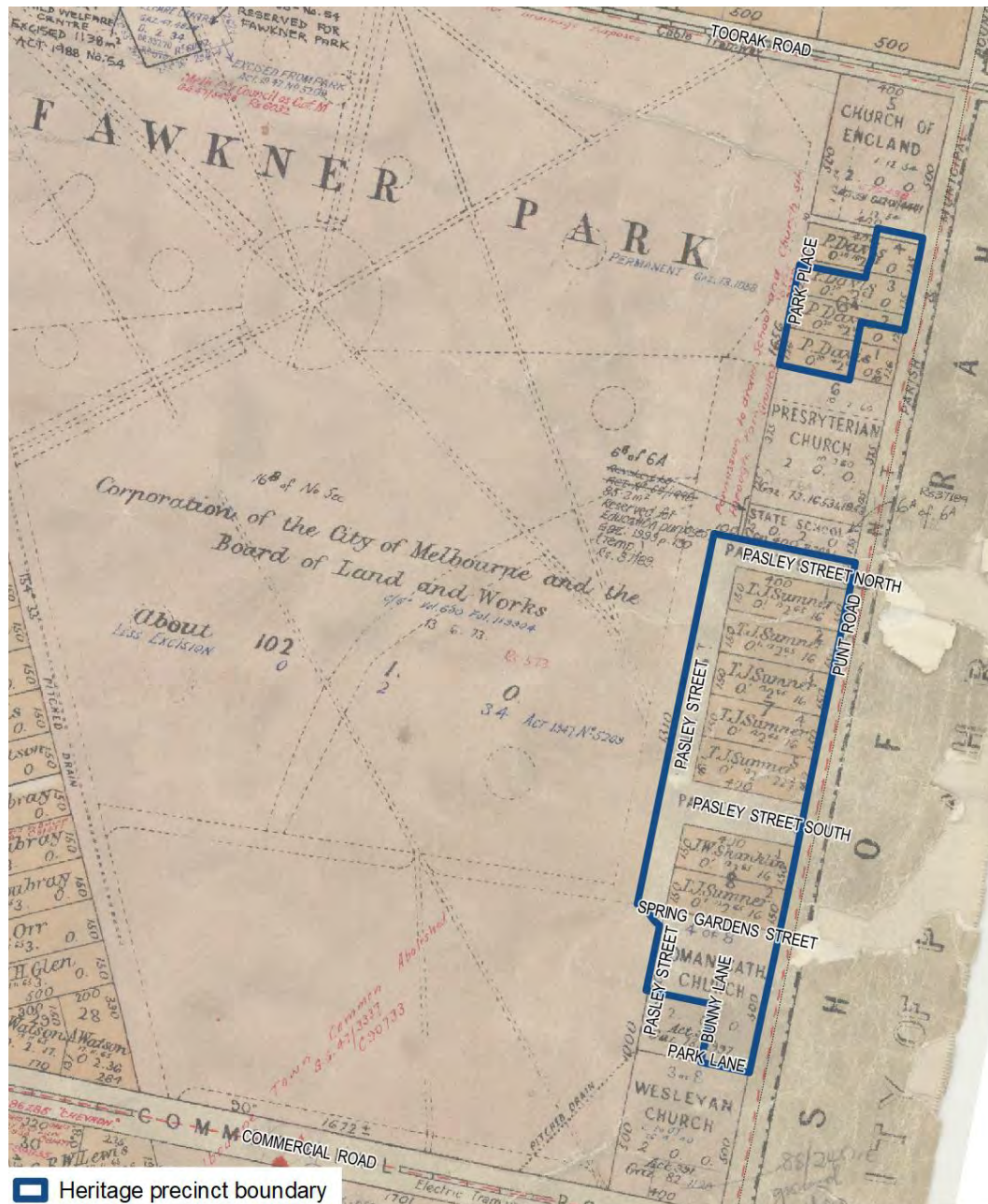


Figure 2. Parish Plan (Parish of Melbourne South) showing Pasley Street and Park Place Precinct comprising land covering Crown sections 6A (to the north), 7 and part of 8 (to the south). (Source: Public Records Office Victoria, VPRS 16171 Source: , with GML Heritage overlay)

Development: 1865–1901

The Pasley Street and Park Place Precinct experienced its earliest and most intensive development during the Victorian period. This was stimulated mainly by three subdivisions in the subject area: in 1869 (between Pasley Street North and Spring Gardens Street), 1885 (the block bound by Park Place), and c1890 (former Roman Catholic Reserve, south of Spring Gardens Street), discussed below.

The precinct's Victorian period development is characterised by multiple groups of builder-designed houses that were built for speculative purposes or for a builder's own use, with a small number of architect-designed examples.

Land subdivided or occupied by 1867 (land between Pasley Street North and Spring Gardens Street)

The southern part of the precinct between Pasley Street North and Spring Gardens Street comprises Crown sections 7 and part of 8 between the land reserved for the State school and Roman Catholic Church. At the Crown land sale held on 1 December 1865, Thomas J Sumner purchased Crown Section 7 and Lot 2 of Section 8, and J W Shanklin was the purchaser of Lot 1, Section 8 (Figure 3).

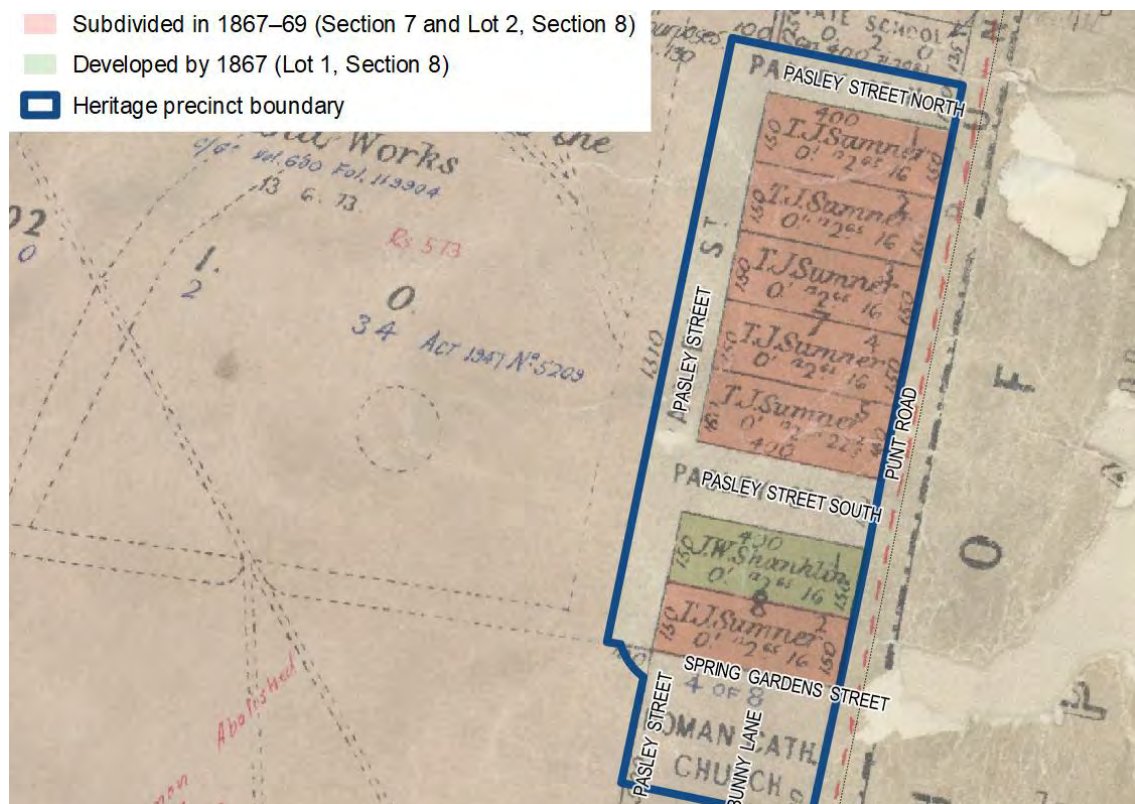


Figure 3. Parish Plan (Parish of Melbourne South) showing the land purchased by TJ Sumner and JW Shanklin, covering Crown sections 7 and part of 8. (Source: Public Records Office Victoria, VPRS 16171 Source: ,with GML Heritage overlay)

Built by 1867, Shanklin's residence on Lot 1, Section 8 (formerly known as 513–515 Punt Road) was the earliest house in this part of Punt Road but it is no longer extant. Two more houses were erected on this land during the late Victorian period. 19–21 Pasley Street South, an 1885 brick house, is the only surviving house developed by the Shanklins (MCC registration no 8143 and 1457, as cited in Lewis 83317 and 83239; RB 1880).

The land bought by T J Sumner was offered for sale at a subdivisinal auction in February 1867. The '11 villa sites located on Crown sections 7 and 8' were described as having 'the special advantage of being completely isolated from any inferior neighborhood [sic]' (*Age*, 23 February 1867:2). The subdivisinal plan drawn for this auction shows a new 30 ft laneway called 'Park Lane' along the eastern boundary of Fawkner Park (Figure 4).

Due to unsuccessful sales, the land was offered again in August 1869, but this time it was subdivided into 21 allotments. 20 allotments were located on Crown Section 7 and the entirety of Lot 2 of Crown Section 8 was offered as the 21st allotment of this sale. The allotments overlooking the park still had frontages to 'Park Lane' (*Argus*, 14 August 1869:2).

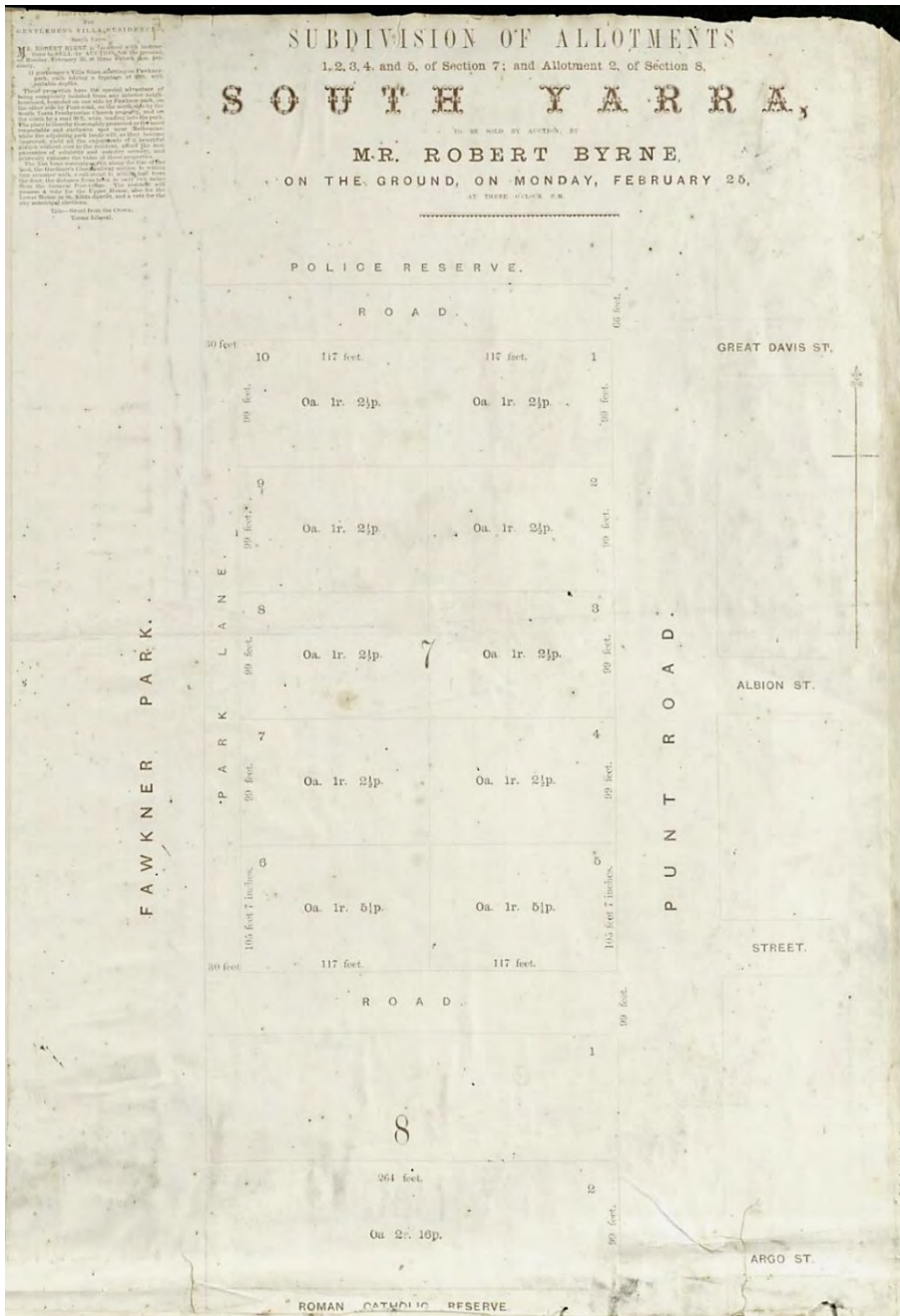


Figure 4. Extract of 'Subdivision of allotments 1,2,3,4, and 5, of section 7; and Allotment 2, of section 8, South Yarra' c1860s, showing the allotments proposed for sale and the 'Park Lane' to the west adjacent to Fawkner Park. (Source: State Library Victoria Map Collection)

Only a few buildings were developed in the period immediately after the 1869 sale. These included:

- 543–547 Punt Road, built to a design by architects Crouch & Wilson for the owner William S Watson in 1870 (MCC registration no 4155, as cited in Lewis 2011, ref 83299; RB 1871).
- a pair of semi-detached two-storey houses at 64–76 Pasley Street, also built to a design by Crouch & Wilson by a builder ‘Mr Seamark’ in 1871 (*Argus*, 1 July 1871:6; RB 1871). The City of Melbourne rate books list the owner of the pair as ‘Mrs Leigh’ in 1871, but by 1873, Thomas James Crouch of Crouch & Wilson was the sole proprietor of the southern house, with Mrs Leigh retaining the northern dwelling (RB 1871–75). In 1949–57, architects Buchan, Laird, Buchan operated from the northern house, then addressed as 70 Pasley Street (*Age*, 17 September 1949:25; *Argus*, 19 January 1957:35).

Within two months of construction beginning at 64–76 Pasley Street, Melbourne City Council’s building surveyor ordered their removal because they were built with a frontage nominally to ‘Pasley Street’, which did not exist at this time, and not to ‘Park Lane’ initially planned (*Argus*, 14 June 1871:6; 1 July 1871:6). This matter was brought to the Supreme Court, which found that a throughfare named Pasley Street was part of an abandoned plan for a residential subdivision of Fawkner Park. A cancelled 1859 lithograph showed Pasley Street marked out parallel to Punt Road, and this abandoned street was erroneously illustrated and described in some Crown grants sold in 1865 (*Argus*, 5 July 1871:5). The Minister of Lands Charles Gavan Duffy subsequently ordered the proclamation of Pasley Street because the Crown allotments had been sold with two street frontages to Pasley Street (*Argus*, 5 July 1871:5).

Pasley Street, a 30-foot-wide macadamised street, was formed on a portion of Fawkner Park along the western boundary of Crown sections 7 and 8 (*The Telegraph, St Kilda, Prahran and South Yarra Guardian*, 8 July 1871:8; Parish Plan). As a result of this, part of the 35 ft setback from the park initially reserved for the formation of the proposed ‘Park Lane’ was absorbed into each of the allotments fronting Fawkner Park. This extended the depths of these allotments from 117 feet to approximately 132 feet (RB 1871–73). In June 1873, along with other city parklands within the City of Melbourne, the remainder of Fawkner Park, which now had an irregular eastern boundary, was permanently reserved from sale (Whitehead 2008).

Although Pasley Street was proclaimed in 1871, residential development in this subdivision was slow. The Crouch & Wilson-designed house at 543–547 Punt Road (1870) and semi-detached pair at 64–76 Pasley Street (1871) were the only existing houses in this subdivision into the mid-1870s. Only one more house was constructed during the 1870s, at 549–553 Punt Road. It was a brick house designed by builder Oliver Panham, who later built two other houses in this subdivision; 44–50 Pasley Street (1882) and 78–82 Pasley Street (1881, now demolished). The latter house was built as his own residence (MCC registration no 9284, as cited in Lewis 83421; MCC registration no 6795 and 9004, as cited in Lewis 2011, refs 83185 and 83320).

Coinciding with Melbourne’s land boom, the allotments from the 1867–69 subdivision were almost fully developed in the 1880s (Figure 5).

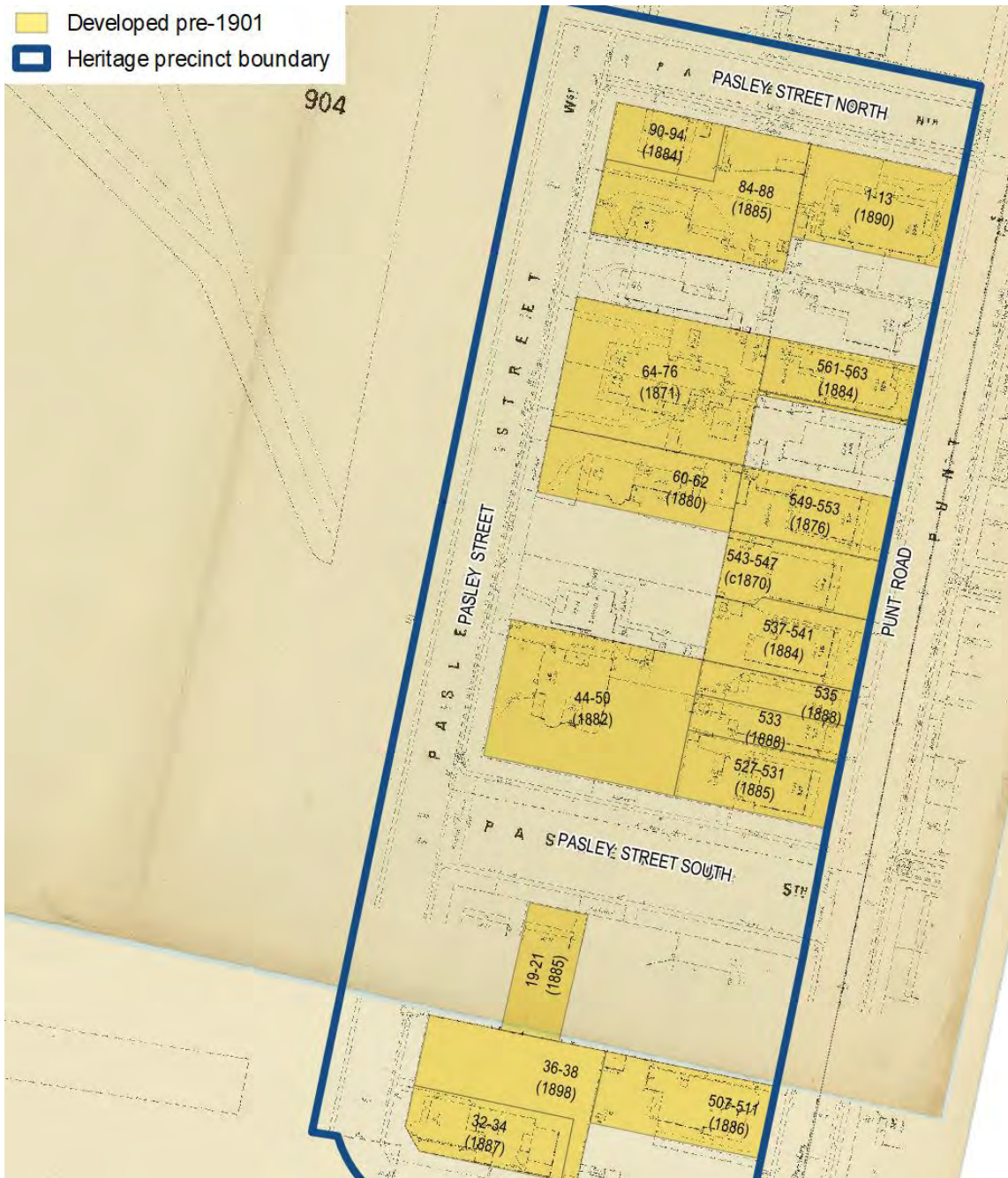


Figure 5. Extract of the 1895 MMBW Detail Plan No 901, 904 and 905, showing development in Crown sections 7 and 8 by this time. Shaded in yellow are the Victorian buildings extant today with annotated build dates. (Source: State Library Victoria with GML Heritage overlay)

Houses built in Pasley Street during this decade were of a grander scale and display more refined designs than earlier houses built in the area. Among the surviving houses, the following were built during this period.

- 44–50 Pasley Street, a substantial two-storey house, was built in 1882 at the corner of Pasley Street and Pasley Street South. The house was built for Edwin Joynt to a design by architects Henderson & Smart. The builder of this property was Oliver Panham, who built two other houses in this subdivision.

- 60–62 Pasley Street, a two-storey house, was built in 1880 for James Fiddes to a design by architect Edward Twentyman. The builder of this house was Edwin Newey (RB 1880, 1881; MCC registration no 8259, as cited in Lewis 83318).
- 84–88 Pasley Street, a two-storey brick house with elaborate rendered detailing and decorative inset panels on the wing walls, was built in 1885 by a builder Thomas W Lloyd for himself (MCC registration no 1566, as cited in Lewis 2011, ref 83240).
- 90–94 Pasley Street, a single-storey brick house, was built in 1884 for the owner 'Heffernan' to a design by an architect 'Fuller' by a builder Thomas Hodgson (MCC registration no 831, as cited in Lewis 83232).
- 32–34 Pasley Street was built in 1887 by James Baxter, builder, as his own residence at the corner of Pasley Street and Spring Gardens Street (MCC registration no 2623, as cited in Lewis 83247).
- 36–38 Pasley Street was built in 1898 by J Baxter. Baxter built the existing two-storey house for his own use, and this featured a highly ornate exterior with a turret (MCC registration no 7379, as cited in Lewis 83479).

At least four more houses were constructed in Pasley Street by the end of the 1880s but were later demolished.

Abutting these properties to the east, the Punt Road allotments were also fully developed by 1888, with the surviving examples including the following. The Punt Road properties were mostly builder-designed and of relatively smaller scale.

- 527–531 Punt Road is a brick house built in 1885 for Elijah Derrick, by builder Henry Ryall (MCC registration no 1431, as cited in Lewis 83433).
- 533 and 535 Punt Road is a pair of semi-detached modestly scaled cottages erected in 1888 by the owner, builder Alfred Ottaway (MCC registration no 3336, as cited in Lewis 83537).
- 537–541 Punt Road is a brick house built in 1884 for Miss Barton to a design by architect D Goldie by Frederick Nixon (MCC registration no 733, as cited in Lewis 83229).
- 561–563 Punt Road is a brick house built in 1884 for McMaee & Liddiard by builder R P Vincent (RB 1885, 1888; MCC registration no 754, as cited in Lewis 83426).
- 507–511 Punt Road, a substantial brick house with a projecting faceted bay, was built in 1886 for the owner F Jackson by a Fitzroy builder Joseph Moles (MCC registration no 2071, as cited in Lewis 83444). The property originally extended to the corner of Punt Road and Spring Gardens Street with a garden located to the south of the existing house.
- 1–13 Pasley Street North was built in 1890 by the owner Thomas W Lloyd, builder, who previously resided at another self-designed house at 84–88 Pasley Street between 1885 and 1889 (S&Mc 1890, MCC registration no 4290, as cited in Lewis 83340).

Land subdivided in 1885 (block bound by Park Place)

Crown Section 6A, the pocket of land between the Presbyterian Church and Christ Church reserves, was purchased by Peter Davies, civil servant, on 20 October 1865 (Figure 6). Davis subdivided the land in 1885. The subdivision comprised 14 villa sites, including seven fronting Punt Road with frontages of 40 to 50 feet by a depth of 100 feet, and a further seven overlooking Fawkner Park in 'Park Place', a new laneway bordering the park. The Park Place allotments had the same frontages by a depth of 121 feet. This sale was noted as the last subdivision of Crown land within the boundary of the City of Melbourne (*Argus*, 26 September 1885:14; *Argus*, 8 October 1885:2).

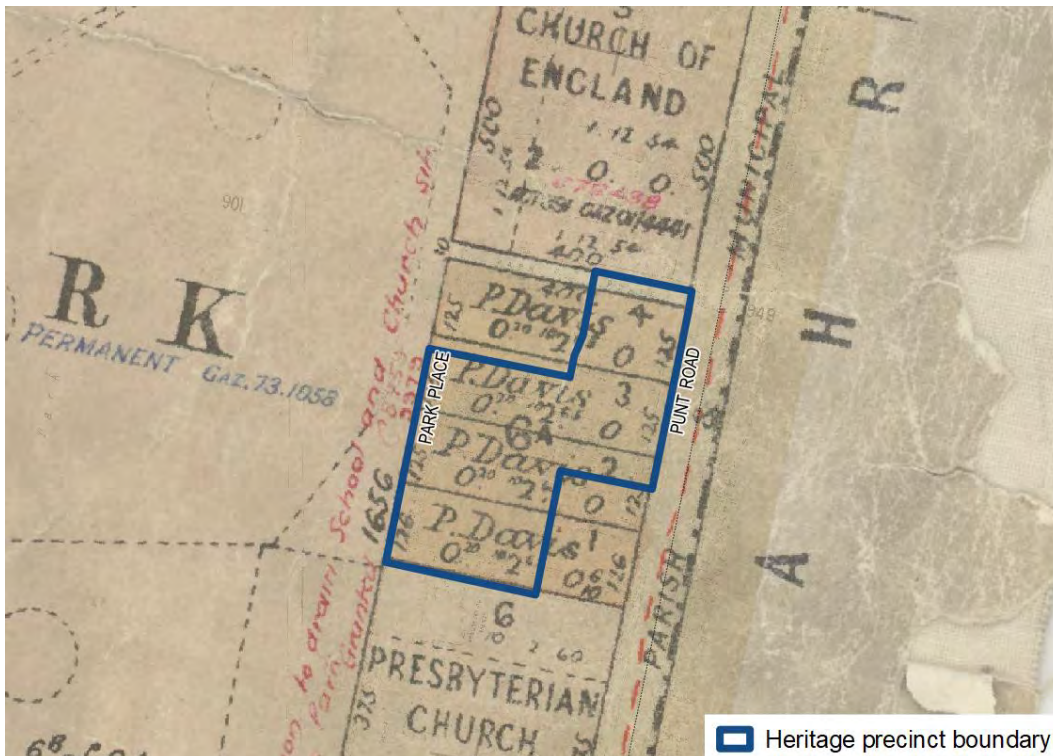


Figure 6. Parish Plan (Parish of Melbourne South) showing the land in Park Place purchased by P Davies, covering Crown Section 6A. (Source: Public Records Office Victoria, VPRS 16171 Source: ,with GML Heritage overlay)

Following the 1885 sale, construction activities progressed slowly up until the economic downturn of the early 1890s. An 1886 brick house at 633 Punt Road erected by builder James Malone as his own residence was the first building in this pocket. In 1887, a coachbuilders' workshop Wyatt & Simmons was established at the corner of Park Place and Punt Road. These early buildings no longer exist. From 1887 and 1889, the following two semi-detached pairs of Victorian houses were erected in Punt Road.

- 637 and 639 Punt Road was built in 1887 as a pair of two-storey semi-detached houses. Only 639 is extant today and is the earliest surviving building erected in this pocket of land (RB 1888; MCC registration no 2657, as cited in 83248).
- 641–643 Punt Road, an adjoining pair of two-storey semi-detached houses, was built in 1889, by the owner and builder John Jeffrey (MCC registration no 4115, as cited in Lewis 83468).
- In Park Place, four houses were built between 1889 and 1891:
- 40 and 42 Park Place, a semi-detached pair, were built in 1889 by the owner William Martin, builder (MCC registration no 4058, as cited in Lewis 83467).
- 36–38 Park Place was built in 1890 for J H Guy by George Stubbs, builder, of Tivoli Road, South Yarra (MCC registration no 4052, as cited in Lewis 83342; S&Mc 1892).
- 32–34 Park Place was built in 1891 by Alfred T Taylor, also a builder, as his own home (MCC registration no 4744, as cited in Lewis 43344; S&Mc 1892).

Likely due to the economic downturn, the vacant allotments in this subdivision remained undeveloped until the 1900s.

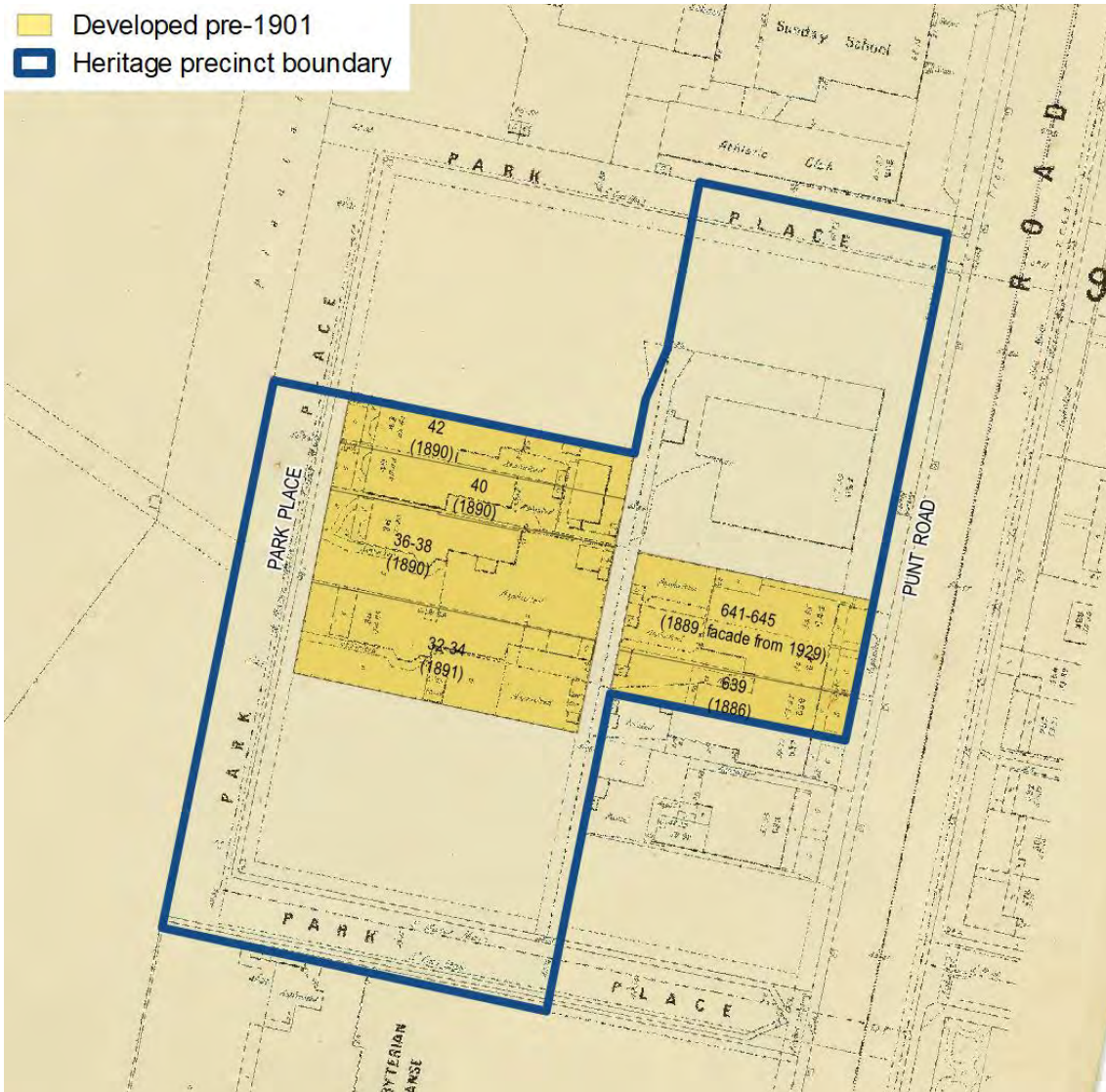


Figure 7. Extract of MMBW Detail Plan No 901 and 904, showing development in Crown Section 6A by 1895 superimposed with the Victorian period development in the precinct. Shaded in yellow are the Victorian buildings extant today. (Source: State Library Victoria with GML Heritage overlay)

Land subdivided c1890 (south of Spring Gardens Street)

The properties to the south of Spring Gardens Street were built on the former Roman Catholic Church reserve, identified as Lot 3 of Crown Section 8 (Figure 8). The land was still vacant when acquired by W Carey, who carried out the residential subdivision in 1890 (RB 1888, 1891). The laneways today known as Park Lane, Bunny Lane and Spring Gardens Street were formed around this time.



Figure 8. Parish Plan (Parish of Melbourne South) showing the former Roman Catholic Church reserve purchased by W Carey in 1890, covering Lot 4, Section 8. (Source: Public Records Office Victoria, VPRS 16171 Source: ,with GML Heritage overlay)

This small subdivision was fully developed by the end of the nineteenth century, with houses erected in three groups between 1890 and 1897 (Figure 9).

In 1890, a row of five brick modestly scaled houses were built at 473–475 Punt Road, 477–479 Punt Road, 481–483 Punt Road, 485–489 Punt Road and 491–497 Punt Road to a design by architects Billing & Son by Prahran builders J C & W Bruce. The developer was ‘Cary & Baylee’ (MCC registration no 4656, as cited in Lewis 83287; *Argus*, 10 January 1890:2).

In 1896, the Victorian houses fronting Pasley Street were built at 14–18, 20–24 and 26–30. These were among five properties in this section of lower Pasley Street, owned by William McLean. The two southernmost houses built at this time were replaced by two blocks of flats in 1966 (at 8–12 Pasley Street) and 1971 (at 2–6 Pasley Street). The builder of the surviving houses was James MD McLean, likely a family member of W McLean, who was also a builder (MCC registration no 6686, 6717 and 6819, as cited in Lewis 83348, 83349 and 83351; RB 1897).

In 1897, three more houses were built in the remaining allotments fronting Punt Road at 2–12 Park Lane, 471 Punt Road (also known as 8 Bunny Lane) and 499 Punt Road. The owner of these properties was H Hearne, and the builder was Joseph Hollows (MCC registration no 6894, as cited in Lewis 83613).

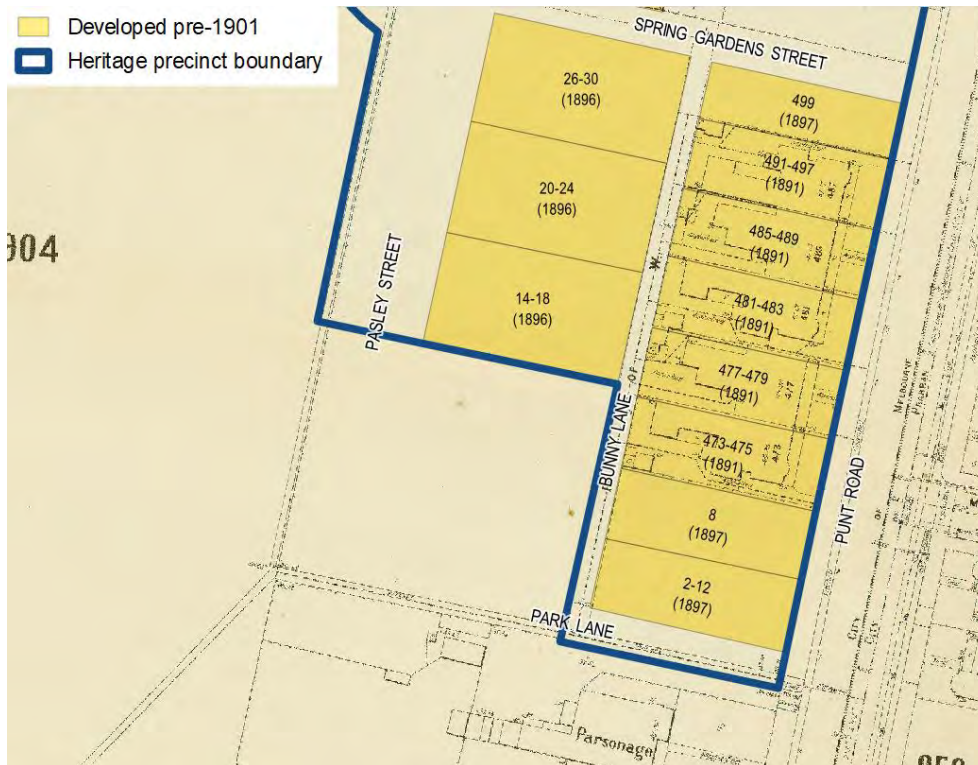


Figure 9. Extract of MMBW Detail Plan No 904 and 905, showing development in Crown Section 8 by 1895, superimposed with the Victorian period development in the precinct. Shaded in yellow are the Victorian buildings extant today. (Source: State Library Victoria with GML Heritage overlay)

Development: 1901–1918

As the allotments in the subject precinct were almost fully developed by the end of the nineteenth century, the precinct saw a small number of new developments in the block bound by Park Place (Crown Section 6A) during the Federation period (Figure 10). These include:

- 657 Punt Road and 70 Park Place, a semi-detached pair of houses at the corner of Punt Road and Park Place, built in 1905 by builders Ellis Bros for the owner George Lloyd (MCC registration no 9744, as cited in 83484).
- 647 Punt Road, a brick house built in 1909 by a builder John G McKenzie for the owner Mrs Martha Howard (MCC registration no 1436, as cited in 83369). This house was built on part of the site of the former 1887 coachbuilders' workshop Wyatt & Simmons (MCC registration no 2609, as cited in Lewis 83387).
- 649–655 Punt Road, a brick house built in 1915 with a finely detailed c1920 façade inspired by Arts and Crafts style (S&Mc 1915 and 1916; MBAI).
- 12–26 Park Place is a substantial two-storey brick house built in 1910 for Mrs Sarah Rundle by builders Rose Bros to a design by architect J E Burke (MCC registration no 1715, as cited in 83372; S&Mc 1910).

Other Federation period houses built in Park Place were at 23–30 Park Place and 44 Park Place, both of which were demolished in the c2000s (S&Mc 1905 and 1910).

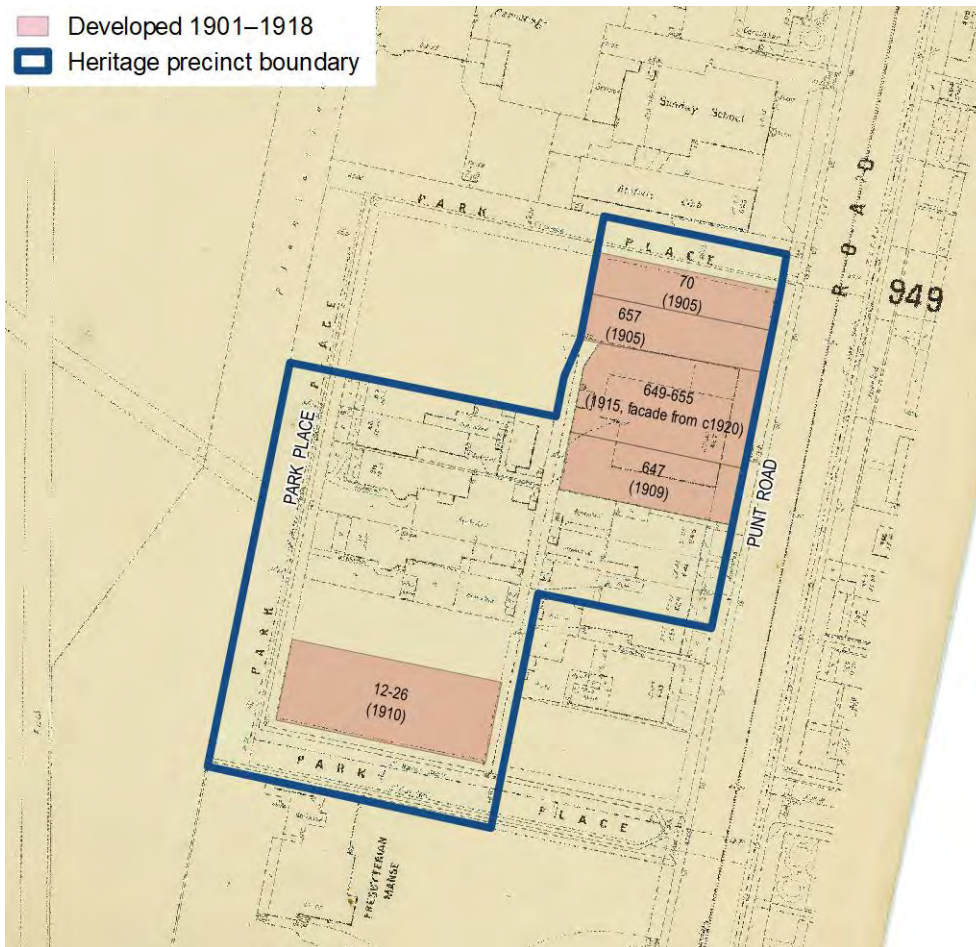


Figure 10. Extract of MMBW Detail Plan No 901 and 904, showing development in Crown Section 6 by 1895, superimposed with the Federation period development in the precinct. Shaded in red are locations of the Federation period buildings extant today. (Source: State Library Victoria with GML Heritage overlay)

Development: 1918–1945

Unlike in Park Place, after intensive development in the Victorian period, no further development took place in the entire Pasley Street pockets until the late 1920s. The interwar period development in this southern section of Pasley Street and Park Place Precinct included some infill development and re-development of earlier houses (Figure 11). These include:

- 15–17 Pasley Street
- South, built in 1928 at the rear of the former Shanklins' residence.
- 571–573 Punt Road, a 1930s block of flats built on the land that was subdivided from 1–13 Pasley Street North (MBAI).
- 565–569 Punt Road, an Old English style block of flats built in 1937 replacing a Victorian-era house (MBAI).
- 555–559 Punt Road, a three-storey Moderne style block of flats built in 1939 replaced another Victorian house (MBAI).

In the Park Place pocket of the precinct, alterations made to two existing earlier buildings in the 1920s changed this section of the Punt Road streetscape: the 1915 house at 649–655 Punt Road was altered with a new façade c1920 (MBAI); the 1889 semi-detached pair of two-storey houses was added with a new façade in 1929 and converted to flats (MBAI).

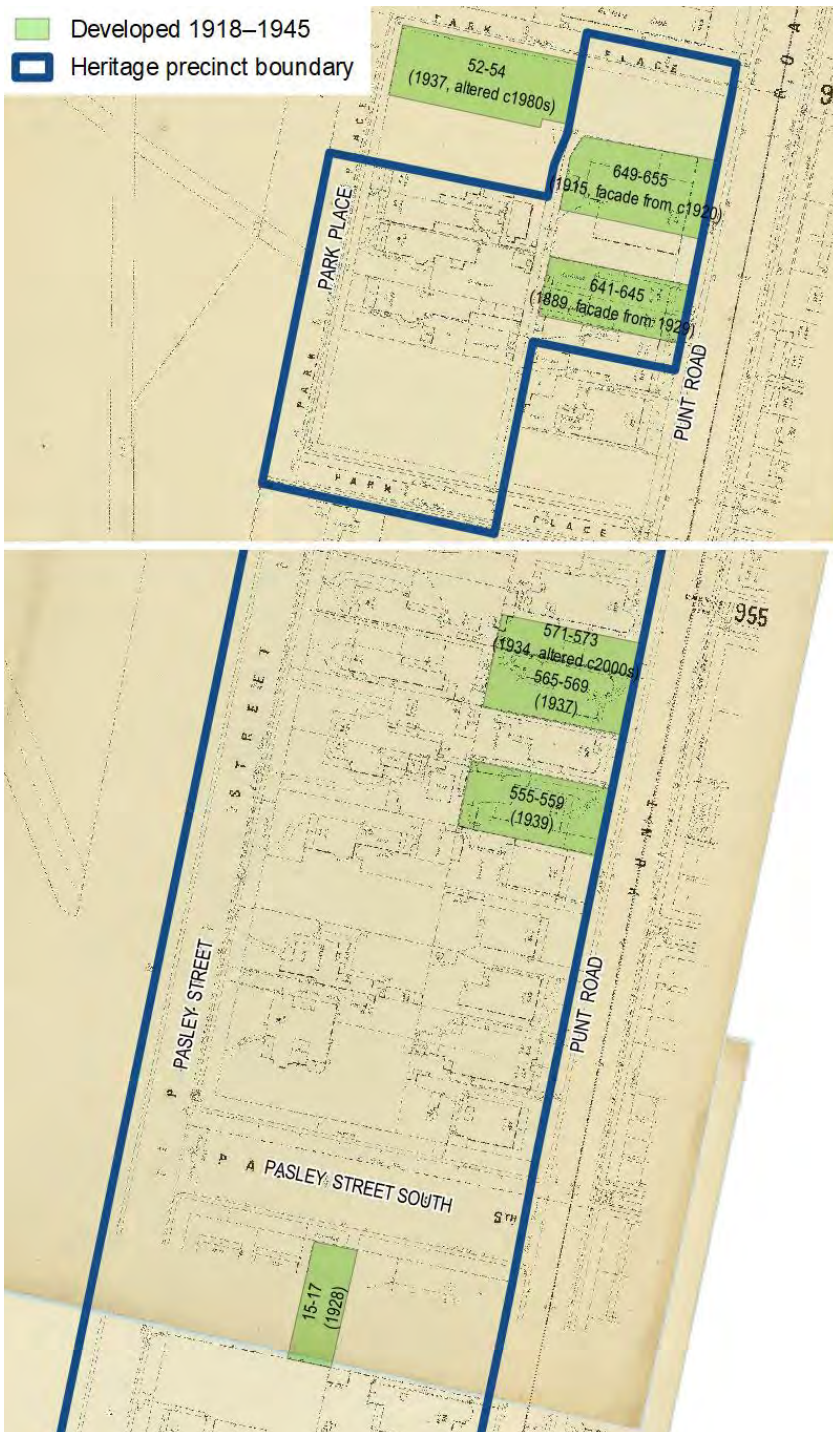


Figure 11. Extract of MMBW Detail Plan No 901, 904 and 905, showing development in Crown sections 7 and 8 by 1895, superimposed with the interwar period development in the precinct. Shaded in green are locations of the interwar period buildings extant today. (Source: State Library Victoria with GML Heritage overlay)

Development: 1945 onwards

Further developments in this precinct during and after the postwar period (Figure 12) were predominantly flats. A particularly notable example is the earliest example of postwar flats in the precinct, 'Pasley' at 40–42 Pasley Street, which was built in 1960–61 to a design by prominent architects Yuncken Freeman Bros.

Other postwar flats in the Pasley Street and Park Place pockets, all built between 1966 and 1973, replaced earlier houses from the Victorian period. Some flat development in the postwar period met with

opposition from local residents. An example of this is the block of flats 'Fawkner' at 52–54 Pasley Street, which is what remains of a pair of blocks originally built at number 52–54 and 56–58. In 1973, a Supreme Court judge ordered demolition of one of the two blocks, 'Pasley' at 56–58 Pasley Street, which was unlawfully constructed without a planning permit. Seven local residents contributed more than \$20,000 towards legal costs to have the flats demolished. The settlement provided that the block at 56–58 Pasley Street be demolished and replaced with a dwelling of no more than two storeys (*Sydney Morning Herald*, 31 March 1973:10). A two-storey house replaced the flats at number 56–58 in 1974–76.

There are some later developments at 28–30 Park Place and 1–13 Pasley Street South, and just outside the precinct boundary at 44–46 Park Place, 48–50 Park Place and 52–54 Park Place (originally built in 1937 but since altered beyond recognition).

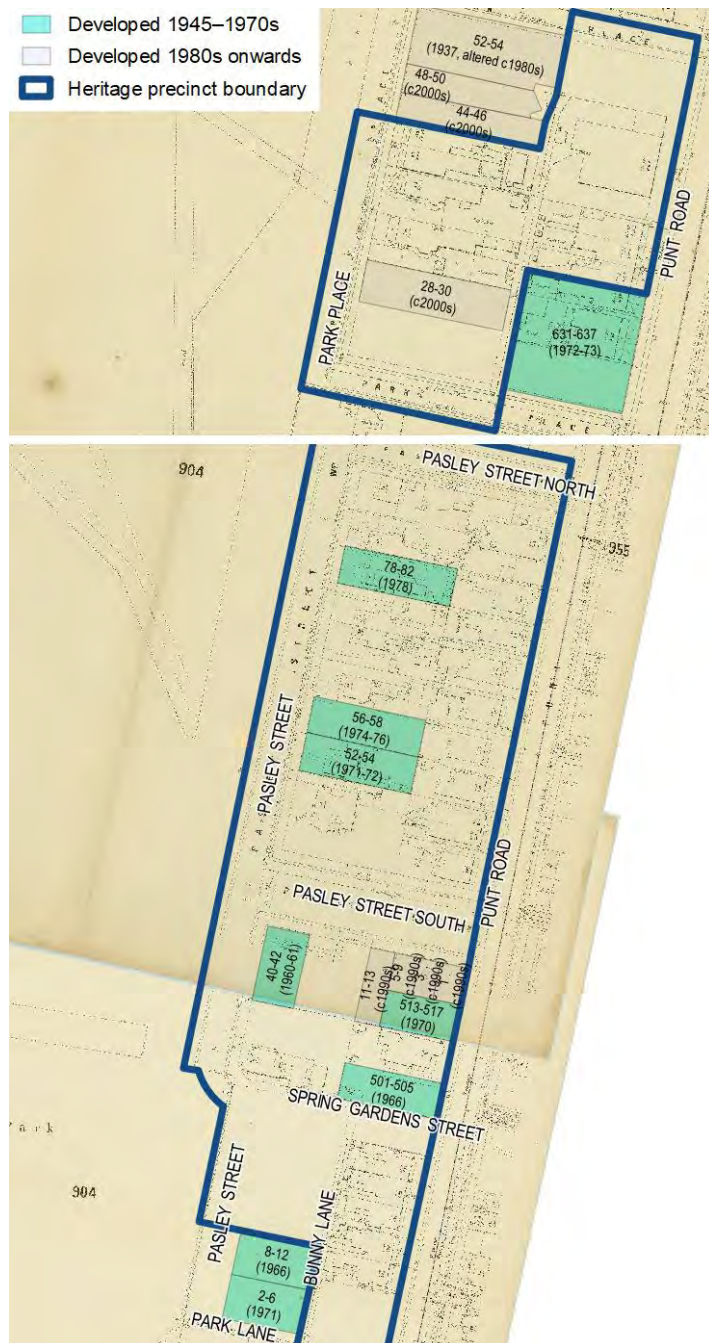


Figure 12. Extract of MMBW Detail Plan No 901, 904 and 905, showing development in Crown sections 6, 7 and 8 by 1895, superimposed with the postwar period development in the precinct. Shaded in blue are locations of the postwar period buildings extant today. (Source: State Library Victoria with GML Heritage overlay)

PRECINCT DESCRIPTION

Urban character

The Pasley Street and Park Place Precinct is located on the western side of Punt Road between Commercial Road and Toorak Road and has unimpeded views to Fawkner Park to the west. The precinct comprises two areas, north and south. These are divided by the South Yarra Presbyterian Church and South Yarra Primary School.

Pasley Street runs along the western boundary of the southern area. The southern area also comprises houses fronting Pasley Street North and Pasley Street South and laneways including Spring Gardens Street, Park Lane and Bunny Lane. The northern area of the precinct is bound by the C-shaped laneway, Park Place, to the north, west and south. The precinct is distinguished by streets of varying widths, a relatively uniform subdivision pattern and allotment sizes. The precinct consists of mostly single and double-storey residential buildings with some later examples of blocks of flats of two or three storeys. The earlier housing stock and later infill development are largely consistent in scale.

The properties on the park-fronting allotments generally have a deeper setback. Compared to other areas of the precinct, more consistent Victorian streetscapes are retained in Pasley Street and Park Place with some later infill developments. Concentration of groups of houses developed by the same builders and architects is one of the characteristics of the Victorian built form within the precinct. The houses fronting Punt Road represent more diverse styles and periods from Victorian and Federation to the interwar and postwar periods.

Its immediate proximity to Fawkner Park and unimpeded views of the park creates a distinct character in the precinct. The western edges of the precinct that border Fawkner Park are lined with elms (*Ulmus procera*) in Pasley Street and Canary Island Date Palms (*Phoenix canariensis*) in Park Place.

Movements into and from the parklands and adjacent community and educational complexes (such as the South Yarra Presbyterian Church, Christ Church Grammar School and Kindergarten, and South Yarra Primary School) also contribute to the character and use of the area.

Built form: 1869–1901

The precinct comprises a range of Victorian housing including detached, semi-detached and row houses, all built of brick. Almost all houses from this period can be described as Italianate in style, with a number of variations of the built form (Table 1). Common features of the Victorian Italianate style houses in this precinct include masonry construction (face brickwork or with rendered finish), slate hipped roof form, verandah with ironwork, brick chimneys with decorative detailing (cement render or corbelling), windows with timber-framed double-hung sashes, and a varying degree of Italianate style ornamentation and rendered detailing. New or unsympathetic carports, front garden layouts, and front fences are the changes commonly observed in the properties in this precinct.

Table 1. Victorian Italianate style houses in the precinct.



Built form	Address
Detached single-storey houses	14–18 Pasley Street. 20–24 Pasley Street. 26–30 Pasley Street. 32–34 Pasley Street. 90–94 Pasley Street. 1–13 Pasley Street North. 19–21 Pasley Street South. 499 Punt Road. 507–511 Punt Road. 527–531 Punt Road. 537–541 Punt Road. 543–547 Punt Road. 549–553 Punt Road. 561–563 Punt Road.
Detached two-storey houses	36–38 Pasley Street. 44–50 Pasley Street. 60–62 Pasley Street. 84–88 Pasley Street. 32–34 Park Place. 36–86 Park Place. 639 Punt Road (originally part of a pair)
Semidetached single-storey houses	2–12 Park Lane and 8 Bunny Lane. 473–475 Punt Road and 477–479 Punt Road. 481–483 Punt Road, 485–489 Punt Road and 491–497 Punt Road. 533 and 535 Punt Road.
Semidetached two-storey houses	64–76 Pasley Street. 40 and 42 Park Place. 641–645 Punt Road (with the 1929 façade).

The Victorian-era buildings built to Pasley Street between Pasley Street North and South retain a regular setback of approximately 35 feet (10.7 metres), reflecting the early changes to the allotment size in 1871. Developed for wealthier clientele or for builders' own use, these properties fronting the park are generally substantial in scale and feature refined architectural detailing. The buildings fronting Punt Road are built close to the street boundary and have shallower front gardens. The Victorian period buildings in the Park Place pocket are predominantly detached or semi-detached terraces.

Some notable designers include architects Crouch & Wilson, who designed two of the earliest houses in the precinct (543–547 Punt Road and 64–76 Pasley Street); builder James Baxter, who was the owner-occupier of two houses built consecutively (32–34 Pasley Street and 36–38 Pasley Street); and builder James MD McLean, who designed three houses of varied styles (14–18, 20–24 and 26–30 Pasley Street).

Significant Victorian period places in this precinct are shown in Table 2. The significant places are architect or builder-designed and retain their relatively highly ornate exteriors.

Table 2. Significant Victorian period places in the precinct.

Place	GML image (2021–22)
<p>The pair of two-storey houses at 64–76 Pasley Street are the earliest surviving houses in the precinct. Designed in 1870 by Crouch & Wilson, the two-storey semidetached pair is now combined into a single dwelling. 64–76 Pasley Street are examples of substantial Italianate style semidetached residences with restrained detailing, typical of the buildings built before the 1880s land boom period. The building retains the original two-storey villa form, slate hipped roof and primary chimneys with rendered finish. Also intact are the pattern of window openings and decorative detailing such as the verandah frieze and eave brackets. The building was altered and extended in 1990–91 (MBAI).</p>	
<p>507–511 Punt Road, built in 1886 by builder Joseph Moles, is an asymmetrical Italianate style residence with a projecting bay facing Punt Road to the east. The house features a return verandah that terminates at a second projecting bay and an entrance porch with decorative urns to the south. The elements of note include its elaborate rendered detailing, intact slate hipped roof with cement rendered roofs, verandah with cast iron frieze and column, bluestone platform and early metal fence.</p>	
<p>Built of red brick in 1896 to a design by builder James MD McLean for William McLean, 20–24 Pasley Street features unusual Dutch gabled projecting wings and a projecting entrance porch with open balustrading on the parapet. The house's highly ornate design elements include the corbelled brick chimneys, intact verandah and decorative rendered detailing that contrasts with the face brick surfaces. Later changes include the front fence and extension to the garage.</p>	

Place
GML image (2021–22)

Designed by builder James Baxter in 1898 as his own residence, the double-storey house at 36–38 Pasley Street has a rendered finish with highly ornate Classical and Italianate style detailing with a relatively narrow frontage. The rectangular turret, faceted bay on the ground level with decorative parapet, and decorative chimneys are distinctive features of this house. Later changes include the front fence and the replacement glazing.



84–88 Pasley Street is an 1885 two-storey residence with rendered finish to the street frontage. The side elevations are of face brickwork. The house features decorative detailing including the central parapet, ironwork to verandahs on each level, ornate panel inserts on the edges of wing walls. This property also has early fence and mature garden plantings. The site also comprises an interwar period two-storey Maisonette (86A Pasley Street).



Contributory buildings in this precinct are either highly typical example of type, or are of grander scale and relatively more ornate designs but display varying degrees of change. Examples of the Contributory buildings include the following.

- Another Couch & Wilson-designed house dating to c1870 at 543–547 Punt Road (Figure 13) is one of the earliest houses built in this precinct. The building is an asymmetrical single-storey double-fronted house with a projecting bay. It originally had a symmetrical façade but has undergone alterations, including the addition of the projecting gable bay (likely during the Federation period).
- 44–50 Pasley Street (Figure 14) designed by Henderson & Smart in 1882 is a two-storey villa with two street frontages and generous front garden on both sides. The house is still legible although

some changes are visible, including a section of infill to the verandah and over-rendering, new garage and an addition to the rear of the house.

- A pair of 1888 semidetached single-fronted cottages at 533 Punt Road and 535 Punt Road (Figure 15) are the only example of this type in this precinct. The pair features typical Italianate style example including the three-part window, ogee-profile verandah and iron lacework, tessellated tiled verandah platform, primary chimney with rendered decoration, and hipped slate roof (only intact at no 533).
- Occupying a prominent corner allotment, the 1890 house at 1–13 Pasley Street North (Figure 16) has a wide frontage to Pasley Street North and a narrower frontage with a faceted bay to Punt Road. A similar faceted bay is also provided on the primary elevation. The house has a smooth rendered finish and restrained decorative detailing reflecting its time of construction.
- The two-storey houses at 32–34 Park Place (1891), 36–38 Park Place (1890), 40 Park Place and 42 Park Place (both 1890) (Figure 17) share similar elements such as two-storey terrace forms with wing walls, rendered brickwork to the street frontage and early metal fences. Nos 40 and 42 are a semidetached pair. 36–38 Park Place, 40 Park Place and 42 Park Place feature bay windows on each level. Nos 32–34 Park Place and 36–38 Park Place retain decorative parapets, original openings, timber-framed windows and doors, and verandah ironwork on both levels. There is a recent infill between these houses at the rear, well set back from the street.
- The row of seven cottages between 2–12 Park Lane and 499 Punt Road are also of note, developed in two stages. 473–475 Punt Road (Figure 18) and 477–479 Punt Road (semidetached pair) and 481–483 Punt Road, 485–489 Punt Road and 491–497 Punt Road (three terraced houses) were built in 1891 to a design by architects Billing & Son. 2–12 Park Lane, 8 Bunny Lane and 499 Punt Road were built in 1897 by builder Joseph Hollows. Although displaying varying degree of changes, all examples retain two primary chimneys. The legibility is enhanced by the retention of the entire row of cottages which is relatively uncommon in this portion of South Yarra. The cottages at 473–475 Punt Road and 477–479 Punt Road are more intact than other examples, with intact face brick frontages and window with early joinery (including a bay window at No 473–475).

Table 3. Selection of Contributory Victorian period examples in the precinct.



Figure 13. One of the earliest houses (c1870) in the precinct at 543–547 Punt Road. (Source: GML Heritage 2021)



Figure 14. Henderson & Smart-designed two-storey villa at 44–50 Pasley Street. (Source: GML Heritage 2021)



Figure 15. The precinct's only example of a single-fronted pair at 533 Punt Road and 535 Punt Road. (Source: GML Heritage 2021)



Figure 16. 1–13 Pasley Street North, occupying a corner allotment. (Source: GML Heritage 2021)



Figure 17. Typical examples of two-storey Italianate terraces at 40 Park Place and 42 Park Place. (Source: GML Heritage 2021)



Figure 18. 473–475 Punt Road, which is one of the most intact and typical examples among the row of houses developed between 2–12 Park Lane and 499 Punt Road. (Source: GML Heritage 2021)

Built form: 1901–1918


During the Federation period, further development occurred in the Park Place pocket where building allotments were still available after the turn of the twentieth century. Surviving examples from this period represent varied forms and styles.

- The semidetached pair of cottages at 657 Punt Road and 70 Park Place were built in 1905 and feature early elements typical of the style, including the terracotta-tiled roof with ridge tiles and finials, half-timbered gable ends over rough cast render, and face brick chimneys with terracotta pot and cement detailing. The corner building (70 Park Place) is more intact, retaining early verandah with timber fretwork. The side elevation with segmental arched windows with double-hung sash windows and cement edging also appear early. The later additions, including the side porch and upper-level addition, are visible from Park Place. The other pair at 657 Punt Road has undergone changes, including the removal of the front verandah and alteration of the front window.
- 647 Punt Road is a brick house built in 1909 featuring a terracotta-tiled hipped roof with face brick chimneys. It retains original elements, including the box bay window and bichrome brickwork. The verandah is incorporated under the main roof structure, supported by timber posts.
- Built in 1910, 12–26 Park Place is a substantial two-storey brick villa with a rendered finish. The projecting bay on the southern elevation is designed to appear as a turret. The main roof form is concealed behind the open parapet. The building features decorative elements including the return verandah with ironwork, a faceted bay, and six-light windows on the south elevation. Some of the original windows have been replaced.

Built form: 1918–1945

As almost all building parcels were developed by the Federation period, the precinct saw limited additions from this period. Examples from this period range from a single-storey residence to three-storey flats of varying form and styles. Astor at 641–645 Punt Road, below, is of particular note, for its retention of Victorian-era terraces behind the interwar-period façade.

Table 4. Significant place developed between 1918 and 1945 in the precinct.

Place	GML image (2021–22)
Originally built as a semidetached pair of terraces in 1889, 641–645 Punt Road is reflective of a practice that was common during the interwar period: the conversion of early residential buildings to flats. Today the building has a Mediterranean-influenced façade from 1929 with a signage 'Astor' above the central entrance. The original hipped roof form, chimneys and fabric of earlier Victorian period buildings are extant behind the depth of the façade.	

Other contributory interwar examples in the precinct include the following.

- 649–655 Punt Road was originally built in 1915. The extant interwar façade was added c1920. The attic bungalow displays refined design with elements influenced by Arts and Crafts style including the bow window, shingled gables, and side porch with brick and timber piers.


- 15–17 Pasley Street South is a 1928 house with elements influenced by the Californian Bungalow style, including the low-pitch hipped roof with projecting rafter ends and cement tiled roof. Its legibility from the street has been diminished due to the later brick fence built to the street.
- 565–569 Punt Road is a 1937 Old English style two-storey block of flats. The building is of face clinker brickwork and has terracotta-tiled hip and gable roof. The flats retain early elements including the brick chimneys, timber-framed windows, and decorative elements including the projecting brick dentils under the eaves.
- 555–559 Punt Road is a pair of 1939 Moderne three-storey flats with a driveway between the two blocks. Although having gone through some recent changes, the flats display some elements influenced by the style including the rounded cantilever balconies, central face brick staircase (559 Punt Road) with Art Deco style parapet, clinker brick lintels laid in soldier course and metal-framed windows.

571–573 Punt Road was a two-storey flats originally built in 1934 but later alterations substantially diminished the legibility to extent not considered contributory.

Built form: 1945 onwards

The precinct saw further development from 1945 onwards, with postwar (1945–1970s) examples predominantly being flats, and later (1980s onwards) examples of two-storey residences. One significant example is the earliest postwar flats in this precinct, below.

Table 5. Significant place developed after 1945 in the precinct.

Place	GML image (2021–22)
<p>Pasley at 40–42 Pasley Street, built in 1960–61 to a design by prominent architects Yuncken Freeman Bros. The three-storey flats originally featured face red brick and bays with setback full-height glazing to the west elevation fronting Fawkner Park. The building was refurbished in 1986, when some changes are made to the exterior (MBAI). Later changes include the overpainting, removal of the upper-half of the open brick sections, and installation of metal fence.</p>	

Other postwar flats in Pasley Street and Park Place pockets, all built between 1966 and 1973, are located at 2–6, 8–12, 52–54, 56–58 and 78–82 Pasley Street, and 501–505, 513–517 and 631–637 Punt Road. These examples have three to four storeys and feature minimal decorations and plain design elements typical of the period, including the simple brickwork to the exterior (face brick or overpainted), flat roof, metal-framed windows, or pilotis to the ground level.

Some late twentieth century (post–1980) developments are observed at 28–30 Park Place and 1–13 Pasley Street South, and just outside the proposed precinct boundary at 44–46 Park Place, 48–50 Park Place and 52–54 Park Place (originally built in 1937 but altered beyond recognition).

PRECINCT INTEGRITY

The precinct overall has high integrity as an area that reflects subsequent phases of development. Despite the layered development of the precinct it retains a clear and distinct urban character that is visually cohesive.

Within the precinct, the buildings fronting Fawkner Park have a particularly high integrity. These include the intact Victorian streetscapes along Pasley Street and Park Place bordering the park. The Punt Road streetscape is characterised by an eclectic range of period, styles and influences, including Italianate, Queen Anne, Arts and Crafts, Old English, Moderne, and Mediterranean styles.

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. Flats from the interwar period tend to be large luxury flats. Later postwar flats, however, reflect the changing urban landscape seen in much of inner city Melbourne, brought about by waves of postwar European migrants who valued high-density European-inspired city living over the Anglo-Australian preference for low-density suburbia. While this development has significantly increased the population density of the precinct, the buildings themselves sit comfortably side by side with earlier development due to their compatible scale, form and materiality.

Throughout the precinct there is a consistency in building heights, setbacks, overall forms, pattern of fenestrations and materiality. This is expressed across buildings of different historical eras and architectural styles with most buildings remaining true to their original design intent. This visual consistency is strengthened by the precinct's public realm elements, which include a mix of wide and finer grade streets lined with street trees, bluestone kerbs and guttering, and asphalt footpaths.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extension. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roof line and chimneys unaltered. Recent development has generally been carefully designed to respect the form, scale and materiality of their neighbours and do not unduly detract from the integrity of the streetscapes.

COMPARATIVE ANALYSIS

Since the 1836 survey of Melbourne, land in the immediate surrounds of the Melbourne township were surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne, Carlton, North Melbourne, West Melbourne and South Yarra. Residential development in Parkville around Royal Park (reserved in 1859) was slightly later, beginning around 1870.

Outside the city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development in the city of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. As a result Melbourne was developed with large areas of public parklands, including an inner ring of gardens (Fitzroy Gardens, Treasury Gardens, Parliament Gardens, Alexandra Gardens, the Domain and the Royal Botanic Gardens) and an outer ring (Yarra parklands, Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, university, hospitals, benevolent institutions etc.) defined the boundaries of distinctive suburban development in each of Melbourne's early suburbs.

Today, the historical streetscape and building stock in these old suburbs in the City of Melbourne are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3

North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside these precincts there are a number of smaller precinct areas within the City of Melbourne that represent mixed-era development, predominantly located in the northern suburbs of Melbourne. The subject precinct can be compared with the following precincts on the City of Melbourne's HO.

HO2 East Melbourne Precinct

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries, and Wellington Parade bisecting the precinct. Central medians with planting are common throughout the precinct. With its relatively large allotments and elevated position, the area attracted affluent residents. Victorian development predominates the precinct, with some examples of later construction through to the interwar period. It is predominantly residential in character, and renowned for its high-quality historic dwellings, and its proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is within the precinct.

HO4 Parkville Precinct

Parkville Precinct was developed from the 1850s in sections around the perimeter of Royal Park and is primarily residential. Royal Park has historically comprised the majority of the precinct area, with early residential subdivisions to the south, east and west of the park. Royal Parade is prominent in the precinct as an important early throughfare. In 1868, a portion of Royal Park was alienated for Crown land sales, creating a narrow and largely linear subdivision abutting the west side of Royal Parade. To ensure an open landscape character was maintained, only one villa residence of stone or brick was permitted per allotment. By 1872, a residential subdivision of smaller villa allotments had been created to the south of the intersection of what is now Gatehouse Street and Royal Parade. The precinct is notable for its highly intact streetscapes, with limited recent development and visible additions. Streets are wide, with plantings, and have wide footpaths and later grassed medians. Streetscapes are consistent in scale and character, although there is greater diversity along Royal Parade. More substantial buildings and larger allotments are found along The Avenue, while more modestly scaled examples are in the south and west of precinct. High-quality one or two-storey brick terraces and residences are the common typology in the precinct. Significant and contributory development dates from the second half of the nineteenth century, with some limited development through to the interwar period. There are few commercial or ecclesiastical buildings, and there is a small number of civic and institutional places, mostly in the east and south of the precinct.

HO6 South Yarra Precinct

Since the 1849 and 1964 Crown land sales, South Yarra saw steady residential growth in the Victorian period with some areas of commercial development. Most importantly, the HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. Throughout the twentieth century, remaining vacant lands were taken up for further residential, commercial or industrial development in South Yarra. Some older buildings and estates were redeveloped during the interwar and postwar periods, resulting in multilayered development pattern in some areas.

HO1163 Barnett Street South Residential Precinct

Originated from a Victorian-era subdivision, the Barnett Street South Residential Precinct in Kensington includes the Victorian-era timber and brick cottages with some Edwardian period examples. The precinct comprises examples of largely single-fronted, single-storey Victorian period weatherboard houses on the east side, and a mixture of double and single-fronted Federation weatherboard houses and Victorian masonry houses on the west side. The precinct represents the typical nineteenth-century housing type in the Kensington residential area, which was associated both with a wealthy manufacturer (brewer R K Montgomerie) and working-class residents.

Discussion

Commencing its development from the 1860s as an extension of South Yarra, and with its proximity to public parkland, the Pasley Street and Park Place Precinct is most closely comparable with certain areas of HO2 East Melbourne Precinct and HO6 South Yarra Precinct. In HO2, the terraced two-storey houses with views into the public reserves, especially in Gipps Street and Simpson Street forms a close comparison with the park-fronting two-storey houses in the Park Place pocket. Northern Powlett Street has a more diverse mix of housing form predominantly from the Victorian era, from single-storey cottages to relatively substantial two-storey houses. In HO6, Airlie Street and the single-sided section of Toorak Road fronting Fawkner Park are generally comparable for their fairly consistent Victorian to Federation streetscape with some later residential examples.

The precinct is most comparable with the area between The Avenue and Royal Park in HO4, which followed a very similar pattern of development. The land was alienated from Royal Park in the 1860s, despite opposition, and subsequently subdivided for residential development. Construction of only a detached stone or brick building within an allotment was permitted at that time. As a result, the area was developed with high-quality villas in the nineteenth century, now mixed with some later infill development, including postwar blocks of flats.

The Pasley Street and Park Place Precinct is also comparable with HO1163 in terms of the age and size of the area it covers. Development of workers' housing in HO1163 was stimulated by the establishment of a commercial precinct in Kensington in the late Victorian period. Both the subject precinct and HO1163 saw its most intensive development in the late Victorian period, and after the remaining vacant allotments were taken up during the Federation period, limited infill development occurred throughout the rest of the twentieth century. The masonry cottages in Barnett Street, Kensington, are also generally comparable to the row of cottages in the subject precinct that were developed on Punt Road during the 1890s. However, the scope of comparison is limited, as the properties in HO1163 lacks the architectural refinement and grand scale that is observed from some examples of the subject precinct.

The subject precinct is distinguished for its diverse building stock in a smaller, concentrated area, ranging from the Victorian period workers' cottages and two-storey villas with high-quality architecture, to Federation and interwar period residences and flats. The views and vistas into and out of Fawkner Park to residential areas and along the dog-legged Pasley Street are part of the important elements of the precinct. Overall, like other HO precincts in the City of Melbourne, Pasley Street and Park Place Precinct comprises a cohesive streetscape in terms of scale, allotment size and architectural style, having been developed in Victorian and Federation periods. The precinct also demonstrates a cross-section of development, with some later examples from the interwar and postwar period, representing the changing urban landscape seen in much of inner-city 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

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct.

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

Precinct Category Schedule

CoM Property ID	Number	Street	Category	Significant streetscape
107780	8	Bunny Lane	Contributory	-
107779	2–12	Park Lane	Contributory	-
107358	12–26	Park Place	Contributory	-
107357	28–30	Park Place	Non-contributory	-
107356	32–34	Park Place	Contributory	-
107355	36–38	Park Place	Contributory	-
107354	40	Park Place	Contributory	-
107353	42	Park Place	Contributory	-
107811	70	Park Place	Contributory	-
107448	14–18	Pasley Street	Contributory	-
107447	20–24	Pasley Street	Significant	-
107446	26–30	Pasley Street	Contributory	-
107445	32–34	Pasley Street	Contributory	-
107444	36–38	Pasley Street	Significant	-
107443	40–42	Pasley Street	Significant	-
107442	44–50	Pasley Street	Contributory	-
107441	52–54	Pasley Street	Non-contributory	-
107440	56–58	Pasley Street	Non-contributory	-
107439	60–62	Pasley Street	Contributory	Significant
107438	64–76	Pasley Street	Significant	Significant
107437	78–82	Pasley Street	Non-contributory	Significant
107436	84–88	Pasley Street	Significant (1885 house) Contributory (interwar maisonette)	Significant
107435	90–94	Pasley Street	Contributory	Significant
107802	1–13	Pasley Street North	Contributory	-
107790	1	Pasley Street South	Non-contributory	-

CoM Property ID	Number	Street	Category	Significant streetscape
107451	3	Pasley Street South	Non-contributory	-
107452	5–9	Pasley Street South	Non-contributory	-
107432	11–13	Pasley Street South	Non-contributory	-
107433	15–17	Pasley Street South	Contributory	-
107434	19–21	Pasley Street South	Contributory	-
107781	473–475	Punt Road	Contributory	-
107782	477–479	Punt Road	Contributory	-
107783	481–483	Punt Road	Contributory	-
107784	485–489	Punt Road	Contributory	-
107785	491–497	Punt Road	Contributory	-
107786	499	Punt Road	Contributory	-
107787	501–505	Punt Road	Non-contributory	-
107788	507–511	Punt Road	Significant	-
107789	513–517	Punt Road	Non-contributory	-
107791	527–531	Punt Road	Contributory	-
107792	533	Punt Road	Contributory	-
107793	535	Punt Road	Contributory	-
107794	537–541	Punt Road	Contributory	-
107795	543–547	Punt Road	Contributory	-
107796	549–553	Punt Road	Contributory	-
107798	555–559	Punt Road	Contributory	-
107799	561–563	Punt Road	Contributory	-
107800	565–569	Punt Road	Contributory	-
107801	571–573	Punt Road	Non-contributory	-
107806	639	Punt Road	Contributory	-
107807	641–645	Punt Road	Significant	-
107808	647	Punt Road	Contributory	-
107809	649–655	Punt Road	Contributory	-

CoM Property ID	Number	Street	Category	Significant streetscape
107810	657	Punt Road	Contributory	-

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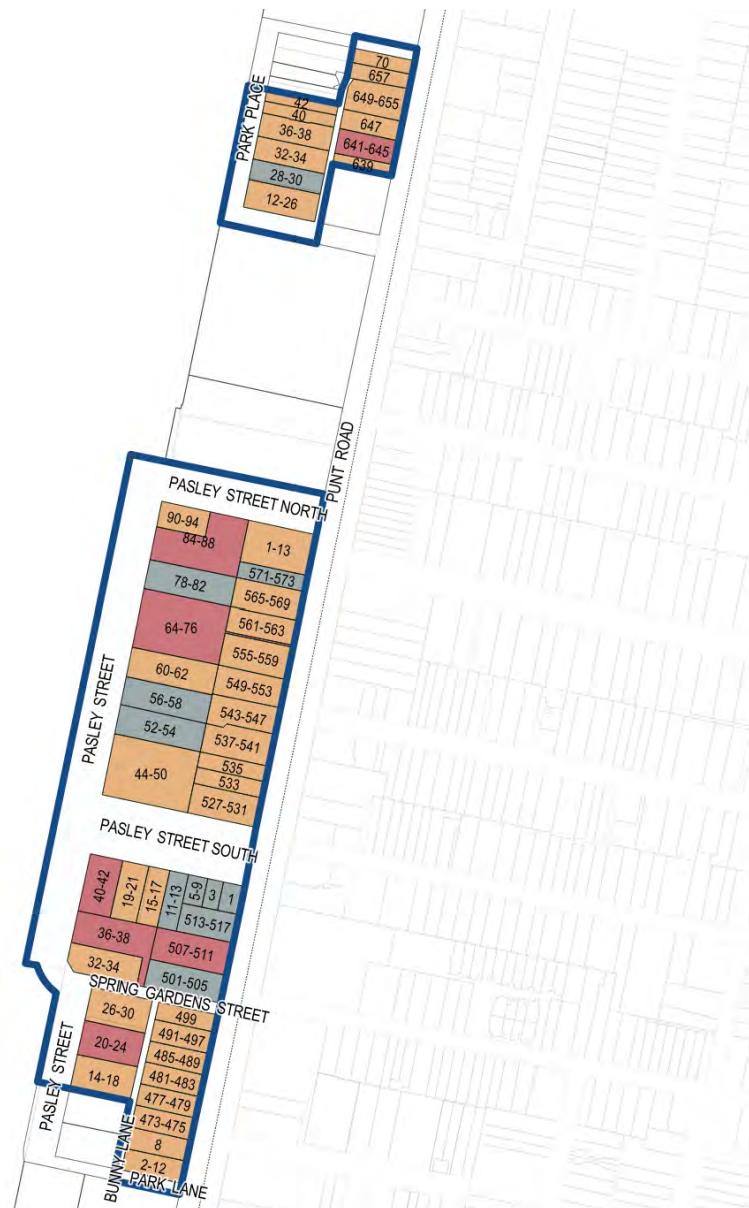
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STATEMENT OF SIGNIFICANCE

Heritage Place: Pasley Street and Park Place Precinct

PS ref no: HOxxx

- Significant
- Contributory
- Non-contributory
- Heritage precinct boundary



What is significant?

Pasley Street and Park Place Precinct, including 8 Bunny Lane, 2–12 Park Lane, 12–42 Park Place, 14–94 Pasley Street, 1–13 Pasley Street North, 1–21 Pasley Street South, 473–573 and 639–657 Punt Road, South Yarra, developed from 1865 to 1961, is significant.

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

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) and intact early chimneys, timber and masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistic detailing and early iron palisade fences on stone plinths

- low-scale external form of buildings developed from 1918 to 1961 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original hipped and flat roof forms (sometimes with parapets), intact early chimneys, and the pattern and size of original fenestration, stylistic detailing, and early low masonry fences
- significant buildings' high level of integrity to their original design
- early subdivision patterns, including the size of allotments, the setbacks of park-fronting properties and the views to and from Fawkner Park
- public space elements, including the street trees, widths and shape of the asphalted footpaths and bluestone gutters in Pasley Street, Pasley Street North, Pasley Street South and Park Place.

Early intact fences at 507–511 Punt Road, 565–569 Punt Road, 641–645 Punt Road and 649–655 Punt Road also contribute to the significance.

More recent alterations and addition to significant and contributory places, including replacement fences, verandah or windows, are not significant.

Post-1961 developments and other extensively altered properties are not significant.

How is it significant?

Pasley Street and Park Place Precinct, including 8 Bunny Lane, 2–12 Park Lane, 12–42 Park Place, 14–94 Pasley Street, 1–13 Pasley Street North, 1–21 Pasley Street South, 473–573 and 639–657 Punt Road, South Yarra, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

The Pasley Street and Park Place Precinct is historically significant for its representation of the early subdivision pattern that resulted from an 1865 sale of Crown land, which was the last Crown land released for sale in the City of Melbourne. This sale of land was associated with a significant conflict in the City of Melbourne in the 1860s that ensued following the breaking up of areas reserved as public parkland for private development. The precinct is also important for its retention of the early pattern of development from the subsequent residential subdivisions from 1869 (Pasley Street) and 1885 (Park Place) that led to the formation of dog-legged Pasley Street and laneways connecting to Punt Road, as well as Park Place. The 1885 sale of the Park Place allotments was claimed to be the last subdivision of Crown land within the City of Melbourne. The area's particular association with speculative building and owner-builders reflect the politicised nature of the subdivision at a time of a public debate about the retention of public parkland versus revenue-raising by the government and private development. (Criterion A)

The historical development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne. The residential development of the precinct was initially slow, with few examples constructed in the 1870s, including the intact semidetached two-storey villa at 64–76 Pasley Street designed by architects Crouch & Wilson. After slow development in the 1870s, the Pasley Street pocket saw intensive building during the boom period of the 1880s and the beginning of the 1890s. The sale of the Park Place pocket in 1885 and development of the cluster of Victorian buildings between 1886 and 1891 also coincided with the land boom of the Victorian period that continued until 1892. Following economic recovery in the early twentieth century, the vacant land remaining in the Park Place pocket was taken up for further residential development. Throughout the interwar and postwar period, a number of houses and blocks of flats were erected on new allotments, representing subdivided former gardens of Victorian-era properties, or replacing earlier houses. Astor at 641–645 Punt Road, with its Mediterranean-influenced façade, is an example of a Victorian residence converted to flats in the 1920s, reflecting a pattern of development that was common in South Yarra during the interwar period.

The postwar flats in this precinct reflect the changing urban landscape seen in much of inner city Melbourne, brought about by waves of postwar European migrants who valued high-density European-inspired city living. (Criterion A)

Aesthetically, the mixed-era precinct is significant for the contribution of the well-preserved masonry houses in a concentrated area. The diverse building stock ranges from Victorian-era workers' cottages and two-storey villas, to twentieth century residences and flats. The places of aesthetic importance include a finely detailed Victorian residence with Dutch gables at 20–24 Pasley Street, and highly refined Italianate style examples at 36–38 Pasley Street, 64–76 Pasley Street, 84–88 Pasley Street and 507–511 Punt Road. A postwar block of flats at 40–42 Pasley Street, designed by prominent architect Yuncken Freeman Bros, is also of aesthetic importance. The views and vistas into and out of Fawkner Park to the residential areas and along Pasley Street are part of the important elements of the precinct. (Criterion E)

Primary source

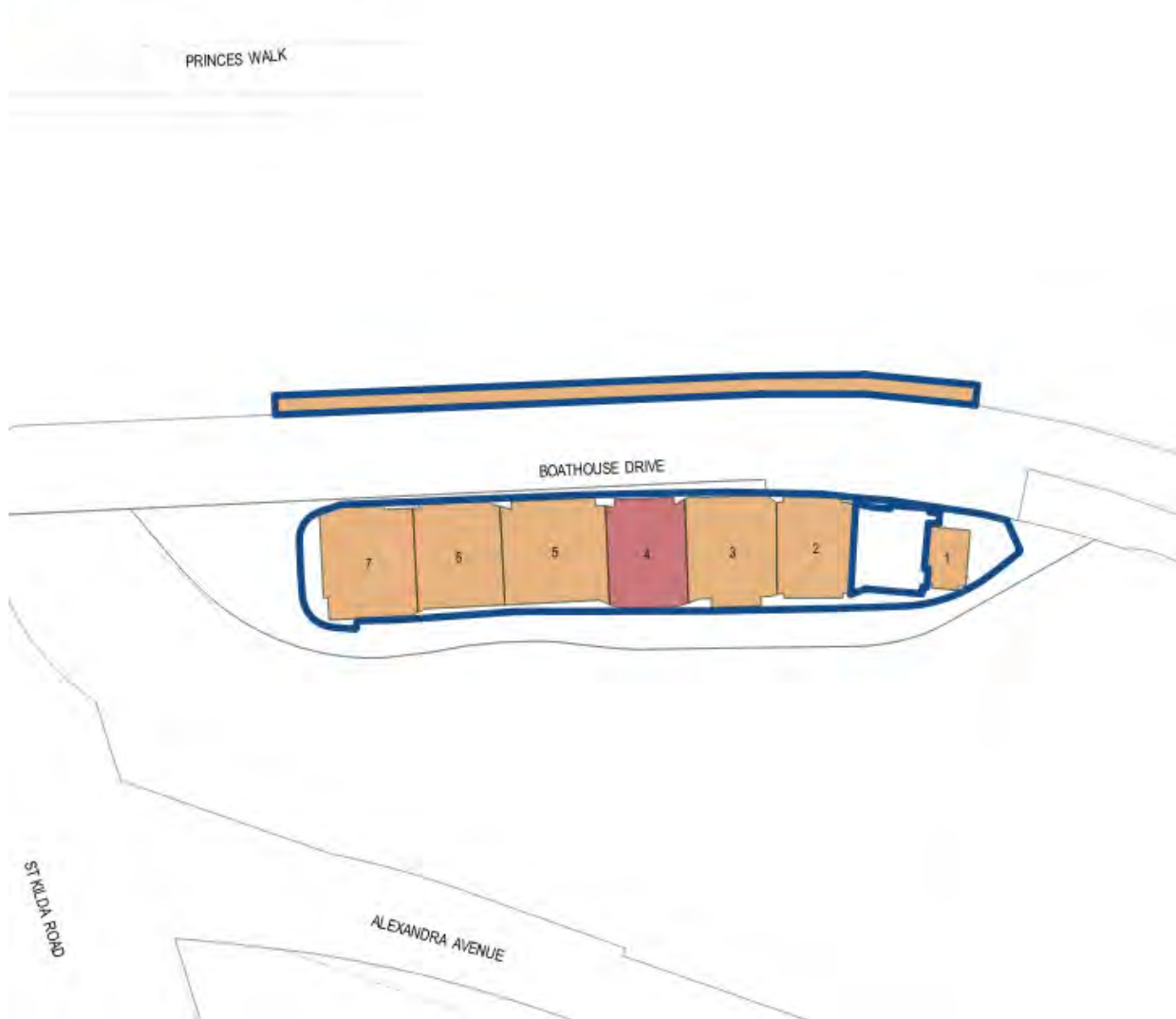
South Yarra Heritage Review 2022 (GML Heritage)

PRECINCT NAME: Yarra Boathouses Precinct

STREET ADDRESS: 1–7 Boathouse Drive and associated boat ramp opposite 1–7 Boathouse Drive, Melbourne

PROPERTY ID: 105120, 105119, 105118, 105114, 105117, 105116, 105115

- Significant
- Contributory
- Heritage precinct boundary



SURVEY DATE: January–March 2021 **SURVEY BY:** GML Heritage

PLACE TYPE: Heritage Precinct **ASSOCIATION WITH BUILDER OR ARCHITECT:** Daryl Johns and Peter Jones (Number 7)

DEVELOPMENT PERIOD: Federation/Edwardian Period (1902–c1918) Postwar Period (1945–1975) **MAJOR CONSTRUCTION PHASE:** 1908–2000s

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:
15 Sports and recreation	15.2 Water sports
14 Commerce and trade	14.4 Boat building
16 Social and community life	16.2 Clubs and organisations 16.4 Public events in the parks and gardens

RECOMMENDATIONS

Recommend inclusion of Yarra Boathouses Precinct in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct.

Extent of overlay: Refer to map. Include the boat ramp opposite 1–7 Boathouse Drive allowing 5m curtilage from the riverbank.

SUMMARY

The precinct area comprises all the structures at 1–7 Boathouse Drive, Melbourne, and the associated boat ramp opposite 1–7 Boathouse Drive. The Yarra Boathouses have been a feature of the south bank of the Yarra River east of Princes Bridge for over 100 years. The seven boathouses in the precinct include:

- (part of) Melbourne University Boathouse (2012), the addition to the VHR-listed boathouse (1909, 1978) at 1 Boathouse Drive
- Yarra Yarra Rowing Club (2005) at 2 Boathouse Drive
- Banks Rowing Club (1981) at 3 Boathouse Drive
- Melbourne Grammar School Boathouse (c1951) at 4 Boathouse Drive
- Mercantile Rowing Club (c1973) at 5 Boathouse Drive
- Melbourne Rowing Club (1950) at 6 Boathouse Drive
- Richmond Rowing Club (1973, 2014) at 7 Boathouse Drive

The Yarra boathouses are integral to the historical development and use of this area. The first boathouses were built in the subject area by boat builders in the 1860s. Many of Melbourne's oldest rowing clubs were established here and while the built fabric has changed, the use of the area, and occupation by boathouses has continued.

HISTORICAL CONTEXT

Rowing on the Yarra

The Kulin were the first people to navigate the Yarra River by boat. In Victoria, Aboriginal people made canoes to travel long distances, to meet with other tribes or clans and to fish. Large sheets of bark were removed from trees and made pliable by placing them over fire before being shaped. Some canoes were folded and tied with rope and plugged with clay where needed. Stringy Bark, Mountain Ash and Red Gum were all used depending on the region and what type of vessel was required. Long poles were skilfully used to propel the canoes through the watercourses (Museums Victoria Collections, 2021).

Following the beginning of British settlement at Port Phillip, boatsmen operated ferries and punts on the Yarra to transport early settlers. The Kulin crossed the river at a rocky ledge known as the Falls. It was not until 1845 when a wooden toll bridge was built across the Yarra, roughly aligning with the location of the present bridge, that an alternative means to cross the Yarra was afforded. This bridge was replaced in 1850 with the first iteration of Princes Bridge, a single-arched stone structure set at an angle across the river.

A regatta between professional watermen held on the Yarra in Melbourne in 1857 gave rise to the development of rowing clubs in Melbourne and to the erection of boathouses along the Yarra (MRC 1980). Melbourne's first amateur regatta was held in 1860 (Crotty 2008). The Melbourne Regatta, as it was named, continues today as the Victorian Rowers Association (Melbourne) Regatta (MRC 1980).

Amateur rowing was popular in the 1860s and as reflected in the establishment of the many rowing clubs in this period, most of which continue to operate.

Melbourne University Boat Club was the first rowing club established (1859); it was founded by Martin Howy Irving, professor of classical and comparative philology and logic at the University of Melbourne, headmaster and civil servant (MRC 1980).

The Elswick Rowing Club was the first club to erect their own premises on the Yarra c1861. They occupied a timber shed that was built large enough to hold twelve boats of various sizes. The boathouse was set in a small fenced in garden that was planted with Blue Gums (*Bell's Life in Victoria*, 28 June 1862:4). In 1862, a heavy flood submerged the northern and southern banks, causing significant damage to the Elswick Club boathouse, which was later removed (*Australasian*, 5 December 1868: 11; *Hobart Mercury*, 19 October 1863: 3).

Following these two clubs, many of Melbourne's rowing clubs were subsequently established during the 1860s, including Melbourne Rowing Club (1862); Ballarat Rowing Club (1863); Richmond Rowing Club (1863); Civil Service Rowing Club (1866, later merged with the Melbourne Rowing Club); and Banks Rowing Club (1866) (Matthews 1950). A number of the clubs formed from associations outside of rowing, including professional affiliations (for example the Civil Service Club) and locality (such as the Richmond Rowing Club). Memberships were restricted to men only until the 1980s. Young & Jackson's hotel, on the corner of Flinders and Swanston Streets was a popular venue for rowing clubs to hold meetings and socialise (MRC 1980).

A considerable increase in rowing activity contributed to the development of land along the upper Yarra area in the 1860s (*Bell's Life in Victoria*, 28 June 1862:4).

The first public boathouse established in the c1860s in the area was owned by James Edwards, boatbuilder, and was located on the northern bank of the Yarra, opposite the subject area (MRC 1980). In the early years of their establishment rowing clubs typically hired facilities and boats from Edwards and Sons, boatbuilders (YYRC 2021; *Melbourne Punch*, 24 May 1888:14). On the Yarra's northern banks, Edwards' boating accommodation was enlarged to store decorated pleasure boats available to

the public for hire. By 1862 his premises also included a steamboat pier and waiting room (*Bell's Life in Victoria*, 28 June 1862:4). In 1862, Edwards expanded his boating accommodation to the south bank (Guerin 2004) by building what was described as: 'the largest building of its kind in the colony, of a very unpretending exterior, being, with the exception of a neat Gothic gable end fronting the river, entirely free from ornament' (*Bell's Life in Victoria*, 28 June 1862:4). By 1866, Edwards' had built four large boathouses on the southern banks of the Yarra (*Bell's Life in Victoria*, 15 September 1866: 2). A boating dock and ramp had been built on the water's edge by 1867 (Figure 1).

The first interbanks regatta was held in 1867, and one year later the Head of the River competition, between the private school rowing clubs, was established (Crotty 2008). In 1869 the first eight-oared boat in Victoria was built by Edwards and launched on the Yarra (BRC 2021; Matthews 1950).

The Victorian Rowing Association was formed in 1876. The Association, reputedly the oldest rowing association in the world, was created with the purpose of managing Victorian rowing affairs and conducting the Melbourne Regatta (Matthews 1950). The Association initially consisted of the following Clubs: Albert, Albert Park, Ballarat, Ballarat City, Banks, Barwon, Boroondara, Civil Service, Corio, Footscray, I. Zingari, Melbourne, Murray, Richmond, University, Warehousemen, Williamstown and Yarra Yarra (MRC 1980).

The construction of Government House (1871–76) created a more formal and picturesque setting to the public parkland reserved on the south bank of the Yarra (Figure 2).



Figure 1. View of the river from Princes Bridge c1867, looking east, and showing spectators on the riverbank, as well as small boats and skiffs. Three of Edwards' boathouses are visible to the right, on the south bank of the river. Engraving by Frederick Grosse published in the *Illustrated Australian News*. (Source: Frederick Grosse 1867, State Library Victoria, Accession No: IAN20/05/67/12)



Figure 2. Detail from photograph showing the boathouses (bottom right) and the lagoon. The newly erected Government House is visible in the top left corner. (Source: Paterson Brothers 1875, State Library Victoria: Bird's-eye view of Melbourne, Accession No: H8013)

Following the introduction of occupation licences, the Board of Land and Works issued the first licences for Crown land in the subject area in 1883. The first three licences were granted to R S Fuller (80 feet frontage), J Edwards (160 feet frontage) and Melbourne Rowing Club (80 feet frontage) (MRC 1980). The licences enabled clubs to build their own boatheds. The Banks Rowing Club applied for an allocation of land for the purpose of erecting their own boathouse in 1887. Construction of the new single-storey timber clubhouse was completed in 1889 (BRC 2020).

Works to widen and deepen the Yarra River east of Princes Bridge were undertaken in 1886 (MRC 1980). These works necessitated the removal of the WT Greenlands boathouse; the new Greenland and Sons boathouse was destroyed by fire only months after it was rebuilt (*Sydney Mail and New South Wales Advertiser*, 1 May 1886:900). The new Princes Bridge, designed in stone and steel by D'Ebro and Grainger architects, was completed in 1888, replacing the existing single arch bridge.

There was some decline in recreational rowing in Melbourne during the late nineteenth century (Matthews 1950). The onset of the 1890s depression placed financial pressure on rowing clubs, which were reliant upon membership subscriptions for funding (MRC 1980). The drop in memberships had a significant impact on the viability of the clubs and their continued operations. In addition to falling membership numbers, rowing and sculling did not attract large spectator crowds compared with cricket and football. Spectator numbers rarely exceeded a few thousand in the nineteenth century (Crotty 2008). In part, the relatively small spectator numbers were a result of limited pedestrian access along the Yarra River, and a lack of areas to view the races in the subject area (MRC 1980). The South African War further contributed to decreased activity as many of the clubs' members enlisted to serve in the war.

In the early twentieth century, rowing experienced a surge in popularity and increase in the number of participants and spectators. Henley-on-Yarra, an annual regatta modelled on the English 'Henley' Royal Regatta was established in 1904 (Australian Henley 2020). Local, interstate and overseas rowing teams raced over a course of approximately 1 mile and 100 yards, from the Botanic Gardens Bridge to Princes Bridge (Australian Henley 2020). The hugely popular event attracted crowds of up to 300,000 (Crotty 2008). As well as watching the rowing races, punters and spectators enjoyed other festivities held on the day, which typically included a picnic and gala and the 'Miss Henley' beauty contest (Australian Henley 2020). It was customary to decorate house boats moored on the Yarra to mark the special occasion. The prestigious Henley regatta soon became a celebrated event on the Victorian sporting and social calendar, second only to the Melbourne Cup (MRC 1980). The clubs each hosted a range of social functions, including annual balls and galas, Ladies Day, Presidents Ball and various fundraising events (MRC 1980).

The Henley Executive Committee, in collaboration with the curator of the Alexandra Gardens, oversaw the removal of ageing refreshment marquees and cycle tracks and planting of new lawn at Henley Reserve (*Age*, 23 August 1924:20). Governor-General Lord Henry Forster unveiled the newly completed Victorian Rowing Association War Memorial in 1924; the obelisk style granite and bronze monument was designed by AS Hall and built by GE Edwards. The monument (extant), erected in memory of fallen association members, was installed at Henley Reserve where Jeffries Parade intersects with Alexandra Avenue (MRC 1980). The road from Princes Bridge, along the south bank of the river to Alexandra Avenue, was formalised and named Jeffries Parade after Alderman Jeffries, an officer of Melbourne City Council for 33 years (*Table Talk*, 18 September 1929; 12; *Argus*, 14 January 1929:6).

The ongoing popularity of rowing and sculling in Melbourne is evidenced by the many rowers usually visible on the river during summer, and familiar presence of boathouses clustered along the shore between Princes Bridge (Crotty 2008).

PRECINCT HISTORY

The place occupies the traditional Country of the Wurundjeri Woi Wurrung people. The Yarra Boathouse Precinct is situated on Crown land that was permanently reserved for use as public park and gardens in 1873 (VGG 1873:1463). The precinct includes seven boathouses developed and redeveloped between 1908 and 2010s (Figure 3 and Table 1). The 1909 and 1978 components of the Melbourne University Boathouse at 1 Boathouse Drive are integral to the development history and character of this precinct. This portion of 1 Boathouse Drive (Figure 3: Number 1a) is listed on the Victorian Heritage Register (VHR) (VHD H0682; HO499) and therefore excluded from the extent of the overlay.



Legend		Location
1	Additions (2012) to Melbourne University Boathouse	1 Boathouse Drive
1a	Melbourne University Boathouse (1908, 1978)	1 Boathouse Drive
2	Yarra Yarra Rowing Club (2005)	2 Boathouse Drive
3	Banks Rowing Club (1981)	3 Boathouse Drive
4	Melbourne Grammar School Boathouse (1953)	4 Boathouse Drive
5	Mercantile Rowing Club (1973)	5 Boathouse Drive
6	Melbourne Rowing Club (c1993)	6 Boathouse Drive
7	Richmond Rowing Club (1973, 2014)	7 Boathouse Drive
8	Boat ramp	Opposite 1–7 Boathouse Drive

Figure 3. Aerial photograph of the subject precinct showing the elements of interest. Note the locations of Alexandra gardens and Henley Reserve. (Source: Nearmap 2022 with GML overlay)

Table 1. Boathouses development history.

Address	Rowing Club	Established	Boathouse development history
1 Boathouse Drive, Melbourne	Melbourne University	1859	<ul style="list-style-type: none"> • 1859 accommodated at Fuller and Jerram's boathouse in the south bank • 1908 first club boathouse built at present site (extant) • 2012 extension to clubhouse (extant)
2 Boathouse Drive, Melbourne	Yarra Yarra Rowing Club	1871	<ul style="list-style-type: none"> • 1871 accommodated at Edwards' boathouse (north bank of the Yarra) • 1904 first club boathouse built at present site • 1930 club boathouse rebuilt • 2005 club boathouse rebuilt (extant)
3 Boathouse Drive, Melbourne	Banks Rowing Club	1866	<ul style="list-style-type: none"> • 1867 accommodated at Edward's Boathouse (north bank of the Yarra River) • 1889 first club boathouse built at present site • 1981 club boathouse rebuilt (extant)
4 Boathouse Drive, Melbourne	Melbourne Grammar School	c1868	<ul style="list-style-type: none"> • c1868 accommodation not known • 1921 first club boathouse built at present site, replacing Greenland's boathouse • 1953 club boathouse rebuilt (extant)
5 Boathouse Drive, Melbourne	Mercantile Rowing Club	1880	<ul style="list-style-type: none"> • 1880 accommodated at Greenland's boathouse (west of Princes Bridge) • 1885 first club boathouse built at present site • 1973 club boathouse rebuilt (extant)
6 Boathouse Drive, Melbourne	Melbourne Rowing Club	1862	<ul style="list-style-type: none"> • 1862 accommodated at Edwards' boathouse (south bank of the Yarra) • 1884 first club boathouse built • 1950 club boathouse rebuilt • c1993 club boathouse rebuilt (extant)
7 Boathouse Drive, Melbourne	Richmond Rowing Club	1863	<ul style="list-style-type: none"> • 1863 accommodated at a boathouse in Richmond • 1916 accommodated at Greenland's boat shed • c1919 moved to Edwards' boathouse (present site) • 1928 first club boathouse built • 1973 club boathouse rebuilt (extant, altered) • 2014 extension to boathouse (extant)

Early development of the surrounding area

The subject area was originally low-lying land between the river and a large lagoon to the south. Given it was prone to flooding, and its status as Crown land, early building activity in this area was minimal (Figure 4 to Figure 7). In the 1840s it was known as Brickfields, or Brickmaker's Ground, on account of the early brick-making industry that had developed there (MRC 1980).

By 1846 the colonial government had made land reservations for the establishment of Government House and the Royal Botanic Gardens (*Port Phillip Patriot Advertiser*, 3 March 1846:2). The subject area was excised from these reserves (Figure 5) (VGG 1873:1775). A pedestrian track (roughly aligning with the present Linlithgow Avenue) separated the subject area from the Government House reserve.

Except for the boathouses, few permanent structures have been built on the south bank of the river east of St Kilda Road owing to the area's swampy character and status as a Crown land reserve. In 1853, the Victorian Volunteer Engineering Corps (the colonial militia) built temporary barracks on a site that now is part of the Queen Victoria Gardens (RAEAV 2021). The Immigrants Aid Society erected a building

adjacent to the Engineer Corps barracks in 1853 (Swain 2008). In 1868 the Engineer Corps erected a depot and pontoon storage shed for watermanship and bridging training near the boathouses (Figure 7).



Figure 4. Detail from map prepared by James Kearney showing the subject area on the south bank of the Yarra River, east of Princes Bridge in 1855. (Source: State Library Victoria)



Figure 5. Department of Crown Lands and Survey, detail from plan of Crown Lands south of River Yarra, for lease or sale, 1860. (Source: National Library of Australia)

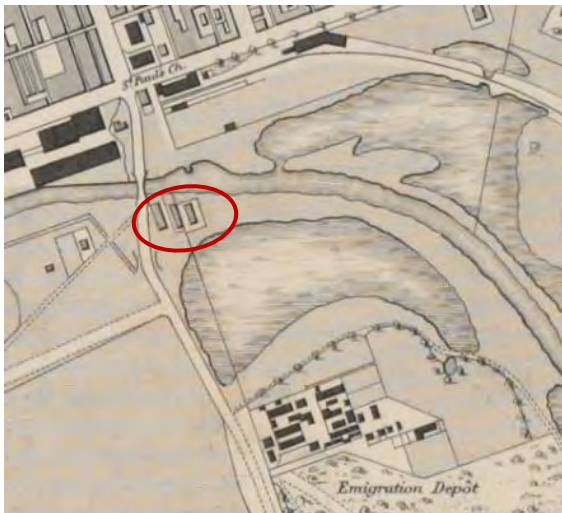


Figure 6. Detail from plan showing James Edwards' three boathouses. Note the large lagoon located to the south of the boathouses. Drawn by Henry Cox in 1864. (Source: State Library Victoria, British Admiralty nautical charts)



Figure 7. Detail from 'New plan of Melbourne & suburbs' map showing two boathouses, the 'Immigrants' Home' and the 'Military Parade Ground' in 1872. (Source: Sands and McDougall 1873)

Development: 1859–1901

The subject precinct and the opposite river bank became popular for rowing clubs from the late 1850s. Various boathouses and boatbuilders developed their premises on both sides of Yarra River during the Victorian period, although no built structure from this era remains today.

The first public boathouse in the area was owned by James Edwards, boatbuilder, and was located on the northern bank of the Yarra, opposite the subject area (MRC 1980).

Melbourne's first professional regatta held on the Yarra in 1857, and the first amateur regatta in 1860, gave rise to the development of rowing clubs in Melbourne and to the erection of boathouses along the Yarra (MRC 1980).

Melbourne University Boat Club was the first club established (1859); it was founded by Martin Howy Irving, professor of classical and comparative philology and logic at the University of Melbourne, headmaster and civil servant (MRC 1980).

The c1861 timber shed of the Elswick Rowing Club was the first club-owned structure. The boathouse was damaged by a heavy flood in 1862 and later removed (*Australasian*, 5 December 1868: 11; *Hobart Mercury*, 19 October 1863: 3).

Following these two clubs, many of Melbourne's rowing clubs were subsequently established during the 1860s. The clubs in the subject precinct established during this period include: Melbourne Rowing Club, established in 1862 (Figure 3: Number 6); Richmond Rowing Club, established in 1863 (Figure 3: Number 7); and Banks Rowing Club, established in 1866 (Figure 3: Number 3). Other clubs included: Ballarat Rowing Club (1863); and Civil Service Rowing Club (1866, later merged with the Melbourne Rowing Club) (Matthews 1950).

By the 1870s, several boathouses were extant in the area (Figure 8 and Figure 9), which were predominately occupied by boatbuilders who conducted their trade and leased space to rowing clubs for the storage of boats. The boatbuilders included William Thomas Greenland and sons, James Edwards, and RS Fuller (S&Mc 1880; *Sydney Mail and New South Wales Advertiser*, 1 May 1886:900).



Figure 8. Elevated view along St Kilda Road, showing boathouses (shown in red circle). (Source: Charles Nettleton, 1862–1879, State Library Victoria: Melbourne views, Accession No: H88.22/15)

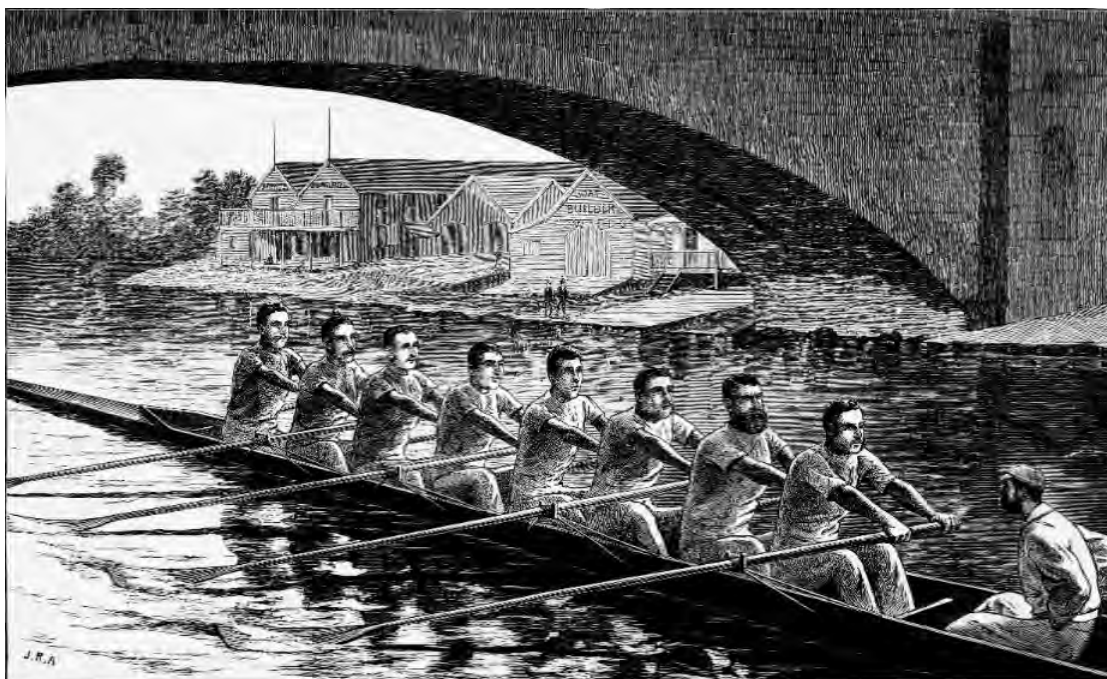


Figure 9. Etching published in the *Illustrated Australian News* in 1879, titled 'Intercolonial boat race, 'the Victorian Eight'', showing rowers on the Yarra River passing under Princes Bridge with the southern bank and boathouses in the background. (Source: Julian Rossi Ashton 1879, State Library Victoria: Illustrated newspaper file, Accession No: IAN12/05/79/73)

As the subject area was located on Crown lands, occupation licenses were necessary for clubs and businesses to build their own premises. Following the introduction of the occupation licence, the Board of Land and Works issued the first licences for Crown land in the subject area in 1883. The first three licences were granted to R S Fuller (80 feet frontage), J Edwards (160 feet frontage) and Melbourne Rowing Club (80 feet frontage) (MRC 1980). The Banks Rowing Club applied for an allocation of land for the purpose of erecting their own boathouse in 1887. Construction of the new single-storey timber clubhouse was completed in 1889 (BRC 2020).

Shortly after the completion of the new Princes Bridge (1888), designed in stone and steel by D'Ebro and Grainger, architects, the MMBW detail plan of 1896 shows a wide 'landing stage' along the south bank foreshore and the presence of six buildings (Figure 10). In that year, Sands and McDougall postal directory listed the following clubs and boatbuilders between Princess Bridge and Victorian Engineers Depot, from the east to the west: RS Fuller, boatbuilder; University Rowing Club (Figure 3: Number 1); Civil Service Rowing Club; Scotch College Rowing Club; J Edwards and Sons, boatbuilders; Melbourne Rowing Club (Figure 3: Number 5); Mercantile Rowing Club (Figure 3: Number 5); W Greenland and Son, boatbuilders; and Banks Rowing Club (Figure 3: Number 3). (S&Mc 1896). The number of clubs and businesses located in this area indicates that the premises were shared.

The Yarra River Improvement Scheme, carried out in the 1890s, significantly changed the course of the Yarra River (MRC 1980). Its present formation is the result of these works. Major works were conducted in the northern areas of the Domain to control flooding of the Yarra River from 1896 (Figure 11). Excavated material from the works was used to raise the low-lying land and to fill in the lagoon south of the subject area.

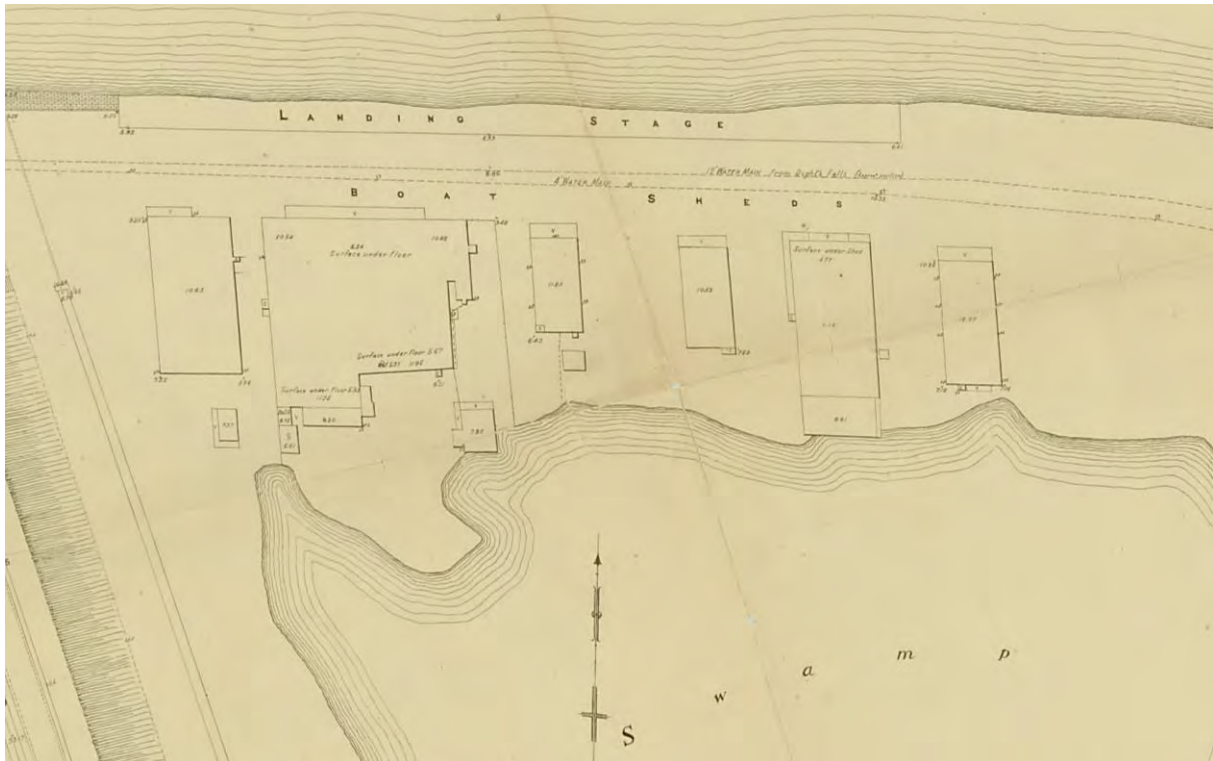


Figure 10. Extract from MMBW Detail Plan no 884, dated 1896, showing six boat-related structures and 'landing stage'. Note the large lagoon to the south. (Source: State Library Victoria)



Figure 11. Detail from plan by Carlo Catani showing Yarra River improvement works, 1896. The boat-related structures are outlined in red. (Source: State Library Victoria)

Development: 1901–1918

Recovery from the 1890s depression, improvement works to the river corridor and the return of veterans from the South African War saw club memberships slowly increase again in the early twentieth century. The establishment of the Henley-on-Yarra regatta saw rowing become a hugely popular spectator event. A period of prosperity followed that resulted in the development of the boathouses and surrounding area.

In 1901 Alexandra Avenue was constructed to the design of Carlo Cantini, chief engineer of the Public Works Department. The avenue featured four separate lanes across a width of 200 feet (approximately 61 metres) for horses, carriages, bicycles and pedestrians (VHD 2021; Whitehead 2008). The avenue provided a clear path for spectators to watch rowing events.

In the early 1900's Crown land occupation licences were held by boatbuilders J W Jerram, and J Edwards and Son, Melbourne Rowing Club, Mercantile Rowing Club, William Thomas Greenlands boatbuilder, Banks Rowing Club, and Messrs. Norris, Outhwaite & Beilby on behalf of Yarra Yarra Rowing Club and Melbourne University Boat Club (MRC 1980).

In 1903 the Melbourne Amateur Regatta Association Inc was established. Messrs A A Blackwood, George (later Sir George) Fairbairn and Captain William Charles Rivett established the association with the intention of conducting an annual regatta that would be modelled on the English 'Henley' Royal Regatta (Australian Henley 2020). In 1904 a stretch of land had been set aside as Henley Reserve on the north bank of the Yarra (*Herald*, 12 October 1904:4).

The Alexandra Gardens, located between the Engineers' Depot and Princes Bridge, were laid out c1904, also apparently to the design of Cantini (Whitehead 2008). As well as providing recreational space, the gardens were part of the program of works designed to mitigate flooding on the southern banks of the Yarra (Whitehead 2008). A star-shaped flowerbed and extensive rockwork featured in the design (both extant). The gardens added a picturesque backdrop to rowing activities and place for spectators to picnic and socialise.



Figure 12. Illustration of showing the south bank of the river, facing north, in 1905. Note the newly created Alexandra Avenue and boathouses (outlined in red). (Source: Laurence William Wilson, 1905, State Library Victoria, Accession No: H36538)



Figure 13. Panoramic photograph of the Henley Regatta on the Yarra River, Melbourne, 1906. Shows river with rowing teams, Princes Bridge, crowds of people on the south bank (Source: Robert Scott 1906, State Library Victoria: Victorian Patents Office Copyright Collection, Accession No. H96.160/1369A)

The substantial spectator crowds that gathered along the upper Yarra to watch races and regattas required large areas of space. The Melbourne Amateur Regatta Association successfully argued to the Department of Lands that it was necessary to provide a reserve for Henley patrons (*Age*, 27 June 1908:16). The Association was granted a permit to fence and use as a reserve part of the Alexandra Gardens (*Argus*, 29 June 1928:3). The Public Works Department laid out lawn in the area now known as Henley Reserve in 1908. The Melbourne Amateur Regatta Association contributed to the cost of the lawn (*Age*, 27 June 1908:16).

One of the key developments of this period was the construction of the new Melbourne University Boat Club Shed completed in 1908 (VHD H0682), which is partially extant at 1 Boathouse Drive today (Figure 3: Number 1). Builder R T James constructed the shed to the design of A S Eggleston (Hermes record no: 831). The club had previously been accommodated at Fuller and Jerram's shed for fifty years. The original building measured 20.7 metres by 10.7 metres and was constructed of Oregon studs and jarrah weatherboards (Hermes record no: 831).

Upon the instruction of the Minister for Public Works, William Lawrence Baillieu, improvement works were carried out on the south bank from 1912 onwards. The Melbourne Amateur Regatta Association paid for the works, which included the upgrade of pathways in Henley Reserve; the extension of the existing boat platform over 200 feet (approximately 61 metres) to the west; beautification and grading of the riverbank up to the Engineers' Depot; and connection to water services (*Argus*, 8 February 1912:8).

World War I marked a period of decline in recreational boating activity along the Yarra River. Membership of the rowing clubs was still exclusive to men, and with many members enlisting to serve in the war, club activities virtually ceased for the duration of the war. Nearly all regattas were cancelled after the 1914–15 season and the Interstate Eight and Sculls and social events were abandoned (BRC 2020; MRC 1980).

In 1917 the Melbourne City Council took over the management of the Crown reserve from the Board of Land and Works (MRC 1980).



Figure 14. Yarra River with boathouses visible in mid-ground, c1908. Melbourne University Boathouse is circled in red. The buildings to the rear are the Engineers' Depot. (Source: State Library Victoria: Collection Shirley Jones collection of Victorian postcards, Accession No: H96.200/701)

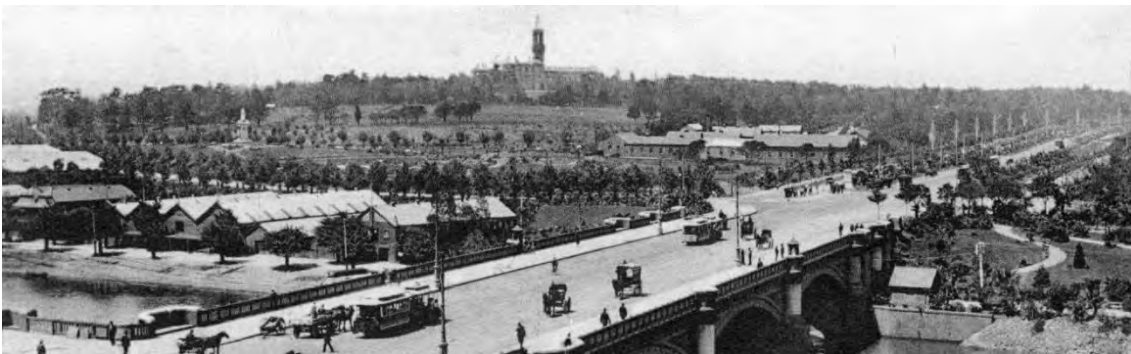


Figure 15. Image showing boathouses to the left, viewed from north bank of the Yarra River, with Alexandra Gardens and Government House visible in background, c1910. (Source: State Library Victoria: Collection Shirley Jones collection of Victorian postcards, Accession No: H96.200/495)



Figure 16. Princes Bridge and Alexandra Gardens, Melbourne, with boathouses and the Engineers' Depot visible. Picture taken in 1913. (Source: State Library Victoria: Shirley Jones collection of Victorian postcards, Accession No: H96.200/54)

Development: 1918–1945

The decline in membership and activity amongst the rowing clubs during World War I put financial pressure on the clubs, contributing to a decrease in maintenance and development works. The poor condition of the boathouses was exacerbated when a significant fire in 1926 destroyed many of the existing structures and left those remaining badly damaged. Issues with the presentation and condition of the boathouses and surrounding area marked the interwar and wartime periods.

The Victorian Rowing Association created a Fallen Oarsmen's Memorial Fund in 1918 and members from the various rowing clubs donated generously (MRC 1980). The memorial fund was authorised by the Commonwealth Repatriation Department (1917–1974).

In the 1920s the Melbourne City Council expressed concern that the poor appearance of the boathouses would reflect badly on the city. The Engineers' Depot, located between Alexandra Gardens and Henley Reserve (Figure 17, Figure 18), was considered an 'eyesore' by Melbourne City Council parks and gardens committee (*Argus*, 8 January 1924:9). The committee sought to have the buildings removed and replaced with a river promenade 'worthy of the city' (*Argus*, 8 January 1924:9).



Figure 17. Parish Plan showing eight boathouses located in the subject area. Parish of South Melbourne, prepared by Vale, 1872, amended c1922. (Source: State Library Victoria)

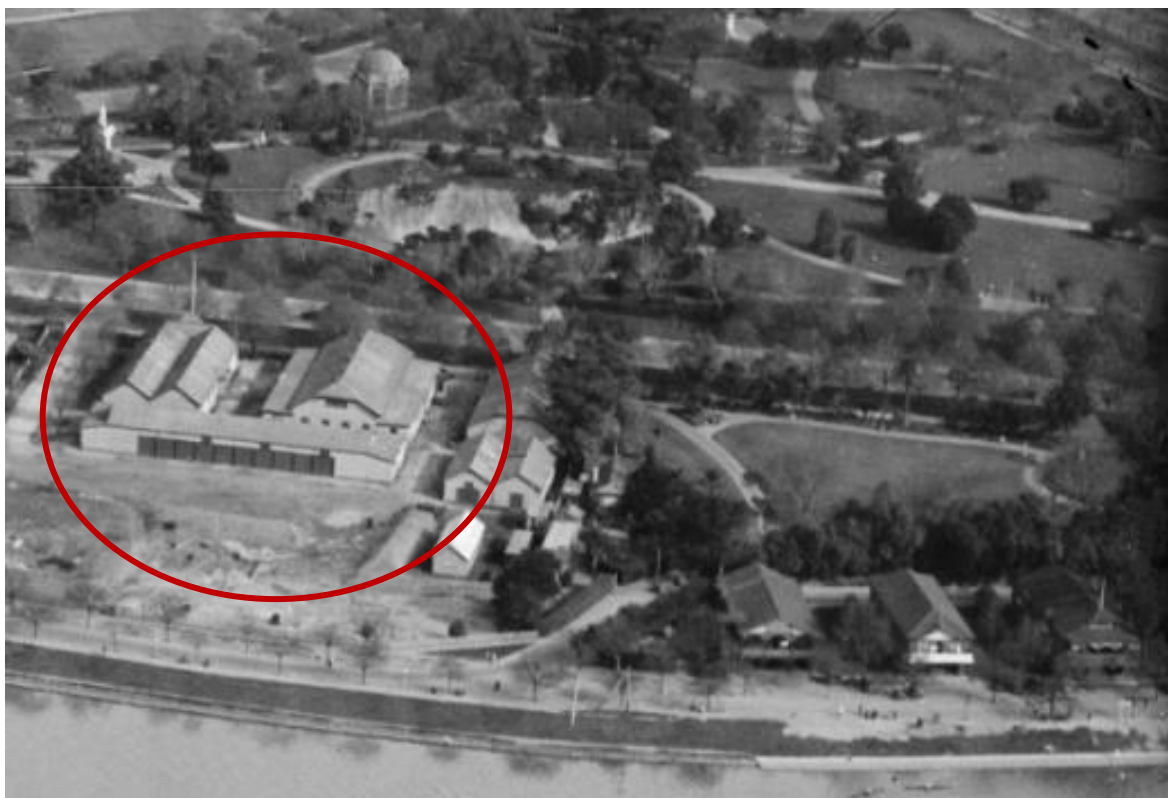


Figure 18. Aerial photograph by Charles Pratt, showing boathouses (bottom right) and old engineering corps (outlined in red), c1925–40. (Source: Charles Daniel Pratt c1925-1940, State Library Victoria: Airspy collection, Accession No: H91.160/1717)

The old Greenland's boathouses were demolished c1922 (*Australasian*, 2 September 1922:23). Richmond Rowing Club subsequently relocated to Edwards and Sons boathouses (Figure 3: Number 7) (*Australasian*, 2 September 1922:23).

A new weatherboard kiosk was erected in Henley Reserve in 1926 for use as a refreshment room (*Argus*, 20 October 1926:23). Melbourne City Council commissioned its construction at a cost of £5000 (*Argus*, 20 October 1926:23).

In 1926, only days before the Henley-on-Yarra, a fire broke out causing significant damage to the boathouses. It was claimed that 30 boathouses were destroyed by the fire, including the Hawthorn, Essendon, Footscray, Albert Park, Richmond (Figure 3: Number 7) and Melbourne (Figure 3: Number 1) clubs. Many boats were also destroyed (*Advocate*, 21 October 1926:5; *Independent*, 22 October 1926:2). The damage caused by the fire was estimated to be £10,000 (*Maitland Weekly Mercury*, 23 October 1926:8). For months after the fire the boathouses remained in a dilapidated, 'burnt and condemned' condition (*Age*, 29 January 1927:14; *Age*, 28 October 1926:10).

To further compound issues, increased motor traffic along Jeffries Parade had resulted in a series of accidents between vehicles and pedestrians/rowers (*Age*, 29 January 1927:14). Jeffries Parade was subsequently diverted behind the boathouses to improve road safety in the area. (MRC 1980).

Plans to build new boathouses and restore the area began in the late 1920s. A new boathouse was built for the Richmond Rowing Club (Figure 3: Number 7) and opened in 1928 (*Argus*, 23 January 1928:13).

Another fire in 1929 destroyed the Yarra Yarra Rowing Club boat shed (Figure 3: Number 2) (*Riverine Grazier*, 29 January 1929:2). The new clubhouse was built on the site in 1930 (YYRC 2021). The recent loss of many of the timber clubhouses to fire led to many of the new boat sheds being reconstructed with

Miller's Patent Weathered Iron, including the new Yarra Yarra Rowing Club boathouse (*Horsham Times*, 26 July 1929:13). The Oarsmen's Memorial Judge's Box was erected in 1930.

In the late 1930s the City Council proposed to remove the boat sheds to facilitate plans to control traffic by widening and straightening Riverside Drive and improve the appearance of the Alexandra Gardens (*Herald*, 26 January 1940:3; *Argus* 6 July 1939:11). Council abandoned these plans in 1940 after the rowing clubs successfully lobbied for their retention (*Herald*, 26 January 1940:3).

Development: 1945 onwards

Rowing club membership fell once again during World War II. In the postwar period, the return of servicemen and women, the 1956 Melbourne Olympics and, from the 1980s, the permission for women to apply as members, contributed to a sustained period of activity and development of the Yarra River boathouses. Within this period, most of the boathouses in the subject precinct were built. While there was significant development of the boathouses themselves, the surrounding area has been relatively unchanged.

The boathouses in the subject precinct had been rebuilt after the World War II. During the immediate postwar years, in 1948, the top section of the original Melbourne Rowing Club was burnt out and a new boathouse was erected by 1950 (Figure 3: Number 6) (MRC 1980). The Melbourne Grammar School boathouse (Figure 3: Number 4) burned down in 1951 and was replaced with the current structure in 1953 (MRC 1980).



Figure 19. Detail from aerial photograph by Victorian Railways 1945–55, showing the boathouses. Only the Melbourne University boathouse (circled in red) survives. (Source: Victorian Railways c1945-1954, State Library Victoria: Victorian Railways collection: Accession No: H91.50/835)



Figure 20. The newly constructed Melbourne Grammar School Boathouse c1950–59. (Source: Mark Strizic c1950-59. State Library Victoria: Mark Strizic collection of photographic negatives, Accession No: H2008.11/2155)

Up until the 1950s, Melbourne City Council had funded most of the building costs associated with the club boathouses (Amos 2014). Keeping up with maintenance requirements had been a persistent issue for the clubs. The foundations of the boathouses, built on the relatively unstable riverbank, tended to sink into the ground. The use of timber construction increased fire risk, as evidenced in the numerous fires that have occurred at the sites. As well, the timber boat ramp (Figure 21) was constantly exposed to the effects of weather and water and required ongoing repair and replacement of materials. In addition to these issues, the clubs only had the option of signing on to a three-year lease, thus proposals for the long-term replacement of club houses were rarely instigated (MRC 1980). Just before the 1956 Melbourne Olympic Games, Melbourne City Council increased the rent of the boathouses by 500 per cent (Amos 2014). Council also required clubs to undertake maintenance works to the boathouses in preparation for the Olympic Games and the arrival of Olympic guests (Amos 2014). The ongoing issues with the conditions of the boathouses led to renewed proposals from Melbourne City Council that the clubhouses be removed and replaced with garden beds (MRC 1980).

Members from the Yarra boathouses rowing clubs have represented Australia at the Olympics and Olympic teams have trained in the subject area. At the 1956 Olympics, members from the Mercantile and Banks Rowing Clubs won a bronze medal for the Eights games. Neville Howell, Brian Vear and Ian Johnston (cox) of Banks Rowing Club represented Australia at the 1960 Rome Olympic Games (BRC 2020). Johnston, who was 13 at the time, remains Australia's youngest ever Olympian (BRC 2020).



Figure 21. Wooden boat ramp in front of the boathouses, Princes Bridge in the background, c1950–59. (Source: Mark Strizic c1950-59. State Library Victoria: Mark Strizic collection of photographic negatives, State Library Victoria, Accession No: H2008.11/2254)

Fire struck again in 1970 destroying the Richmond Rowing Club boathouse (Amos 2014). The new building (Figure 3: Number 7) was constructed in 1973 (MRC 1980). Melbourne Grammar School gave Richmond Rowing Club full access to their boathouse and equipment while the new clubhouse was being built (Amos 2014). While the Richmond Rowing Club boathouse was being built another fire broke out causing significant damage to the upper floor of the Mercantile Rowing Club (Figure 3: Number 5). Some of the ground floor remained intact but was demolished when the new boathouse was built in 1973. Mercantile club members and architects Daryl Johns and Peter Jones prepared the designs for the new club building.

In 1980 the Banks Rowing Club (Figure 3: Number 3) became the first club on the Yarra to allow women to join as members (YYRC 2021). The other clubs soon followed suite. This development contributed to an increase in membership numbers and activity. The Banks Rowing Club timber boathouse was in poor condition and was scheduled for removal in 1980. A black tie ‘wake’ was held the night before its demolition. The event lasted all night and the next morning two Men’s Eights rowed still wearing their dinner suits from the previous night (BRC 2020). Construction of the new brick clubhouse was completed in 1981 at a cost of \$375,000. (BRC 2020).

The rowing clubs’ associations with the sporting elite and success of the clubs was affirmed when the Mercantile Club’s Oarsome Foursome crew won an Olympic gold medal in the 1992 Olympic Games in Barcelona, and at the 1996 Olympic Games in Atlanta (MRC 1980).

From the 1990s there has been significant development of the boathouses. In c1993, the Melbourne Rowing Club (Figure 3: Number 6) boathouse was rebuilt in a Federation revival style; renovations were made to the Mercantile Rowing Clubhouse c1996 (Figure 3: Number 5) (MRC 1980). Boathouse Drive was reconstructed in 1999 (City of Melbourne 2005).

Minor external alterations and major internal alterations to Banks and Mercantile rowing clubs boathouses c2005 (Figure 3: Number 3 and Number 5) (City of Melbourne 2005). Modifications were again made to Boathouse Drive to cater for the 2006 Commonwealth Games road cycling events involving the erection of storage facilities for the Victorian Dragon Boat Association and a bicycle hire business. Several of the boathouses were also redeveloped in the 2000s. The works included:

- Demolition of Yarra Yarra Rowing Club boathouse and replacement with a new boathouse in 2005 (Figure 3: Number 2).
- An extension to the 1908 Melbourne University boathouse in 2012 to designs prepared by Lovell Chen. The extension won the Australian Institute of Architects (Victoria) architecture award in 2012 (Figure 3: Number 2).
- An extension to the 1973 Richmond Rowing Club to the design of Fooks Martin Sandow Anson (FMSA) Architects in 2014 (Figure 3: Number 7).

Melbourne City Council continues to lease the boathouses to the clubs for a peppercorn rent (*Age* [online], 23 October 2012). Several of the seven host clubs have sublease arrangements with over twenty associated rowing clubs including schools, universities, and community groups. Collectively, a total of around 3000 rowers and club members utilise the rowing facilities in the precinct (City of Melbourne 2005).

The clubs continue to meet, train, race, and host functions in the subject area.

COMMUNITY CONNECTIONS

The Yarra Boathouses Precinct site has been associated with Melbourne rowing clubs from the late 1850s, serving the rowing community for over 160 years. The seven boathouses are highly visible landmarks on the south bank of the Yarra River and retain active connections with the seven rowing clubs that have occupied boathouses at 1–7 Boathouse Drive for over 100 years. The boathouses are physical evidence of the long-standing relationship between the site and the clubs. The precinct is also directly associated with the larger Victorian rowing community as a result of the many regattas held in this part of the Yarra River. The clubs affiliated with the Yarra Boathouses have hosted, and continue to host, a range of annual social and sporting events that are attended by members and other rowing clubs as well as the broader community. The Yarra boathouses were constructed to serve the recreational needs of the public and have social significance to rowing club members, the broader rowing community, and unaffiliated spectators for their continued use. Rowing is part of a long-standing tradition

of recreational boating activity on the Yarra. The ongoing popularity of rowing and sculling in Melbourne is evidenced by the many rowers on the river, the continued presence and activity of the clubs and their active continuing membership base.

PRECINCT DESCRIPTION

The precinct area comprises all the structures at 1–7 Boathouse Drive, Melbourne (except for the VHR-listed Melbourne University Boathouse, Figure 3: Number 1a), and the associated boat ramp. The boathouses are located on the southern bank of the Yarra River, upstream of Princes Bridge. Boathouse Drive encircles all seven land parcels.

Urban character

The Yarra River separates the suburb of South Yarra on the south bank from Melbourne city on the north bank. The boathouses are situated in a parkland setting on a Crown reserve that includes Alexandra Gardens and Henley Reserve. From the opposite side (north) of the river bank the boat sheds are highly visible and form a continuous frontage set against a backdrop of gardens and trees (Figure 22).

The area is predominately flat low-lying land that inclines steeply toward Princes Bridge. In front of the boathouses a linear stretch of lawn extends along the smoothly graded riverbank slope. A boat ramp constructed of narrow timber boards laid parallel to the river bank is located in front of the boathouses. Behind the boathouses, Alexandra Gardens comprises several landscaped flower beds, lawned areas and mature deciduous trees. Semi-mature to mature deciduous trees line the waterfront. Along the river corridor to the east, as the course of the river turns, the banks on either side become more densely vegetated with a mix of native and introduced tree species. The wider reserve area, including Alexandra Gardens, has modern street lighting, pedestrian paths, bicycle racks and timber bench seating.

Boathouse Drive has an asphalted surface that extends to the boathouses' footprint. On the riverbank side a narrow, paved channel running the length of the boathouses interrupts the otherwise continuous asphalt surface. Paved bluestone paths with bicycle racks and small trees are regularly spaced along the road. In front of the Yarra Yarra Rowing Club are two mature London Plane trees (*Platanus x acerifolia*).

A narrow path with a square profile concrete kerb runs along the length of the boathouses to the rear. It has mixed surfaces including compacted earth, concrete pavers, and asphalt. Vegetation includes two mature peppercorn trees (*Schinus areira*), hedges and two small lawned areas on the eastern and western ends of the proposed precinct area. Boathouse Drive turns into a small carpark at the western end.



Figure 22. Boathouses viewed from the northern bank of the Yarra River. (Source: GML Heritage 2021)

Built form

Aligned in a regularly spaced row fronting the riverbank, the boathouses share similar built forms and general appearance. They have equal setbacks, are of similar scale and massing and have predominately low pitched gable roofs. The space between boathouses is asphalted and unfenced. Some of the clubs have additional boat racks affixed to the side walls of the boathouses.

The boathouses are two to three storey boxy rectangular forms with solid, horizontal massing. The function and use of the boathouses are expressed in their common design elements. At ground level, the boathouses have wide openings fitted with roller doors to allow for boat storage and access. Upper levels are used as multi-functional spaces and generally feature a deck or verandah and expansive glazing. Except for the 1908 Melbourne University Club Boathouse (Figure 3: Number 1), the window fenestration typically comprises large areas of glazing divided by gridded frames. A range of materials are represented in the precinct, including timber weatherboard and brick, but also pebble cast (Melbourne Grammar School boathouse, Figure 3: Number 4) and concrete (Richmond Rowing Club, Figure 3: Number 7). Likewise, the construction dates for the buildings vary, ranging from 1908–2014.

There is only one example of a Federation-era boathouse in the precinct. The Melbourne University Boathouse, built in 1908, displays architectural elements typical of this era, including the weatherboard cladding, double-storey verandah, decorative timber fretwork and a finial. It is noted that the Melbourne Rowing Club is a recent interpretation of the Federation revival style and has similar decorative detailing to the verandah and gable end.

Most of the boathouses in the proposed precinct were built after 1950 and are broadly Modern in style. They are distinguished from Melbourne University Boathouse because of their partial or complete use of brick and concrete rather than timber. As a result, these boathouses tend to have more solid massing than their earlier counterpart. Modernist window trends are readily apparent in these boathouses: horizontal strip windows, and extensive areas of glazing are found in all the examples. Windows are generally metal framed. Decorative detailing is used sparingly. Melbourne University Rowing Club (Figure 3: Number 1 and Number 1a), Banks Rowing Club (Figure 3: Number 3), Melbourne Grammar School (Figure 3: Number 4), Mercantile Rowing Club (Figure 3: Number 5) and Melbourne Rowing Club (Figure 3: Number 6) all have vertical balustrades on their verandahs. The exception to this is the Melbourne Rowing Club boathouse which is a recent Federation revival style building. Contrasting surface materials have been used to add visual texture, an example of this is the Melbourne Grammar School boathouse. Façade arrangements are generally symmetrical.

Melbourne University Boathouse, 1908, 1978 and 2012 (Figure 3: Number 1)

Melbourne University Boathouse at 1 Boathouse Drive consists of three parts: the main boathouse (1908) and a narrow addition to the west (1978) (VHD H0682; HO499, Figure 3: Number 1a); and a second addition to the east (2012) (Figure 3: Number 1). Although excised from the subject precinct, the VHR-listed portion of Melbourne University Boathouse and the site as a whole are integral to the subject precinct visually and historically

The weatherboard-clad main building (Figure 23 and Figure 24) has a gabled roof form, small hipped-roof belvedere tower and recessed verandahs on the ground and first levels. It has three double width openings with roller doors. The verandahs are composed of three bays with a simple triple arched valance with plain vertical fretwork and balustrades on the first floor. Similar detailing is shown on the roof of the tower. The ground level verandah has stilted segmental arches. The south verandah (to the rear of the building) has been partially enclosed. The double-storey concrete block addition to the west has a pitched roof, roller door on ground level and balcony with vertical balustrade.

To the east, the 2012 addition (Figure 23 and Figure 24) is set back from the original structure. It is a three-storey structure with a low-pitched gable roof. A trellis made of vertical timber boards forms the cladding. On the first level is a projecting horizontal window.



Figure 23. Principal façade of 1 Boathouse Drive, Melbourne. Note the 2012 addition in red outline. (Source: GML Heritage 2021)



Figure 24. Rear façade of 1 Boathouse Drive, Melbourne. Note the 2012 addition in red outline. (Source: GML Heritage 2021)

Yarra Yarra Rowing Club, 2005 (Figure 3: Number 2)

Yarra Yarra Rowing Club boathouse (Figure 25 and Figure 26) at 2 Boathouse Drive has a low-pitched gabled roof with extended eaves that form a roof over the first level cantilever balcony. On its principal façade the first level has a glazed wall with steel-framed openings. The balustrade of the balcony is glazed with steel framing. The ground level has four double width openings with roller doors interspersed between sections of horizontal timber board cladding. The southern façade to the rear has a glazed wall from ground level to the roofline.



Figure 25. Principal façade of 2 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 26. Rear façade of 2 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

Banks Rowing Club, 1981 (Figure 3: Number 3)

Banks Rowing Club boathouse (Figure 27 and Figure 28) at 3 Boathouse Drive is a two-storey brick building with a low-pitched gabled roof that extends to cover an enclosed upper-level verandah. Its principal façade has a near symmetrical arrangement with the exception of the stunted rectangular tower on the northwest corner. On the ground level there are two double-width openings with roller shutter and an entrance door to the tower. The first level features a glazed wall facing onto the verandah. The windows frames and vertical verandah balustrades are metal. There are horizontal strip windows along both levels on the western elevation.



Figure 27. Principal façade of 3 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 28. Rear façade of 3 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

Melbourne Grammar School Boathouse, 1953 (Figure 3: Number 4)

Melbourne Grammar School Boathouse (Figure 29 and Figure 30) at 4 Boathouse Drive is a two-storey building with low pitched gabled roof with deep eaves forming a roof over a balcony deck. Four slender posts support the roof form, the vertical expression in this arrangement is echoed in the balcony balustrade which consists of simple vertical metal members. The upper level has a central glazed bay with steel framed panes and vertical timber boarding surfaces on either side. The ground level features two double-width openings and pebble-cast render.



Figure 29. Principal façade of 4 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 30. Principal façade of 4 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

Mercantile Rowing Club, 1973 (Figure 3: Number 5)

Mercantile Rowing Club (Figure 31 and Figure 32) at 5 Boathouse Drive occupies a double-storey rendered brick and timber building with low pitched gabled roof. The roof has deep set eaves that extend out covering an enclosed first level verandah. Four double width openings are spaced evenly at ground level. Renovations were carried out 1992–96.



Figure 31. Principal façade of 5 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 32. Rear façade of 5 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

Melbourne Rowing Club, c1993 (Figure 3: Number 6)

Melbourne Rowing Club boathouse (Figure 33 and Figure 34) at 6 Boathouse Drive is a three-storey brick and weatherboard structure with low pitched gabled roof. It is designed in a Federation-era revival style, with timber fretwork, timber balustrades, and a finial accentuating the gable end. The pattern of fenestration comprises bands of casement windows and four double width openings on the ground level.



Figure 33. Principal façade of 6 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 34. Rear façade of 6 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

Richmond Rowing Club, 1973 and 2014 (Figure 3: Number 7)

Richmond Rowing Club (Figure 35 and Figure 36) at 7 Boathouse Drive is a concrete structure with a flat roof with wide boxed eaves. The boathouse's solid massing, geometric form and concrete materials show the influence of the Brutalist style. An open understorey level with wide openings is used for storage of boats. The first level is mostly glazed with steel frames. The boathouse was extensively refurbished in 2014 to designs by FSMA Architects. The works included the addition of a large timber-clad deck on the first level to the west.



Figure 35. Principal façade of 7 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)



Figure 36. Rear façade of 7 Boathouse Drive, Melbourne. (Source: GML Heritage 2021)

INTEGRITY

The precinct includes boathouses from the Federation period to the contemporary period. The historical precedent for the boathouses being periodically rebuilt, replacing earlier iterations that were in poor condition, or destroyed by fire, has contributed to the higher representation of boathouses built from the postwar period onwards. The boathouse typology is functionally driven, with boat storage provided at ground level and the upper levels used for spectating and social activities. Similarities in the boathouse designs contribute to a sense of visual cohesion. Consistent elements associated with the boathouse typology include low-pitched gabled roofs, horizontal massing, double-width ground level openings, and extensive glazing, balconies and verandahs on the upper levels.

Within the precinct, the Melbourne Grammar School Rowing Club (1953, Figure 3: Number 4), the Banks Rowing Club (1981, Figure 3: Number 3), the Melbourne Rowing Club (1993, Figure 3: Number 6), and the Yarra Yarra Rowing Club (2005, Figure 3: Number 2) boathouses all have high integrity to the construction dates provided. They retain key elements of their designs, including their built form and massing, roofs, pattern of fenestration and surface materials. The Melbourne University Rowing Club additions (2012, Figure 3: Number 1), the Mercantile Rowing Club (1973, Figure 3: Number 5) and the Richmond Rowing Club (1973, Figure 3: Number 7) represent varying degrees of modifications. These boathouses' original materials, fenestration and roofs of the original boathouses are intact, and their original built forms are still legible. The extensions to the Melbourne University Rowing Club and Richmond Rowing Club boathouses are sympathetic and clearly distinguishable as recent additions.

Alterations to the group of boathouses are relatively minor overall. The most frequent changes are alterations to verandahs and balconies, and/or replacement of windows. Recent development, including the new Yarra Yarra Rowing Club, the extension to the Melbourne University Boathouse, and the refurbishment of the Richmond Rowing Club, has generally been carefully designed to respect the form, scale and materiality of the existing boathouses as a group. The new developments neither significantly detract from the integrity of the precinct, nor disrupt the overall uniform presentation of the boathouses.

The precinct consists of a series of buildings of varying construction dates and evidences the history of re-building necessitated by periodic fires, maintenance requirements and need to increase storage capacity. It also evidences a consistency of use, building typology and occupancy. Despite having different periods of construction and development, the boathouses as a group have a clear and distinct built character that is visually cohesive. The open space setting and lack of fencing between the boathouses contributes to the visual cohesiveness of the precinct. Individually, most of the boathouses have high levels of intactness and retain their legibility to their most recent construction dates. Additions and alterations to the Melbourne University boathouse and the Richmond Rowing Club boathouse are generally sympathetic. Overall, the precinct has high integrity.

COMPARATIVE ANALYSIS

Rowing and sculling have been popular recreational activities in Melbourne since the city's formation. The first boathouses were built in the subject area in the 1860s and occupied by boat builders and rowing clubs. Historically, boathouses were constructed of timber making them vulnerable to the effects of water, exposure to weather and fire risks. It is likely that this has contributed to the degradation and removal of early examples of this typology. There is a historical precedent across Victoria, for the periodic replacement and reconstruction of boathouses and replacement of fabric. Examples of this typology tend to be more recent constructions, dating from the postwar period onwards. While the built structures have changed over time at the subject site, the siting, occupation and use of the boathouses by the various clubs associated with the precinct is unchanged.

As purpose-built structures with specific design and siting requirements, boathouses form a distinct typology. Like many similar structures, the subject boathouses are sited on Crown land in a public reserve. These areas usually have other elements associated with passive and active recreation, including gardens, benches, pavilions, bicycle-paths and footpaths. The layout of boathouses is broadly consistent, boat storage facilities are provided at ground level and multi-function and viewing spaces located on upper levels. Their function and use is reflected in their spatial arrangement and design. At ground level, boathouses will typically have waterside double width openings to facilitate the movement of boats and oars in and out of the building. Limited fenestration at this level helps to ensure that the ground floor storage areas are secure. The upper levels often feature expansive glazing, verandahs or decks, providing an elevated platform for viewing and socialising. Associated elements including ramps and kiosks, are often located near boathouses on public reserves.

Boathouses are underrepresented within Heritage Overlays across Victoria. They are built in waterside settings in metropolitan and regional Victoria, typically with no more than one boathouse cluster per municipality. There are no boathouses included as either precincts or individual places in the Heritage Overlay to the Melbourne Planning Scheme. The nearest boathouses include Wesley College Boathouse, 162 Alexandra Avenue, and the Power House Rowing Club boathouse at 164 Alexandra Avenue, both in South Yarra (City of Stonnington), neither of which are included in the Heritage Overlay to the City of Stonnington Planning Scheme. As such the following comparators have been drawn from municipalities beyond the City of Melbourne.

The following examples are historically comparable to the Yarra Boathouses precinct as purpose-built boathouses and rowing clubs.

Boathouses in Studley Park, 114 Studley Park Road, Kew (HO126 Boatsheds and Kane's Foot Bridge, City of Boroondara)

The group of weatherboard boathouses in Studley Park, Kew, has occupied the site since the 1860s and individual boathouses were built and updated at various dates. The group includes a boat store, kiosk and an Edwardian residence featuring fine timber decoration. As a group they combine to form a most picturesque cluster of buildings that enhance their park setting. The boathouses are one of two located within Yarra Bend Park, the other being the Fairfield Boathouse.

Fairfield Boathouse, 1 Fairfield Park Drive, Fairfield (HO146 Fairfield Boathouse, City of Yarra)

The Fairfield Boathouse is believed to have been constructed in the 1890s or 1900s. It is a two-storey timber building constructed on the north side of Yarra River. Clad in weatherboard, the building has a gabled roof clad in corrugated steel, and a wide timber post verandah wrapping around the building at the first floor. The boathouse was constructed to serve the recreation needs of the public, and is part of a long standing tradition of such activities in the Park. The boathouse is a picturesque element in the riverside landscape (VHD).

Albert Park South Melbourne Rowing Club, 31–36 Aughtie Drive, Albert Park (Non-contributory within HO446 Albert Park Lake Precinct, City of Port Phillip)

Albert Park and South Melbourne Rowing Clubs were established on Albert Park Lake in the 1870s and amalgamated in 1994 as Albert Park–South Melbourne Rowing Club (APSMRC). The new two-storey club building was built c1996. It has a low-pitched gabled roof with overhanging eaves and is constructed of rendered brick. Three double-width openings with roller doors are present at ground level. The precinct statement of significance identifies the ongoing recreational use of the lake area, including boating, as a contributing element to the place's significance.

Wendouree Ballarat Rowing Club and Ballarat City Rowing Club, Lake Wendouree Heritage Precinct, Ballarat, late nineteenth-early twentieth century (Contributory within HO163 City of Ballarat)

Wendouree Ballarat Rowing Club and Ballarat City Rowing Club (built 1906) occupy boathouses located on Lake Wendouree foreshore. Wendouree Lake Heritage Precinct is an area of 259 hectares

surrounded by public reserve. Dominant visual features in the precinct include the lake itself, surrounding trees, open grassed areas, and structures associated with recreational uses including the rowing clubs, kiosks, and the footpath around the Lake. The boathouses are identified as key landmarks in the area that demonstrate the recreational and cultural role of the lake and environs.

Bendigo Rowing Club, 34–36 Weeroona Ave, Bendigo, c1954, Lake Weeroona (HO213 Lake Weeroona, Greater City of Bendigo)

Lake Weeroona reserve in Bendigo is listed as an individually significant place that includes the artificial lake (created 1878), ornamental planting to the south of the lake and around the perimeter, two ornamental pavilions (c1910), a Chinese tea pavilion (1990) and the Bendigo Rowing Club (c1954, altered). Boathouses have always been a feature on the northern end of the lake, as shown by early photographs. The boathouse includes several adjoining one and two storey buildings constructed of brick interlocking cubic forms. The largest section houses the boats and has limited fenestration. On the first level there is a projecting strip window facing the lake. The statement of significance identifies Lake Weeroona as a cultural landscape that is significant, in part, for its role 'in demonstrating the social and recreational activities associated with water and boating' (VHD).

Essendon Rowing Club, 48 The Boulevard, Moonee Ponds, 1978 (altered 1984) (Contributory, HO4 Maribyrnong Park Precinct, City of Moonee Valley)

The Essendon Rowing Club boathouse is included within HO4 Maribyrnong Park precinct. Established in 1880, the Essendon Rowing Club was initially accommodated at Spong's Boathouse at the rear of Spong's Hotel. The club built its first boathouse on the present site in 1920, this building was demolished and the current building was constructed on the same site in 1978. Alterations and additions were made in 1984. The club boathouse is a two-storey structure constructed of brick with horizontal massing. At ground level there are four double width openings fitted with roller doors. The upper level has a cantilever verandah enclosed with tinted glazing. The statement of significance identifies structures in the park as a focus for community events that contribute to the social significance of the place.

Barwon Terrace Boathouses, Barwon Terrace (Not included in a Heritage Overlay)

Boathouses have been a feature of this part of the Barwon River since 1864. There are presently three boathouses in the area: Barwon Rowing Club (established 1870, boathouse built in 2012); the Corio Bay Rowing Club (established 1873; boathouse built 1965, extended 1988); and the Geelong Rowing Association (established 1922, boathouse expected completion 2021).

The three boathouses have been built or developed in recent years but have longer associations to the area that, for Barwon and Corio Bay rowing clubs, extends back to the nineteenth century. The use of heavier, masonry materials on ground floor and extensive glazing on the upper level is common to all three boathouses. Each of the boathouses has three double-width openings spaced along ground level and flat or low pitched gable roofs.

Discussion

The boathouses in the Yarra Boathouses Precinct are comparable to all the given examples with regards to the typology, building use and for their associations with rowing clubs established in the nineteenth century. The rowing clubs in the Yarra Boathouses precinct have been a feature of the area since the nineteenth century, but none are housed in their original boathouses. Like the Yarra boathouses, the comparative examples have replaced earlier versions. The precedent for rebuilding boathouses appears to be typical of the historical development for this typology in metropolitan and regional Victoria.

Among the listed, Studley Park boathouses, Fairfield Boathouse, Albert Park South Melbourne Rowing Club, Wendouree Ballarat Rowing Club, Ballarat Rowing Club and Essendon Rowing Club are located in public recreation reserves protected by local heritage overlays. Common among all the rowing clubs is their open setting adjacent to a body of water, which includes public parkland, boating ramps/docks, paths and benches. All of these examples display varying degree of changes and alterations.

Although not included within a Heritage Overlay, the Barwon Terrace boathouses are directly comparable to the subject boathouses as a continuous row of boathouses with shared built characteristics. The examples in this grouping are particularly comparable to Banks Rowing Club and Melbourne Grammar School boathouse as two-storey structures with low-pitched gable roofs that extend over upper-level verandahs.

Typical characteristics of the boathouse typology are apparent both in the subject boathouses and the comparative examples, particularly in their scale, siting, roofline, layout and form. The examples are also one or two storey structures with boats accommodated in storage at ground level and multi-function spaces, typically with viewing platforms—such as verandahs or balconies—provided on the upper levels. They have solid horizontal massing with either flat or low-pitched gable roofs. There are some direct comparators between individual boathouses. Bendigo and Essendon Rowing Clubs, like Richmond Rowing Club, have flat roofs, solid masonry materials, horizontal glazing and low, solid built forms. The two Federation-era boathouses are generally comparable to the Melbourne University Boathouse, as well as the Federation-era revival style Melbourne Rowing Club, for their use of finials, fretwork and use of timber.

Overall, the group of boathouses at 1–7 Boathouse Drive, Melbourne, is distinguished for the number of boathouses and the varied periods of development they represent. While the other boathouses on the HO are mostly isolated examples or smaller groups, the subject precinct is special as a group comprising seven examples of a distinct and relatively uncommon building typology in Melbourne.

As a group, the subject boathouses have an overall high level of integrity. The subject precinct contains some of the most intact examples of boathouses in Victoria including the Melbourne Grammar boathouse (1951, Figure 3: Number 4). The VHR-listed Melbourne University Boathouse (1908, Figure 3: Number 1a) also retains high intactness and is complementary to overall presentation of the subject precinct. The examples date from the postwar period onwards demonstrating the continuous presence of the clubs in this area. The continued presence and activity of the boathouses along the Yarra River evidences the ongoing social use of the area for recreational boating.

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 Yarra Boathouses Precinct in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct.

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

Precinct Category Schedule

CoM Property ID	Place name	Number	Street	Category	Significant streetscape
105120	Melbourne University Boathouse	(Part of) 1	Boathouse Drive	Contributory	-
105119	Yarra Yarra Rowing Club Boathouse	2	Boathouse Drive	Contributory	-
105118	Banks Rowing Club Boathouse	3	Boathouse Drive	Contributory	-
105114	Melbourne Grammar School Boathouse	4	Boathouse Drive	Significant	-
105117	Mercantile Rowing Club Boathouse	5	Boathouse Drive	Contributory	-
105116	Melbourne Rowing Club Boathouse	6	Boathouse Drive	Contributory	-
105115	Richmond Rowing Club Boathouse	7	Boathouse Drive	Contributory	-

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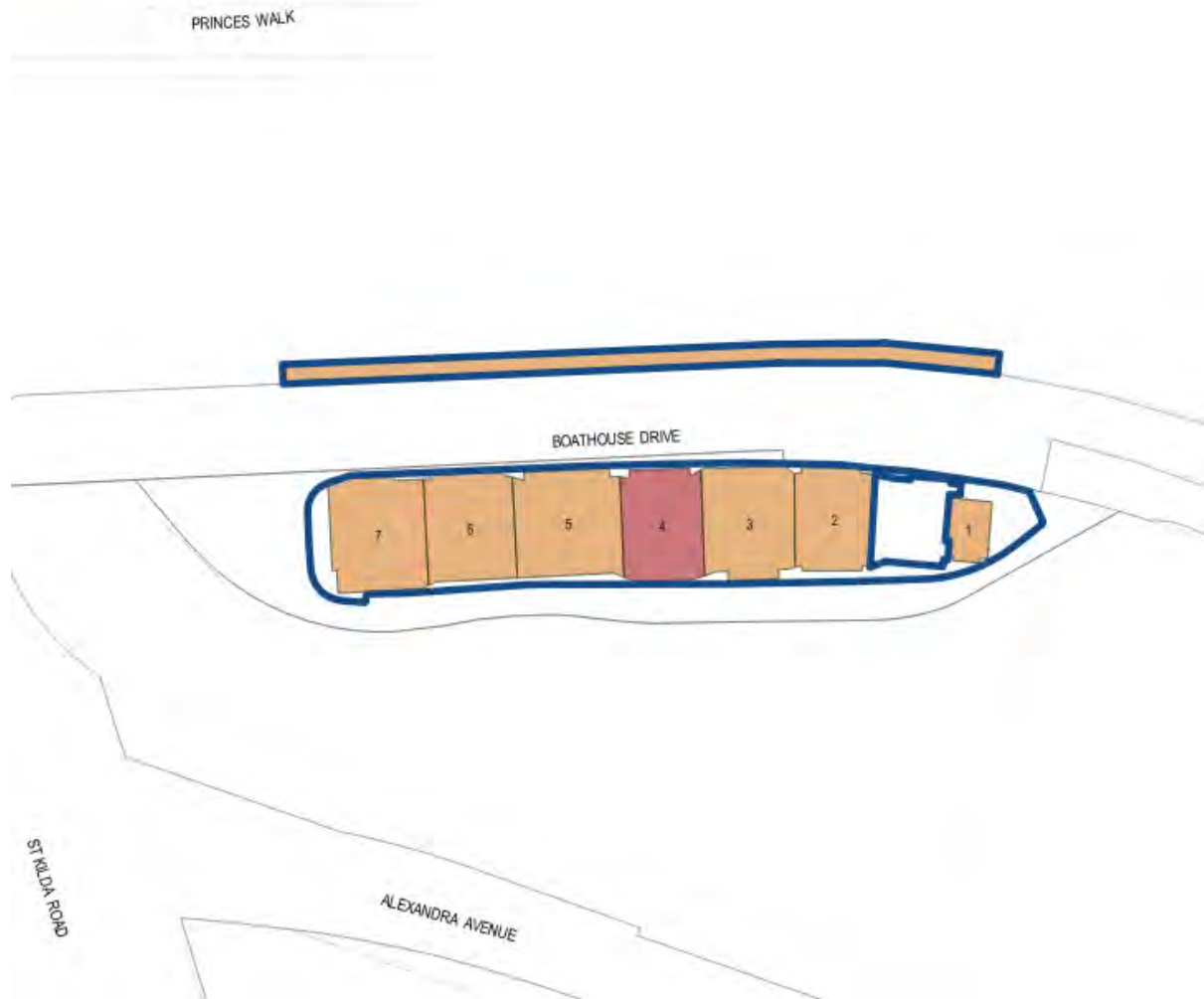
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STATEMENT OF SIGNIFICANCE

Heritage Place: Yarra
Boathouses Precinct

PS ref no: HOxxx

- Significant
- Contributory
- Heritage precinct boundary



What is significant?

The Yarra Boathouses Precinct, comprising 1–7 Boathouse Drive, Melbourne, is significant.

Elements that contribute to the significance of the precinct (Figure 1) include (but are not limited to) the:

- boathouses' original external form of two or three storeys, original roof form and verandahs, construction materials and finishes, pattern and size of original fenestration, and stylistic detailing
- buildings' high level of integrity to their original design
- siting and spacing of the boathouses
- lack of fencing and open space between the boathouses
- boathouses' prospect to, and views along, the Yarra River

- public space elements including boat ramp, trees, the shape and width of the pedestrian and bicycle path and the street lights.



Legend

		Location
1	Additions (2012) to Melbourne University Boathouse	1 Boathouse Drive
1a	Melbourne University Boathouse (1908, 1978)	1 Boathouse Drive
2	Yarra Yarra Rowing Club (2005)	2 Boathouse Drive
3	Banks Rowing Club (1981)	3 Boathouse Drive
4	Melbourne Grammar School Boathouse (1953)	4 Boathouse Drive
5	Mercantile Rowing Club (1973)	5 Boathouse Drive
6	Melbourne Rowing Club (c1993)	6 Boathouse Drive
7	Richmond Rowing Club (1973, 2014)	7 Boathouse Drive
8	Boat ramp	Opposite 1–7 Boathouse Drive

Figure 1. Aerial photograph of the subject precinct showing the key elements that contribute to the significance. (Source: Nearmap 2022 with GML overlay)

How is it significant?

Yarra Boathouses Precinct is of local historical, representative, social and associative significance to the City of Melbourne.

Why is it significant?

The Yarra Boathouses Precinct is historically significant as it provides physical evidence of the development of recreational and professional rowing on the Yarra River. Rowing and sculling have been popular recreational activities in Melbourne since the city's formation. Some of Victoria's oldest rowing clubs have occupied premises at the subject site for over 100 years and continue to do so. The subject precinct includes the purpose-built boathouses of seven Yarra River rowing clubs established in the nineteenth century, including: Melbourne University Rowing Club (established in 1859, Figure 1: Number 1 and Number 1a), Yarra Yarra Rowing Club (1871, Figure 1: Number 2), Banks Rowing Club (1866, Figure 1: Number 3), Melbourne Grammar School Rowing Club (c1868, Figure 1: Number 4), Mercantile Rowing Club (1880, Figure 1: Number 5), Melbourne Rowing Club (1862, Figure 1: Number 6), and Richmond Rowing Club (1863, Figure 1: Number 7). The site of the Yarra Boathouses Precinct is also

important for its direct and indirect association with the Victorian Rowers Association, the oldest rowing association in the world, which was formed by members of the Yarra River rowing clubs. The development of the Henley-on-Yarra regatta in 1904 contributed to the popularity of rowing in Victoria as a spectator sport. The annual regatta became a popular event in Melbourne that drew crowds of up to 300,000 in the twentieth century. Rowing events influenced the passive recreational use of the area, as demonstrated by the development of Henley Reserve as a spectator area and the formation of Alexandra Avenue. Membership of rowing clubs grew significantly when women were permitted to apply as members from the 1980s. The clubs continue to train, race and host events at the boathouses. (Criterion A)

The Yarra Boathouses precinct is of significance for the number of boatsheds it has and the varied periods of development they represent. From as early as the 1850s, clubs established in this part of Yarra River were initially accommodated in early boatbuilders' boathouses before the 1880s since when they could apply for Crown occupation licences, which allowed the development of purpose-built club boathouses. The club boathouses have been rebuilt or altered to recover from multiple fire damages and to accommodate the needs of contemporary club operations and activities. The extant boathouses in the precinct have been developed at varying dates, replacing or extending the pre-existing structures. The precinct today comprises: The 2012 addition (Figure 1: Number 1) to the 1908 Melbourne University Boathouse with 1978 additions (Figure 1: Numbers 1a); the Yarra Yarra Rowing Club boathouse rebuilt in 2008 (Figure 1: Number 2); Banks Rowing Club boathouse rebuilt in 1981 (Figure 1: Number 3); Melbourne Grammar School Rowing Club boathouse rebuilt in 1953 (Figure 1: Number 4), Mercantile Rowing Club boathouse rebuilt c1973 (Figure 1: Number 5), Melbourne Rowing Club rebuilt c1993 (Figure 1: Number 6); and Richmond Rowing Club rebuilt in 1973 and extended 2014 (Figure 1: Number 7). (Criterion A)

The grouping of boathouses is significant as a representative example of the boathouse typology. The functionally driven form of this typology is evident in the spatial arrangement of each boathouse, with the ground level being used for the storage of boats and the upper levels used for social activities and viewing. Prevailing characteristics of the boathouse typology are demonstrated by the subject buildings, including horizontal massing, low pitched gable roofs, double width openings to the ground floor, and glazing and verandahs on the upper level. The siting of boathouses on riverbanks within a public reserve area is also a common setting for club boathouses. Public realm elements, which include the prospect to the river, parkland setting, recreational street furniture and the shared pedestrian and bicycle path, contribute to the character of the precinct. Associated elements including 'landing stages' or boat ramps are frequently located nearby. The boathouses have been a feature of this area since the late 1850s and contribute to the recreational amenity and appearance of the Alexandra Gardens. The Yarra Boathouses structures and boat ramp reflect different periods of construction but present as a coherent collection based on these shared characteristics. Melbourne Grammar School boathouse (built 1953) is significant as highly intact postwar boathouse design (Criterion D).

The Yarra Boathouses Precinct is of social significance for its direct associations with seven rowing clubs that have occupied boathouses at 1–7 Boathouse Drive for over 100 years, and for its association with the rowing community through the presence of the clubs and the competitions held in this part of the Yarra River. The clubs affiliated with the Yarra Boathouses have hosted, and continue to host, a range of annual social and sporting events that are attended by members and other rowing clubs as well as the broader public. The Yarra boathouses were constructed to serve the recreational needs of the public and have social significance to rowing club members, the broader rowing community, and spectators for their continued use. Rowing is part of a long-standing tradition of recreational boating activity on the Yarra. The ongoing popularity of rowing and sculling in Melbourne is evidenced by the many rowers on the river, and the continued presence and activity of the clubs and their ongoing membership basis. (Criterion G)

The boathouses are significant for their historical associations with successful international sportsmen and women including the 1956 Olympic Men's Eight rowing team, who won a bronze medal, and the Oarsome Foursome, who won gold medals at the 1992 and 1996 Olympic Games. (Criterion H)

Primary source

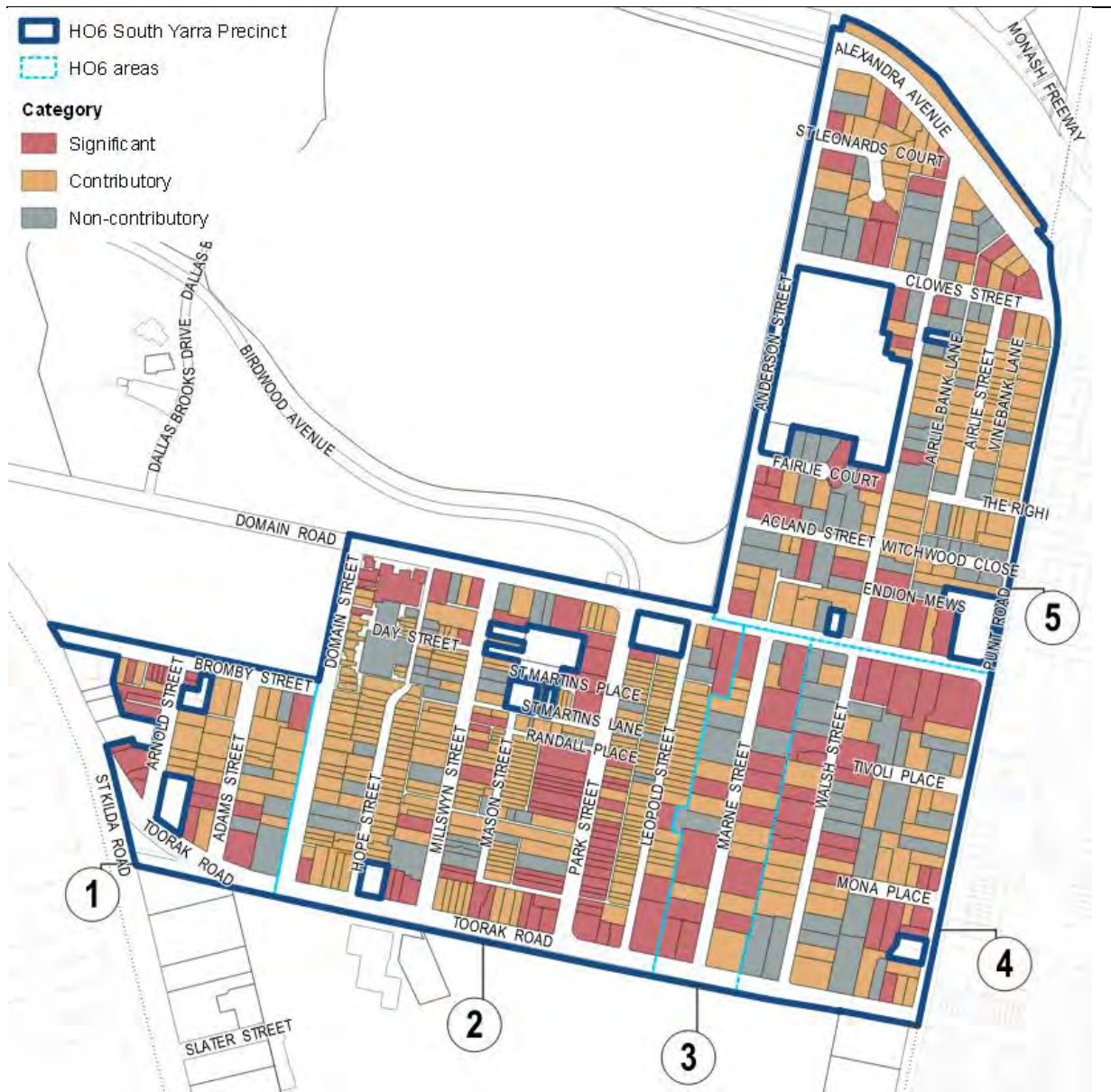
South Yarra Heritage Review 2022 (GML Heritage)

5 Revision to existing precinct Heritage Overlay

PRECINCT NAME: South Yarra Precinct

STREET ADDRESS: See the precinct category schedule (Section 11)

PROPERTY ID: See the precinct category schedule (Section 11)



SURVEY DATE: January–March 2021

SURVEY BY:

GML Heritage

PLACE TYPE: Heritage Precinct

**ASSOCIATION WITH
BUILDER OR
ARCHITECT:**

Refer to histories

**DEVELOPMENT
PERIOD:** Victorian Period (1851–
1901)
Federation/Edwardian
Period (1902–c1918)
Interwar Period (c1919–
c1940)
Postwar Period (1945–
1975)

**MAJOR
CONSTRUCTION
PHASE:**

1840s–1970s

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	6.1 Mansions, villas and townhouses 6.2 Workers' housing 6.3 Flats, maisonettes and duplexes 6.4 Postwar residential development 6.5 Protecting the character of South Yarra 6.6 Modified and converted buildings 6.7 Suburban gardens
7 Transport, communication and essential services	7.1 Roads and bridges 7.4 Tramways 7.5 Motor garages
13 Developing trade and commerce	13.2 Retail development 13.4 Professional services

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an amendment to HO6 South Yarra Precinct.

Extent of overlay: Refer to map showing recommend revised curtilage of HO6.

SUMMARY

HO6 South Yarra Precinct covers the area between the Yarra River and Fawkner Park and is generally bound by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street. Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area following the Crown land sales of the 1840s onwards. Subsequent subdivisions and resultant nineteenth-century building stock are well represented across the precinct. Throughout the twentieth century, remaining vacant lots were taken up for further predominantly residential development. From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flat development continued into the postwar period. This layering of development has resulted in the area having a rich combined architectural and streetscape character. Within the precinct there are some pockets of nineteenth and early twentieth century commercial and industrial development in St Kilda Road, Millswyn Street and at the intersection of Domain Road and Park Street. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone, enhance the precinct's character.

5.1 HO6 INTRODUCTION

HO6 South Yarra Precinct is located in South Yarra, covering the area between the Yarra River and Fawkner Park and generally bound by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street. The 1840 survey of allotments and subsequent Crown land sales between 1845 and 1913 have had a significant influence on patterns of residential development within the South Yarra Precinct.

A distinguishing feature of the HO6 precinct is its layered historical and physical development. This historical layering has resulted in varied subdivision patterns and a diverse array of architectural styles within the area. The historically layered and eclectic character of the area is, in itself, a trait that unifies the precinct. In addition, the overall area contains unifying historical and architectural characteristics evident in the precinct's:

- generally high-quality standard of architecture and prevalence of architect-designed buildings (consistent across different development periods)
- diversity of architectural styles represented
- mixed subdivision patterns
- uniting public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes
- proximity and prospects to open spaces (the Royal Botanic Gardens, Fawkner Park and the Yarra River)
- predominately residential building stock
- connection between the historical processes and physical development of land reflected in the varied subdivision patterns.

While these are the uniting characteristics of HO6, five areas can be defined in relation to remnant subdivisional patterns stemming from early residential development of the area and successive land parcel reconfigurations. The creation of areas enables a more nuanced description and assessment of the wider South Yarra Precinct—a precinct characterised by its fine grained and cohesive urban planning and the quality and diversity of its built form expression (Figure 1).

Forming the southwestern end of HO6, **Area 1** covers an area subdivided and developed in 1864–65. Area 1 is a mixed-era residential and commercial area predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock.

Subdivided and developed from the 1850s, **Area 2** is the largest area between Domain Road and Toorak Road in HO6. Area 2 includes the most consistent streetscapes of nineteenth century building stock in the HO6 area, with cohesive streetscapes of Italianate terraces and detached villas. Area 2 is distinguished from the other areas in HO6 because it contains two distinct commercial areas in Domain Road and Millswyn Street.

Area 3 is distinguished for its interwar subdivision which occurred following the demolition of a Victorian mansion 'Maritimo' in the late 1920s. The intact streetscape includes representative examples of almost every interwar architectural style and of the work of some of Melbourne's most prominent architects practising in the period.

Area 4 is the south-eastern end of HO6. Some of the earliest subdivisions in HO6 occurred in Area 4. This early planning is clearly observed today in its street layout. The streetscapes are mixed in terms of built era and scale resulting in a rich combined architectural and streetscape character.

Area 5 covers allotments sold and developed from 1845 as well as land reclaimed by filling in the lagoon in the early 1900s. Area 5 is distinguished from other areas of HO6 by its topography, with land sloping down towards Alexandra Avenue and the Yarra River. Area 5 has a generally mixed streetscape character, with three Victorian era pockets retaining relatively homogeneous streetscapes.

Section 2 of this report provides the historical context for HO6 and the Review area as a whole. The areas are discussed in sections 3–7, which include histories and physical descriptions for each area. All significant places within revised HO6 (both places newly proposed as significant or existing significant places to retain their grading) are included in the physical description of each area in tables with an image and brief description of each.

Building categories (significant, contributory or non-contributory) referenced in this citation reflect the proposed category for each place. Details of the existing building and streetscape grading categories of the places and proposed changes are provided in Appendix B to Volume 1 of this Review.

The places assessed as individual heritage places within this Review and places with existing HOs or listed on the VHR are also noted in discussions, as these places are integral to the character of these areas despite not forming part of HO6 itself.

Discussion of the overall precinct integrity is included in Section 8 and a comparative analysis of HO6 in regard to other similar large precincts in the City of Melbourne is undertaken in Section 9. An assessment against the recognised heritage criteria is included in Section 10, and Section 11 details the recommendations that flow from this assessment.

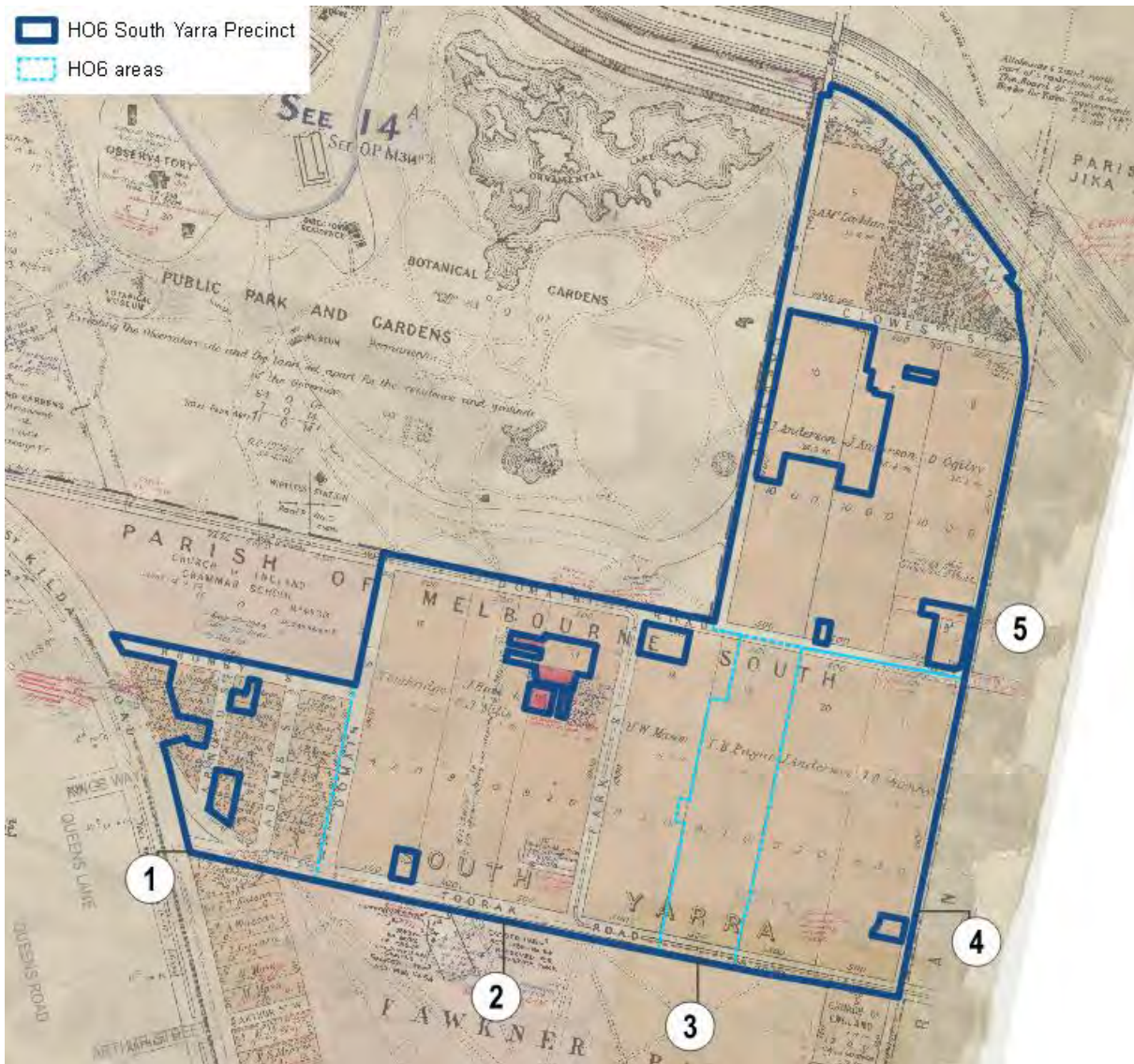


Figure 1. Original Crown Allotments superimposed with the HO6 boundary and areas. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

5.2 HISTORICAL CONTEXT

Early history

South Yarra Precinct (HO6) occupies a large area on the south side of the Yarra River that is the traditional Country of the East Kulin. Much of the area is elevated, with the southern section being lower. The northern part of the precinct (northern part of Area 5) likely occupied part of a site of 895 acres that was set aside in 1837 for use as an Aboriginal mission connected with the Anglican Church. In 1839, with the survey of land for sale on the eastern side of Punt Road, the Aboriginal Mission Reserve was moved to the western side of Punt Road at the Nakham Reserve, on the future site of the Botanic Gardens. The area however remained an Aboriginal encampment and meeting place into the 1860s (Lovell Chen 2015a:84; Tibbits 1983:8; Colman 1972:9–10).

The precinct area was part of the land surveyed and sold by the Crown for residential purposes in 1845–46. Its basic subdivisional and street structure was laid out in the period 1846–1870, although part of the subdivision was pre-empted in 1840, with cultivation laid out at right angles to the river, enabling landowners to have access to the river (Slater in Gould 1985:np).

The development of the precinct has been influenced by its early relative isolation on the south bank, its proximity to substantial public parks and gardens, including the Royal Botanic Gardens, the Domain and Fawkner Park, its close proximity to the city, and the ad hoc nature of early subdivision followed by later redivision (Slater in Gould 1985:np).

In the early years of the Melbourne settlement, access across the river to South Yarra from the town was by boat or punt. Punt services were established near Princes Bridge in 1838, at the Richmond Punt Road in the late 1830s, and between Richmond and Hawthorn from 1842 (Slater in Gould 1985:np). Further growth occurred in South Yarra following the construction of a timber toll bridge over the Yarra River in 1845, which was replaced by a stone bridge in 1850 (Lovell Chen 2015a:85). The present day Princes Bridge opened in 1888. Domain Road, Anderson Street and Gardiners Creek Road (renamed Toorak Road in 1876) were established by 1852. In 1899 Morell Bridge at the northern end of Anderson Street was built to the design of young engineer John Monash. It was the first concrete arch type of bridge construction in Victoria (Colman 1972:13).

Crown Allotments on the southern side of the Yarra River and on the eastern side of Punt Road, in today's City of Stonnington, sold from 1840. Development occurred in the South Yarra area, within the City of Melbourne on the western side of Punt Road, from 1846, after TH Nutt surveyed 21 'cultivation allotments' of 9 and 10 acres 'adjoining the town of South Melbourne' in 1840 (Daley 1940:31).

Nutt's survey plan of cultivation allotments was subsequently amended by the Superintendent of the Port Phillip District, Charles Joseph La Trobe. Some allotments in the northwest of the survey were given over to extensive parkland and government reserves (Lovell Chen 2015a:84), but 11 allotments (Crown Allotments 5, 8–10, and 15–21) were retained north of Gardiners Creek Road and west of Punt Road. These large rectangular allotments, in the central and northern portions of South Yarra, sold in four land sales from 1846 to 1849 and significantly influenced later subdivision patterns and the layout of streets (Figure 2 and Figure 3).

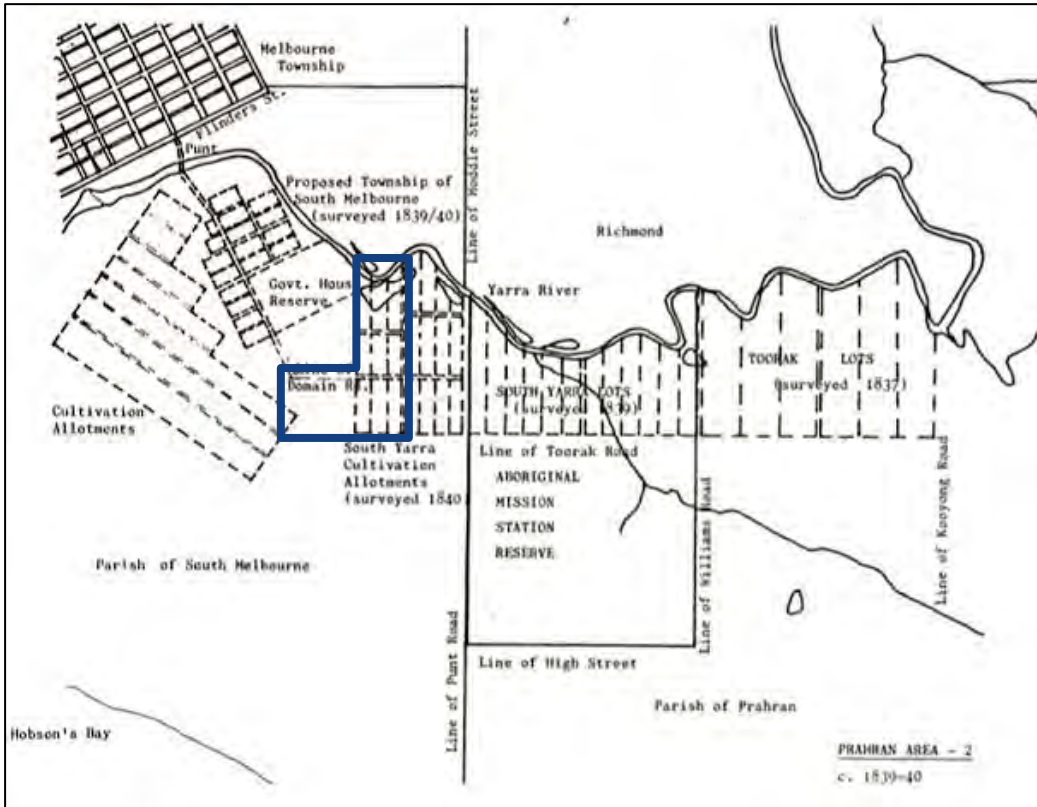


Figure 2. Plan showing the Nutt's survey plan of cultivation allotments, indicated by 'South Yarra Cultivation Allotments (surveyed 1840)' (outlined in blue). (Source: Tibbits 1983:10 with GML overlay)

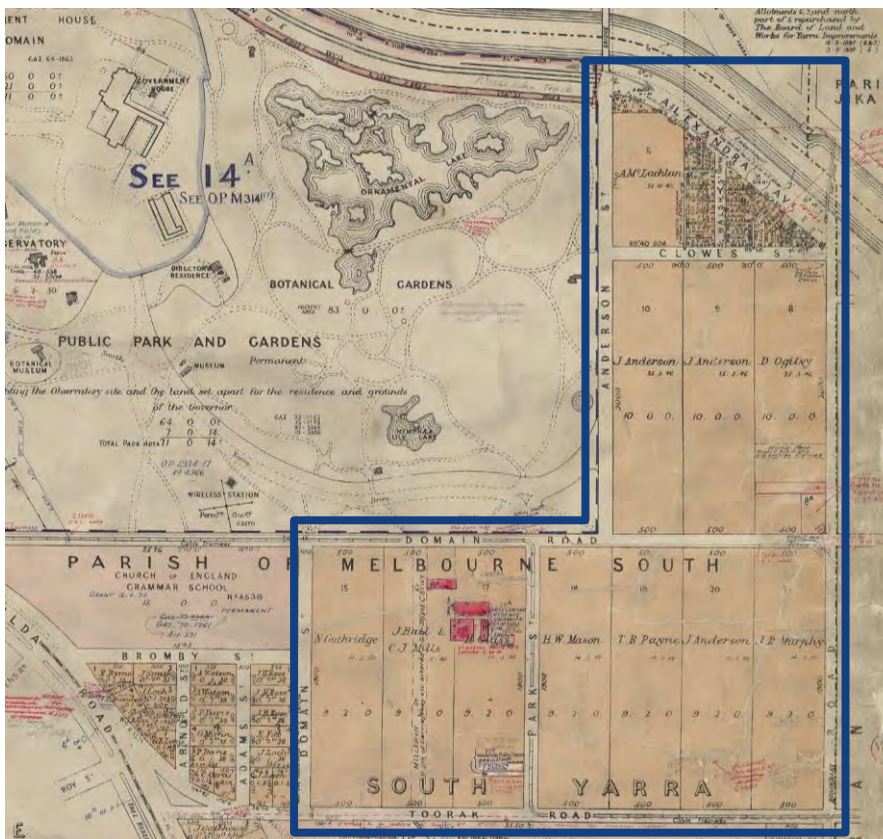


Figure 3. Detail from the parish plan showing the northern portion of South Yarra, bounded by Toorak Road, Punt Road, the Yarra River and St Kilda Road, with the 11 cultivation allotments (Crown Allotments 5, 8-10, and 15-21) surveyed in 1840 (outlined in blue). (Source: Department of Crown Lands and Survey 1922 with GML overlay)

In 1844 an amending act to the *Melbourne Municipal Corporation Act of 1842* extended Melbourne's boundaries to include land south of the Yarra River, bounded on the east by Punt Road, an area that incorporates South Yarra (Slater in Gould 1985:np).

Shortly before the sale of land in South Yarra in 1846, a site for the Botanic Gardens was reserved. The western part of South Yarra thereby achieved the dual advantages of an elevated topography and proximity to a first-class pleasure ground. The completion of the new Government House in 1876 on a site occupying the highest ground in the wider area, set aside for the purpose by the mid-1850s, added significantly to South Yarra's desirability and social cachet (*Victorian Places* 2015).

Until 1939 Punt Road was a rather quiet road, terminating at the river where there was a punt and a footbridge (c1890s). A ferry also operated for a period from Punt Road to Swanston Street. Hoddle Bridge was opened in December 1938, connecting Punt Road and Hoddle Street and opening what rapidly became one of the busiest north-south routes in greater Melbourne (Wilde 2008).

Residential development

Residential development in the precinct is concentrated in the central part of South Yarra between Toorak and Domain roads, and in the northeast bound by Anderson Street and Punt Road and Domain Road and Alexandra Avenue (City of Melbourne 2020).

Residential development in South Yarra on the western side of Punt Road began in 1845 after the first sale of cultivation allotments surveyed by Thomas Nutt in 1840. The elevated land, with the high point of Punt Hill close to the intersection of today's Punt and Domain roads, was especially attractive to new residents. These included wealthy graziers who used South Yarra as their town base, city merchants and professionals, and members of the legal profession (Lovell Chen 2015a:84).

Lieutenant Colonel Joseph Anderson, for example, purchased three allotments in 1846 and 1849 (Department of Crown Lands and Survey 1922). Anderson, a former Norfolk Island Commandant and member of the Legislative Council of Victoria from 1852 to 1856, acquired the choice site of the South Yarra Hill (Figure 3). Anderson's land overlooked the St Kilda Road track, which straggled through lower-lying sandy and swampy terrain. Anderson Street is named after him (*Victorian Places* 2015; Barry 1966).

By 1855, development in South Yarra comprised a mix of large residences on substantial allotments and scattered small buildings constructed along the main thoroughfares and lanes after the initial land sales (Figure 1) (Lovell Chen 2015a:85). By the same year, reserves for the Church of England, Free Church, Presbyterian Church and National School were in existence on the western side of Punt Road to the south of Gardiners Creek Road (Kearney 1855).

Further residential development in the northern section of South Yarra was evident by 1864. The St Kilda Cricket Club was established on the western side of Punt Road (Figure 5).

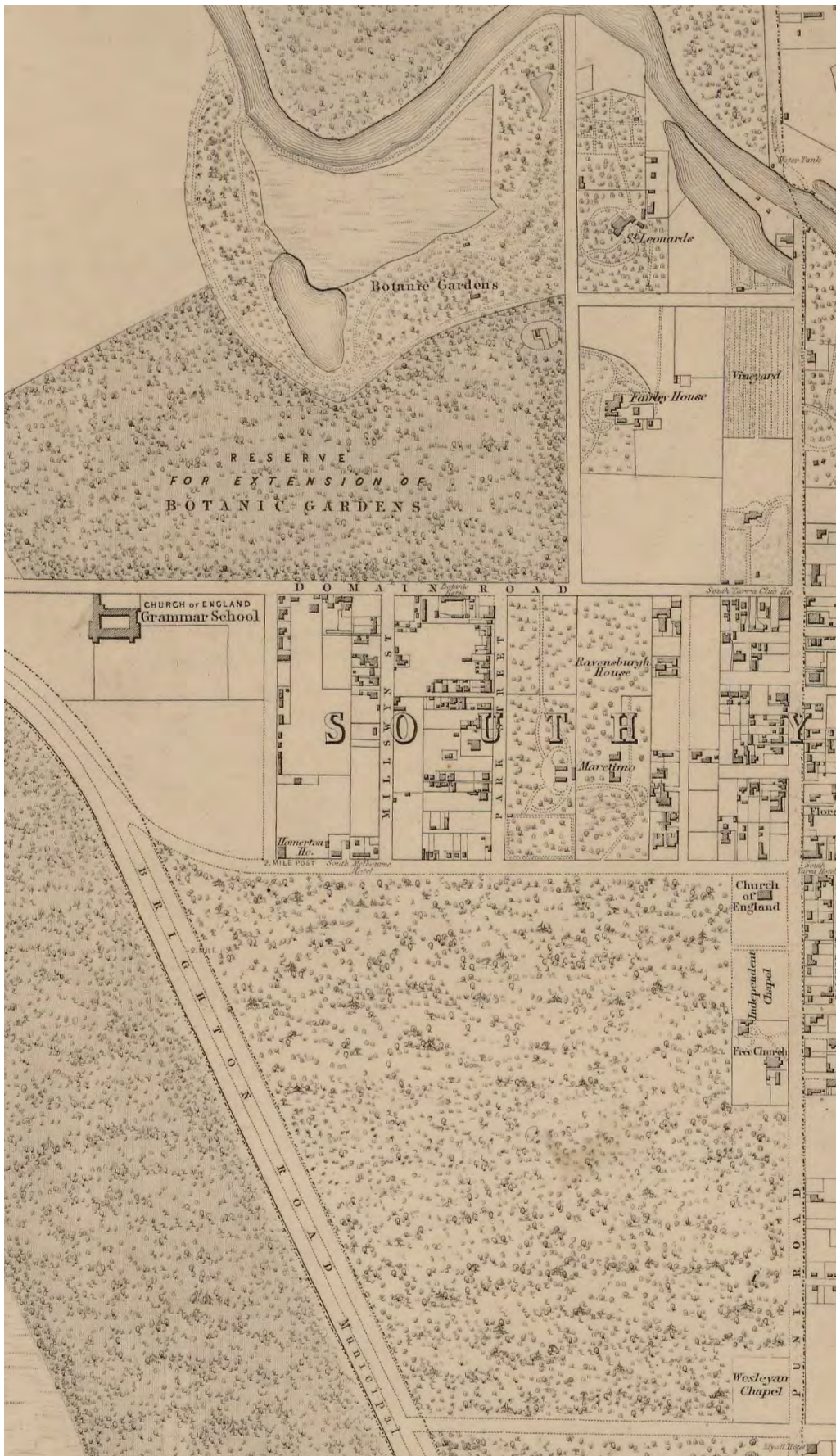


Figure 4. Extract from Kearney's 1855 plan showing South Yarra with existing residential development and institutions. (Source: Melbourne and its suburbs [cartographic material] / compiled by James Kearney, draughtsman; engraved by David Tulloch and James D. Brown. 1855, State Library Victoria)



Figure 5. Extract from Cox's 1866 plan showing South Yarra with further residential development and the cricket ground on the western side of Punt Road. (Source: 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)

With the land boom of the 1880s, many of the original large estates were subdivided into smaller allotments, and squatters, who had amassed fortunes from their pastoral estates, chose South Yarra to build their town houses. The Domain Road area was perhaps the most popular. Prominent pastoral families who bought in the area included the Fairbairns, Manifolds, Chirnsides, McKinnons, Armytages and Staughtons (who built 'St Neots'). 'Raveloe' (203 Domain Road) was also one of the houses built at this time. A number of other substantial houses were built in Domain Road, Walsh Street, and Millswyn Street, with 'Millswyn Court' being one of the few still standing. Toorak Road was another popular area, where 'Goodrest' (now Simonds Hall) has stood since 1885 (Colman 1972:12).

Although development slowed with the economic depression of the 1890s, by the period 1893–1903 South Yarra featured 'villas and elegant residences, with spacious grounds and gardens' and was described as a 'very favourable dwelling-spot for the merchants, professional men and higher class of tradesmen in Melbourne' (*Australian Handbook* 1893 and 1903 in *Victorian Places* 2015).

By the end of the nineteenth century the suburb of South Yarra, west of Punt Road, was substantially developed, with a mix of substantial and modest residences. The centre of the precinct, in the block bounded by Domain Street and Park Street, comprised relatively high-density development of terrace pairs and detached villas. There also remained a number of larger residences in the central portion of the precinct and towards the river, including 'Moullrassie', 'Goodrest' and 'Maritimo' on Toorak Road, and Fairlie House on Anderson Street (Lovell Chen 2015a:85–86).

Some pre–1920 flats in South Yarra were among the earliest blocks of flats built in the City of Melbourne. By the interwar period the urban character of South Yarra was changing. Flats became fashionable in the 1920s, particularly on Punt Hill in the area overlooking the river (Wilde 2008). As historian Seamus O'Hanlon states, until the twentieth century there were no purpose-built flats in the City of Melbourne and few pre–World War I blocks (O'Hanlon 2008).

The construction of flats in the City of Melbourne increased during the 1920s and 1930s. In 1927, the *Herald* reported that keen students of property values were optimistic regarding the future of flats in Melbourne, the trend for which was predicted to follow the lead of 'great cities overseas'. With rising land prices in close proximity of Melbourne city, new homes were becoming expensive, and the demand for flats was brisk. In addition, the report continued, owning a flat solved the 'servant problem' (*Herald*, 11 May 1927:23).

In Melbourne, individual flats, predominantly in low-rise blocks of two or three storeys, were almost always rented, rather than owned, making blocks of flats a lucrative form of investment in the aftermath of the stock market crash and depression of 1929–32 (O'Hanlon 2008).

Leighton Irwin, president of the Building Conference, noted in 1932 that the increased construction of flats in Melbourne that year marked the resumption of confidence and building activity apparent before the economic depression curtailed construction work. One regret, Irwin stated, was the ongoing demolition of old homes to make way for the flats (*Telegraph*, 28 November 1932:11).

By 1939, there was record demand for flats in Melbourne for investment purposes. During one week in March of that year, flats were sold to a total value of more than £100,000, including 12 blocks of flats which sold for more than £6000 each (*Newcastle, Sun* 13 March 1939:2).

The replacement of earlier buildings with blocks of flats was met with some opposition, with concerns that the area was being 'exploited for commercialism' (*Argus*, 22 May 1939:4). Other developments attracted media attention for their modernity, including St Leonards (1939) in St Leonards Court (*Argus*, 16 November 1939:7; Lovell Chen 2015a:86).

The popularity of flat developments continued into the 1960s. Most were again built for the rental market, specifically young adults of the emerging baby-boom generation. The basic design and amenity of flats of this era gave rise to the pejorative label 'six packs' (O'Hanlon 2008).

The density of residential development generally increased until the 1970s, when protests by residents helped limit the height of further blocks of flats. From the 1970s the area became fashionable, particularly with relatively affluent young couples and single people (Wilde 2008). The 1990s saw a third major wave of flat development.

Commercial development

Some limited commercial development occurred in the South Yarra Heritage Precinct, at the intersection of Park Street and Domain Road and in Millswyn Street (Area 1). A small commercial pocket was also established in St Kilda Road between Bromby Street and Toorak Road (Area 1).

Some of the first commercial premises to be built in the precinct were hotels. In 1855, hotels in the precinct included the Botanical Hotel in Domain Road, Fawkner Club Hotel at the corner of Hope Street and Toorak Road, and South Melbourne Hotel in Toorak Road, both built in 1854, the South Yarra Club Hotel on the intersection of Punt and Domain Road, and the Homerton Hotel (at the western end of Toorak Road, formerly known as Gardiner's Creek Road until 1876).

Millswyn Street was developed with a few other commercial buildings by the early 1860s. By this time, a grocer and a butcher were located in this street (S&Mc 1862).

In the 1880s and 1890s additional commercial operations opened on Domain Road and Millswyn Street (both in Area 2). The Wimmera Bakery, Morton's Family Hotel, three grocers and two butchers were among other shops located in Millswyn Street by the early 1890s (S&Mc 1892).

Few industrial or large commercial buildings were located within the precinct, these included those in St Martins Lane (formerly known as Martin Place). An exception was the Mutual Store Company's property between Millswyn Street and Park Street, where the company replaced their c1880s livery stables with a new warehouse in 1923–24.

By the turn of the twentieth century a group of commercial premises, including motor garages, was established on St Kilda Road between Bromby Street and Toorak Road. In the postwar years, allotments fronting St Kilda Road became the site of the southerly extension of the central business area of Melbourne city, developed with high-rise office blocks (*Victorian Places* 2015).

Today a small shopping centre is served by the tramway that rounds the corner at Domain Road and Park Street (*Victorian Places* 2015).

Development of public parks, gardens and reserves

The South Yarra Precinct adjoins two public parks (the Royal Botanic Gardens and Fawkner Park) which influenced the development of the Review area.

Charles La Trobe, superintendent of the Port Phillip District, was the major influence in the provision of a ring of parks and gardens surrounding Melbourne. As a result Melbourne was developed with public parklands, including an inner ring of gardens (Fitzroy Gardens, Treasury Gardens, Parliament Gardens, Alexandra Gardens and the Domain and the Royal Botanic Gardens) and an outer ring (Yarra Park, Albert Park, Fawkner Park, Royal Park and Princes Park) (City of Melbourne 2020).

La Trobe amended Nutt's early subdivision plan, providing for the site of the future Government House Reserve and Royal Botanic Gardens reserve. Kings Domain, Queen Victoria Gardens and Alexandra

Gardens were eventually included in the large Crown reserve area. Buildings established on the reserves included the National Herbarium, founded by Ferdinand von Muller in 1853, and the Melbourne Observatory, opened in 1861. La Trobe's Cottage was relocated from Jolimont to the Domain in 1963 (City of Melbourne 2020).

The reserve to the south of the subject precinct was formally named Fawkner Park in 1862, after one of Melbourne's founders, John Pascoe Fawkner. Strips of land along St Kilda Road and Punt Road were excised from the public recreation reserve for residential subdivision. In February 1864 the remaining area of 102½ acres was gazetted as permanently reserved parkland, and Crown land sales for the St Kilda Road and Punt Road allotments were held in October and December 1865 (Department of Crown Lands and Survey 1922; Gould 1985:5).

Development continued in the parks and gardens in and adjoining the precinct. Key additions include the Shrine of Remembrance, constructed in the Domain between 1927 and 1934, and the Sidney Myer Music Bowl, also constructed in the Domain in 1958 (City of Melbourne 2020).

Development of institutions and place of worship

Within and adjoining the South Yarra Heritage Precinct, St Kilda Road housed a number of institutions, including the Immigrants' Home (1853) near Princes Bridge (since demolished) and Melbourne Grammar School (1855). Beyond the HO6 area in South Yarra, between 1864 and 1870, other land was granted to the Royal Victorian Institute for the Blind (1867), the Victorian Deaf and Dumb Institution (1866), the Alfred Hospital (1869), the Royal Freemasons Homes (1868), and Wesley College (1866) (Lovell Chen 2015a:85; Oscar Slater in Gould 1985:np).

Within the Review area, a strip of land along the western side of Punt Road, between Toorak Road and Commercial Road, was set aside for approved denominations. In 1854, five of the major denominations were granted two-acre reserves by the government. The Church of England, the Methodist Church and the Presbyterian Church subsequently erected church buildings in this area; the Independent Church and the Catholic Church built elsewhere, and their allocated land was then subdivided into half-acre lots and sold to private developers from 1865 (Oscar Slater in Gould 1985:np). The South Yarra State School was established on the site of a Presbyterian church school (1854) in 1877 (*Victorian Places* 2015).

The Church of England had a strong presence in the area. Christ Church opened at the prominent corner of Punt and Toorak roads in 1857. The Melbourne Church of England Girls Grammar School (1903) is east of the Botanic Gardens (*Victorian Places* 2015). In 1900, the local Anglican Church, Christ Church, built St Chad's Chapel of Ease at 44–46 St Martins Lane (formerly 44–46 Martin Street). In 1934, Melbourne Little Theatre Co converted the disused St Chad's Chapel of Ease into an 'intimate theatre'. The theatre company operated out of the Chapel until 1956 when the building was replaced with a new theatre designed by architect Gordon Murphy of Cowper Murphy and Associates (PROV VPRS 11200/P1).

5.3 HO6 AREA 1

STREET ADDRESS	403–407D St Kilda Road, Melbourne, 1–59 and 16–50 Adams Street, 37–51 and 14–52 Arnold Street, 1–73 Bromby Street, 1–77 Domain Street, and 10W–26W Toorak Road, South Yarra
PROPERTY ID	Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

HERITAGE INVENTORY	Refer to schedule	HERITAGE OVERLAY	HO6 South Yarra Precinct
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1865 onwards
PERIOD OF DEVELOPMENT	Victorian Federation Interwar Postwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Refer to history

OVERVIEW

This area includes the Crown Sections 3 and 4, subdivided into 21 lots and sold in 1864. The lots fronted the newly surveyed roads of Adams Street, Arnold Street and Bromby Street. Another seven allotments were surveyed on an area initially reserved for a plantation immediately to the west and sold in 1865 (Oscar Slater in Gould 1985:np). Area 1 is a mixed-era residential and commercial area predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. It demonstrates several historic phases of development. Visual cohesion throughout the area is afforded by consistency in public realm elements such as road widths and parking arrangement, and the mature street plantings. These elements together create a sense of enclosure and give the area a distinct ‘village’ feel. Non-Contributory properties are related in scale, street setback and form and so are not overly intrusive.

Interwar commercial use is evidenced by three former motor-related buildings, including the former Kellow Falkiner Showrooms (VHR H0668). Two religious buildings adjacent to this area are assessed as individual heritage places outside HO6 in the *South Yarra Heritage Review 2022*. These are:

- St Thomas Aquinas Catholic Church at 39–45 Bromby Street, built in 1915 and remodelled in 1954 to the design of Thomas G Payne.
- Melbourne Hebrew Congregation built in 1929–30 at 2W–8W Toorak Road.

The area borders St Kilda Road (VHR H2359), and is close to the northwestern corner of Fawkner Park (VHR H2361). Melbourne Grammar School (VHR H0019), which adjoins the precinct on Bromby Street, was a critical influence on the development of the area. The naming of both Arnold Street and Bromby Street (and possibly Adams Street) relate to significant figures associated with Melbourne Grammar School and its model, Rugby School in Warwickshire, England.

The extent of Area 1 and other heritage places outside HO6 are shown on below.



Figure 6. Plan showing Area 1. Note the the VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 1.

AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Development: 1864–1901

Area 1 is located on Sections 3, 4 and 5 of the Parish of Melbourne South (Figure 7).

After the sale of the large ‘cultivation allotments’ in South Yarra in 1846–49, additional Crown land in the Parish of Melbourne South was subdivided in 1859. Sections 3 and 4 were subdivided into 14 allotments, with lots fronting the newly surveyed roads of Adams Street, Arnold Street and Bromby Street, and sold in 1864. Another seven allotments were surveyed in 1864 in Section 5, an area originally proposed for a tree plantation, and these were sold in 1865 (Figure 8) (Department of Crown Lands and Survey 1922; Office of Lands & Survey c1864 ‘Allotments on St. Kilda, Gardiner’s Creek & Punt Roads’).

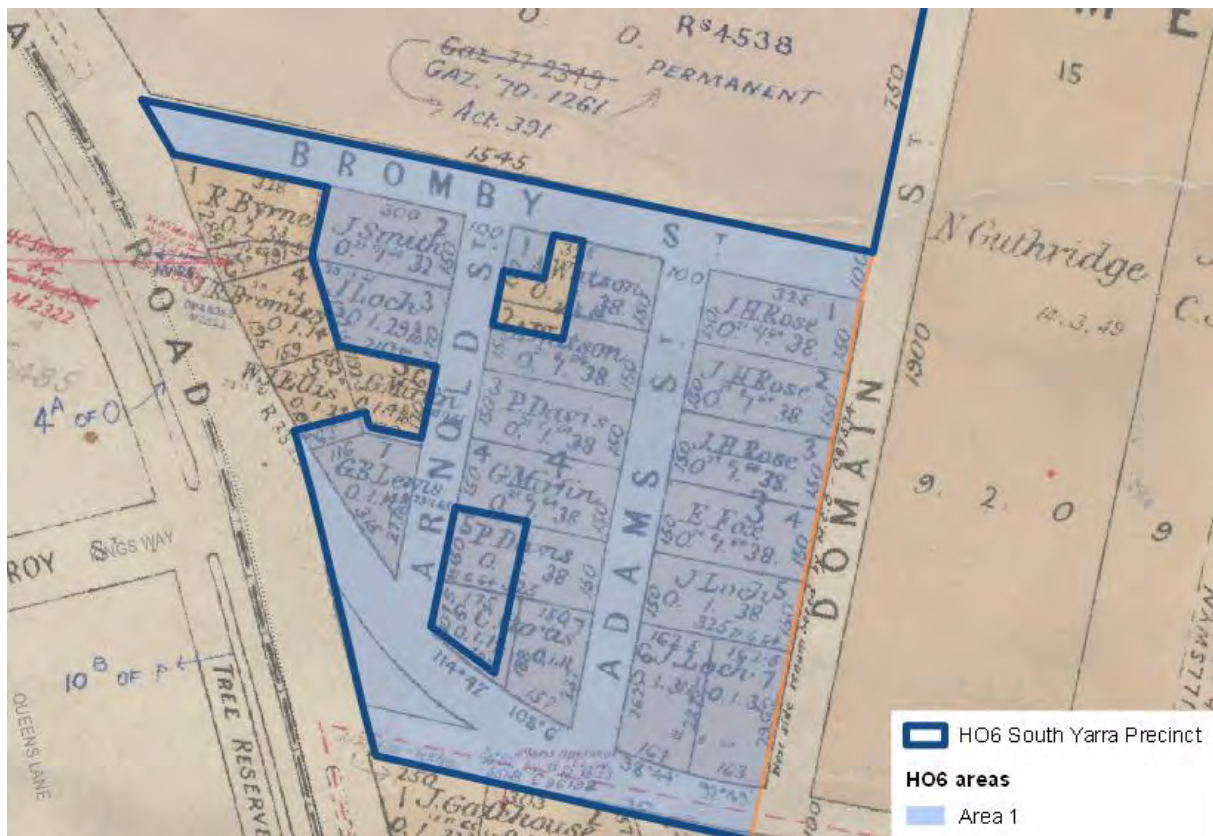


Figure 7. Extract of the 1922 Parish Plan showing Crown Sections 3, 4 and 5 of the Parish of Melbourne South. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

The construction of residences in the subject precinct commenced soon after the sale of allotments in 1864–65. By 1870, Area 1 was developed with three houses in Adams Street (formerly ‘Adam Street’), seven houses in Arnold Street, another seven in Bromby Street, and three houses on the western side of Domain Street (S&Mc 1870).

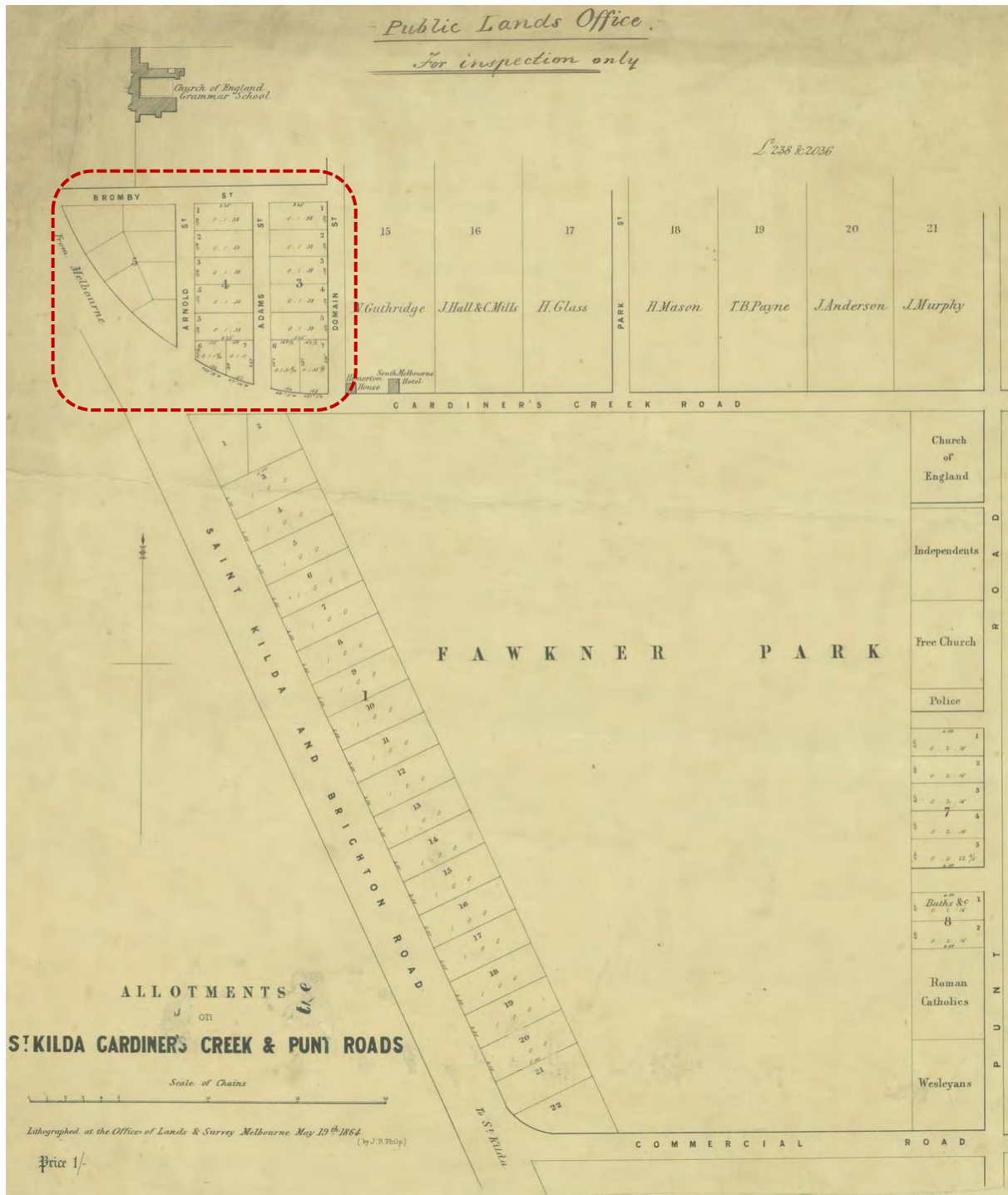


Figure 8. Plan showing the subject covering Crown Sections 3 and 4, sold in 1864, and Section 5, sold in 1865 (outlined in red). (Source: Office of Lands & Survey c1864, State Library Victoria: Parish maps of Victoria with GML overlay)

1–7 Bromby Street was built in 1865 for John Humble Rose as a single-storey residence. The house, known as Bromby House, is one of the earliest houses built in this area. By 1871, the property was owned by Malcolm McCallum, who extended the house from 7 to 10 rooms in 1874 and commissioned a second-storey addition to a design by architect Charles Webb in 1881 (MCC registration no 8267, as cited in Lewis 2011, record no 832217). This property originally occupied Crown Allotments 1, 2 and 3, Section 4, purchased by JH Rose. Further alterations were made to the property after the change of

ownership in 1919. Now owned by Melbourne Grammar School, the house exists in altered form, with later extensions built in 1960 for the Myer Music School (Figure 9) (CoMMaps).



Figure 9. Principal façade of Bromby House at 1–7 Bromby Street in 1983. (Source: John T Collins 1983, State Library Victoria: J.T. Collins collection, Accession No: H98.251/989)

The two extant single-storey brick houses at 50 and 52 Arnold Street, built by 1869 by owner and builder James Macartney, are also evidence of this era of construction (Gould 1984; MCC registration no 2934, as cited in Lewis 2011 record no 83294; MCC registration no 2626, as cited in Lewis 2011 record no 83293).

Another notable Victorian period villa that existed in this area was 'Moultrassie', which was located on the northwest corner of Domain Street and Toorak Road. Tenders were called in December 1864 by architect John Felix Matthews for the owner John Dickson Loch (*Argus*, 9 December 1864:3). The villa occupied most of Crown Allotments 5, 6 and 7, purchased by Loch during the Crown land sale (Department of Crown Lands and Survey 1922; S&Mc 1870). 'Moultrassie' was demolished in the late twentieth century.

From the 1870s to 1880s, further residential development occurred in Adams Street, Arnold Street, Bromby Street, and St Kilda Road. A right of way was formed between Arnold Street and Adams Street around this time by the Corporation of Melbourne. Surviving houses from this period include:

- Moyola, a single-storey brick residence, built between 1870 and 1875 at 71–73 Bromby Street (S&Mc 1870 and 1875).
- A single-storey residence at 49–51 Arnold Street, built between 1875 and 1880 (S&Mc 1875 and 1880).
- Two houses at 24–28 Adams Street and 30 Adams Street, developed in 1889 on part of Crown Allotment 5 at the rear of 'Moultrassie' (Department of Crown Lands and Survey 1922; MMBW Detail Plan No 896 and 897, 1896).

Notable non-residential developments from the Victorian period in this area include the establishment of a police station (now demolished). The Bourke District station opened at 383–385 St Kilda Road between 1875 and 1878 (S&Mc 1875, 1878).

The main thoroughfare of St Kilda Road became busier with the opening of the new Princes Bridge in 1888, which allowed for a greater flow of traffic between Melbourne and the south-eastern suburbs. The Tramway Engine House was situated at the corner of St Kilda Road and Bromby Street to service the new tram routes along St Kilda Road and Domain Road (MMBW Detail Plan No 896 and 897, 1896; photo SLV c1975. Check Sands and McDougall, 1865). The new Brighton branch opened on 11 October 1888, and the Prahran route followed, opening on 26 October 1888 (Vines 2011:44–45).

The Tramway Engine House site had formerly been the location of the residence of Miss Anne Payne, whose property was also occupied by Bunurong man Mongara (known as 'Mr Man') (*Herald*, 18 November 1930:6).

Following the opening of the tram routes in 1888, examples of more substantial, two-storey brick residences were built in this area in the late 1880s and 1890s. The extant examples from this period include:

- A row of four two-storey terraces at 55–61 Bromby Street, built in 1885 for Percival Longbottom (MCC registration no 1654, as cited in Lewis 2011 record no 83606).
- An asymmetrical two-storey house at 30 Adams Street, built in 1887 for W Jones to a design by architects DeGaris and Son (MCC registration no 2581, as cited in Lewis 2011 record no 83330).
- A detached two-storey house at 24–28 Adams Street, built in 1889 for J Taylor to a design by architects Loweish and Moorehouse (MCC registration no 3844, as cited in Lewis 2011 record no 83462).
- A pair of two-storey terraced houses at 45–47 Arnold Street, built for Edward W Gill in 1891 to a design by architect D Grant (MCC registration no 4972, as cited in Lewis 2011 record no 83539).

A refined single-storey house at 10W–12W Toorak Road was one of the last Victorian-era additions to this area, built c1896 for Edward Kerr to his design (Gould 1984).

Another notable place from this period was the home of the esteemed botanist, Ferdinand von Mueller, at 28 Arnold Street, where he lived from the early 1890s until his death in 1896 (*Age*, 12 October 1896:5). The house was demolished in the 1960s.

MMBW plans produced in 1895 indicate that some large properties survived in the eastern portion of the area between Arnold Street and Domain Street, with the remainder of the precinct subdivided into smaller allotments (Figure 10).

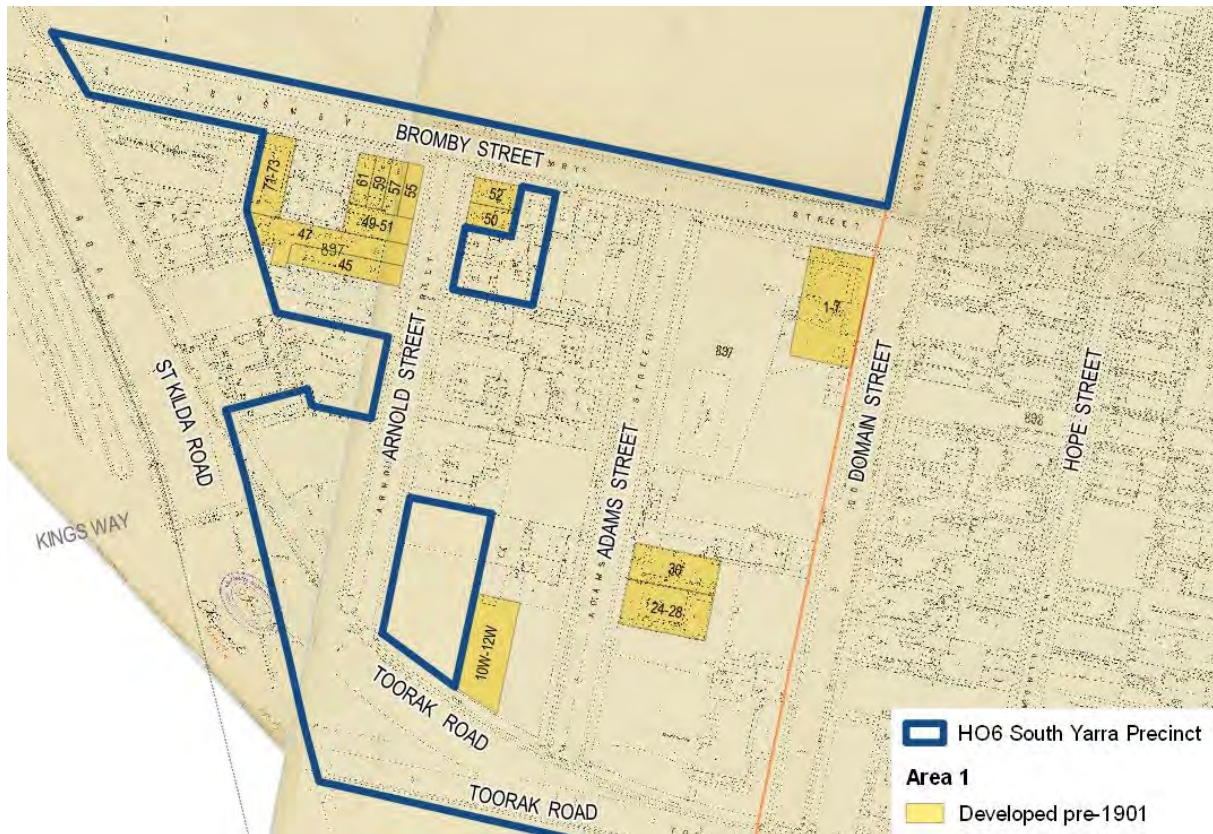


Figure 10. Extract of MMBW Detail Plan No 896 and 897, 1895–96, with GML overlay showing the locations of the pre-1901 buildings extant today. 10W–12W Toorak Road was built c1896, after the 1895 survey was completed. (Source: State Library Victoria)

Development: 1901–1918

Residential development

Little development occurred in the area between 1900 and 1918. An example of a pre-1920 residence can be seen at 33 Bromby Street (now part of 31–37 Bromby Street), which was built c1915 for Ernest Campbell to a design by architects Sloan & Goss (MCC registration no 5761, as cited in Lewis 2011 record no 83499). This house replaced a Victorian house.

Commercial and industrial development

During this period, commercial enterprises were established along St Kilda Road (Figure 11). These included a private hospital and motorcar garages that catered for increasing car ownership in the area from 1910.

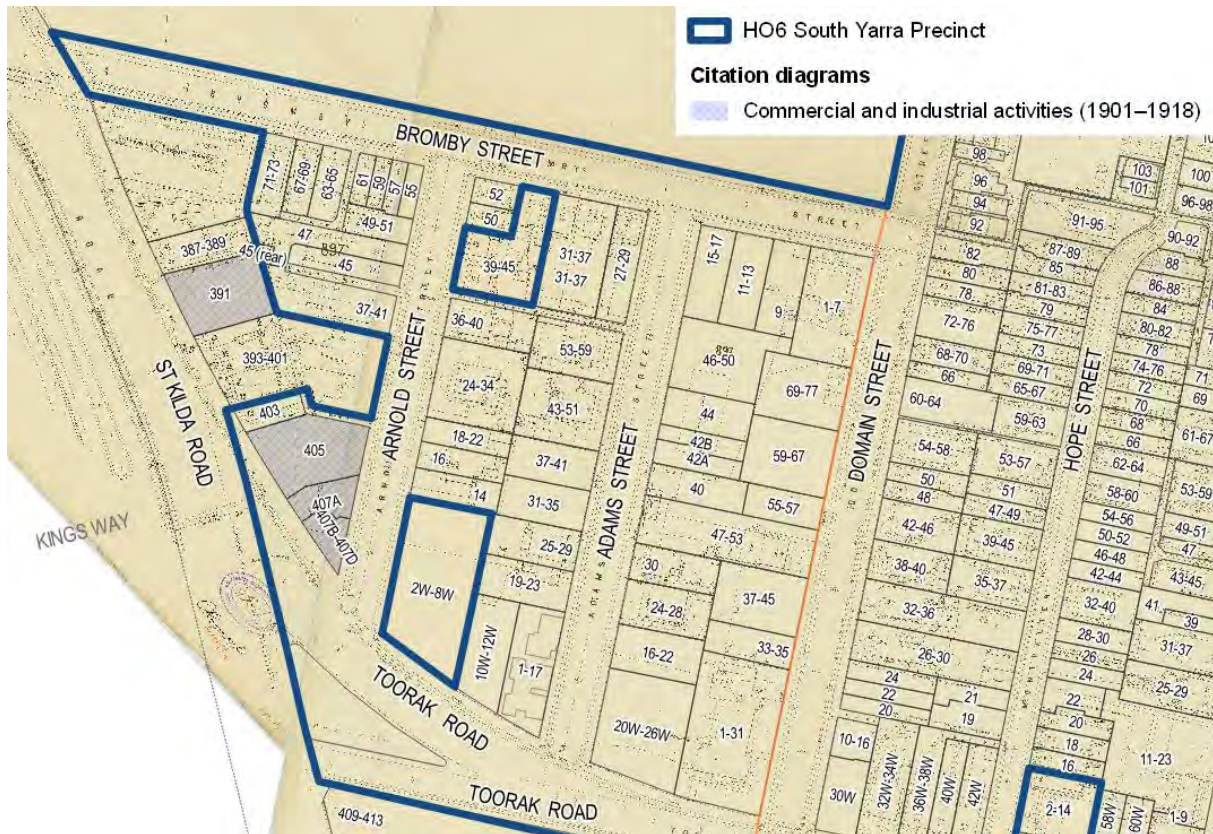


Figure 11. Extract of MMBW Detail Plan No 896 and 897, 1895–96, with GML overlay showing the approximate location of commercial development in St Kilda Road and its immediate surrounding in 1901–1918. (Source: State Library Victoria)

In 1907, Coonara Private Hospital was established at 405 St Kilda Road by sisters Margaret Anne and Mary Jane Kelly (*Advocate*, 14 June 1934:21; *Age*, 18 May 1996:47). The building was built to the designs of the architect Isidor George Beaver, and the builder was Clements Langford (MCC registration no 394, as cited in Lewis 2011, record no 83571). Margaret Anne (Madge) Kelly had been trained as a nurse at the nearby Alfred Hospital in the late 1880s, where a memorial prize was named in her honour. She was described as the ‘epitome of what a nurse should be’ (Mitchell 1977:251). Kelly left her position at the Alfred Hospital to run her own private hospital (location unknown) in the 1890s with her sister Mary (Mitchell 1977:251). The Coonara Hospital building may have been built in response to a growth in this private hospital. Margaret Kelly died in 1910, only three years after the construction of the hospital (Mitchell 1977:251). The name ‘Coonara’ was in use by at least 1910, as noted in a death notice for Margaret Kelly (*Australasian*, 8 October 1910:68).

The hospital was known to have been sold to the Quinlan sisters, Joan and Mary, who were listed as proprietors by 1912 (S&Mc 1912). They ran the hospital for 50 years (*Age*, 9 June 1996:25). Significant extensions and alterations to the site were undertaken in 1972. Newspaper articles indicate that the hospital had a long-running connection with the Catholic Church; members of the clergy were often noted as being patients (*Advocate*, 1 April 1926:14; 8 February 1934:17; 5 March 1942:4). The noted poet C J Dennis, author of the work *The Sentimental Bloke*, was known to have written some of his other works while a patient of the hospital, and later died there in 1938 (*Age*, 9 June 1996:25).

The Coonara Private Hospital operated at the subject site until 1990 when it relocated to level six of the nearby Alfred Hospital and remained there until at least 2000 (*Age*, 15 October 1997:50; *Age*, 7 September 2000:44). Between 1990 and 2014 the building was used as a private hotel Albert Park Manor. By January 2014, the rear wing of the building had been demolished to make way for a new

apartment development. Part of this redevelopment included restoration of the hospital building (BCentral 2021), including partial reconstruction of and repairs to the verandah (Google Streetview 2015).



Figure 12. An image of the Coonara Private Hospital, likely taken c1928–1931. (Source: Charles Daniel Pratt c1925-c1940, State Library Victoria: Airspy collection, Accession no: H91.160/1594)

In 1908, the Motor House Co opened at 407 St Kilda Road (S&Mc 1907, 1910; *Age*, 30 October 1908:6). The triangular allotment was previously occupied by various manufacturers including bootmaker I Matthews and manufacturing chemists James Simpson & Co (S&Mc 1896, 1907). The building was either rebuilt or substantially remodelled in the interwar period.

In 1910, Brodribb Bros Pty Ltd established their motorcar garage and repair business in a building at 391 St Kilda Road, which was designed by architects Purchas & Teague (MCC registration no 2337, as cited in Lewis 2011 record no 83513). This building, one of the earliest motor garages in South Yarra, has since been demolished after 1980.

Place of worship

In this area, St Thomas Aquinas Catholic Church at 39–45 Bromby Street was built for the Roman Catholic Trust Corporation in 1915 as a chapel of ease for the parish of St Joseph's Parish, South Yarra (Gould 1985). It was designed by architects Kempson & Conolly and built by FG Farr with extensive remodelling of its façade undertaken in 1954 by architect Thomas G Payne. (Gould 1985; *Advocate* 13 February 1915:16). The building has been continuously used as a Catholic church for 106 years. The church has been assessed as an individual heritage place outside HO6 in this Review.

Development: 1918–1945

Further residential development in the precinct occurred after World War I during the boom of the 1920s, and again after the end of the Depression of the 1930s, which resulted in the demolition of several

Victorian residences. During this period, the area saw development of commercial and industrial premises, primarily along St Kilda Road, as well as a synagogue.

Residential development

A number of houses were built in this area in the interwar period, predominantly during the 1920s.

After the McCallum family left the 1865 Bromby House (now 1–7 Bromby Street) in 1919, the surrounding land was sub divided for residential development. This is evidenced today by a cluster of interwar houses built in 1920–21 on the southeast corner of Adams and Bromby streets:

- 11–13 Bromby Street, built for Adolph Joske by F G Farr (Gould 1984).
- 15–17 Bromby Street, built for Esther and Edgar Morton by F L Morton (Gould 1984).
- Chiverton at 46–50 Adams Street, built for P H McElroy (Gould 1984).
- a pair of duplexes at 42A and 42B Adams Street (Gould 1984).

Other houses erected during the interwar period can be seen today at 55–57 Domain Street built in 1920 and 33–35 Domain Street built in 1927 (Gould 1984).

Most of the 1930s development in the subject precinct took the form of blocks of flats. An example of early 1920s flats can be seen in The Warren at 44 Adams Street, built in 1920 as the first block of flats in this area (*Argus*, 11 February 1922:11).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for the purchase of flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, and taking advantage of the area's large allotment sizes, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984). In Area 1, the extant interwar buildings (Figure 13) included:

- A block of two-storey flats built in 1935 at 37–41 Adams Street (MBAI).
- A block of three-storey flats 'Dundee' designed by architect I G Anderson built at 31–35 Adams Street in 1935–36 (Grow 0775).
- A block of two-storey flats 'Yarram Flats' completed 1937–38 at 67–69 Bromby Street (Gould 1994). J H Esmond Dorney designed the alterations and additions, which substantially replaced the existing Victorian house (CoM building application record).
- A block of three-storey 'Park Towers' flats, designed by architect Arthur W Plaisted built at 19–29 Adams Street in 1938 (Gould 1994).
- A block of three-storey flats, incorporating commercial premises on the ground floor, built at 403 St Kilda Road in 1939 (MBAI).
- A block of two-storey flats built in 1940 at 1–17 Adams Street (MBAI).
- Four blocks of two-storey flats built in 1940 at 47–53 Domain Street (with Adams Street frontage at 32–34 Adams Street) (Grow 2158).
- Three blocks of three-storey flats 'Arnold Court' built in 1937 at 14, 16 and 18–22 Arnold Street (Gould 1994).
- A block of two-storey flats built c1930s at 63–65 Bromby Street (Grow 0526).
- A block of three-storey flats 'Caralyn Court' built in 1941 at 37 Bromby Street (now part of 31–37 Bromby Street) (Grow 0528).

Building of flats in the interwar period resulted in demolition and subdivision of several Victorian properties, with exceptions at 1–17 Adams Street, 31–35 Adams Street, and 37–41 Adams Street that were built on vacant parcels of land.

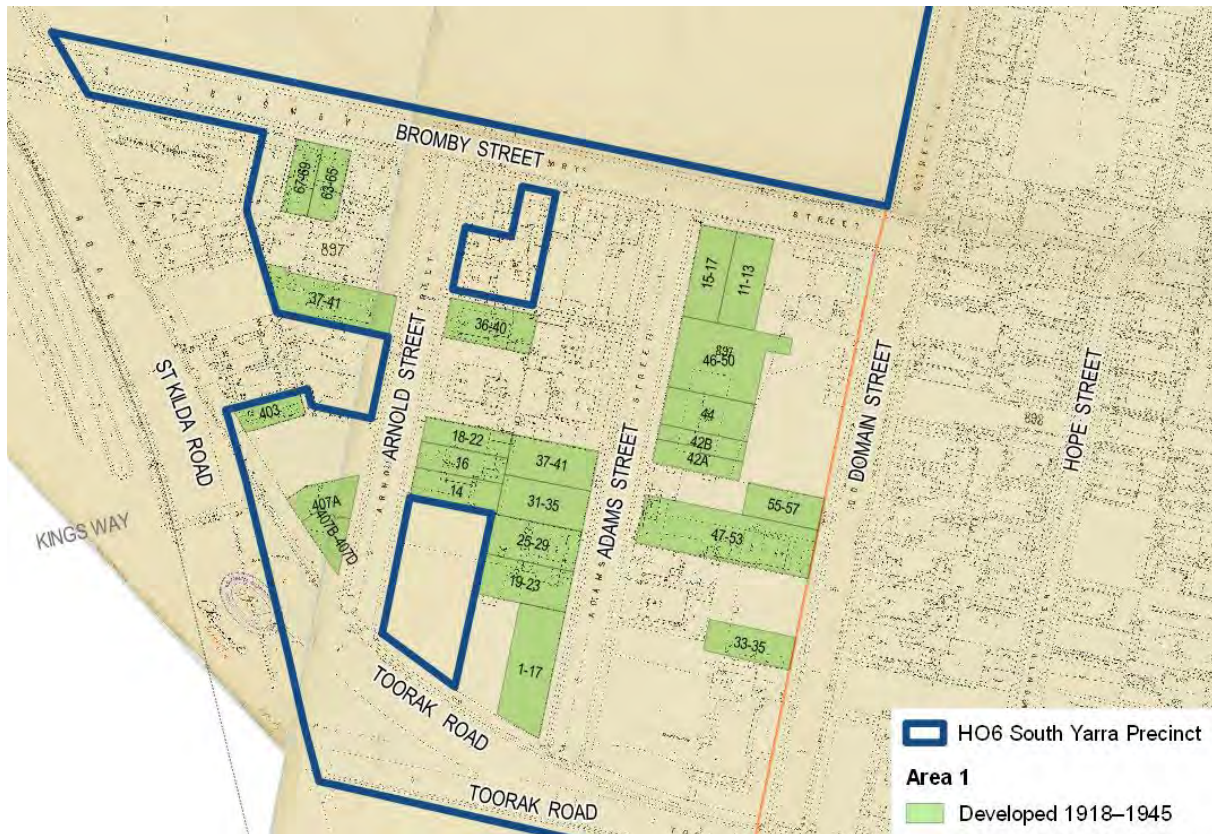


Figure 13. Extract of MMBW Detail Plan No 896 and 897, 1895–96, with GML overlay showing the locations of the extant buildings developed between 1918 and 1945. Note some Victorian properties were replaced or subdivided during this period. (Source: State Library Victoria)

Commercial and industrial development

Commercial and industrial development in Area 1 focused on the St Kilda Road area, a major thoroughfare with motor and tramways from and to Melbourne (Figure 14). A cluster of motor-related enterprises continued to operate in this section of St Kilda Road.

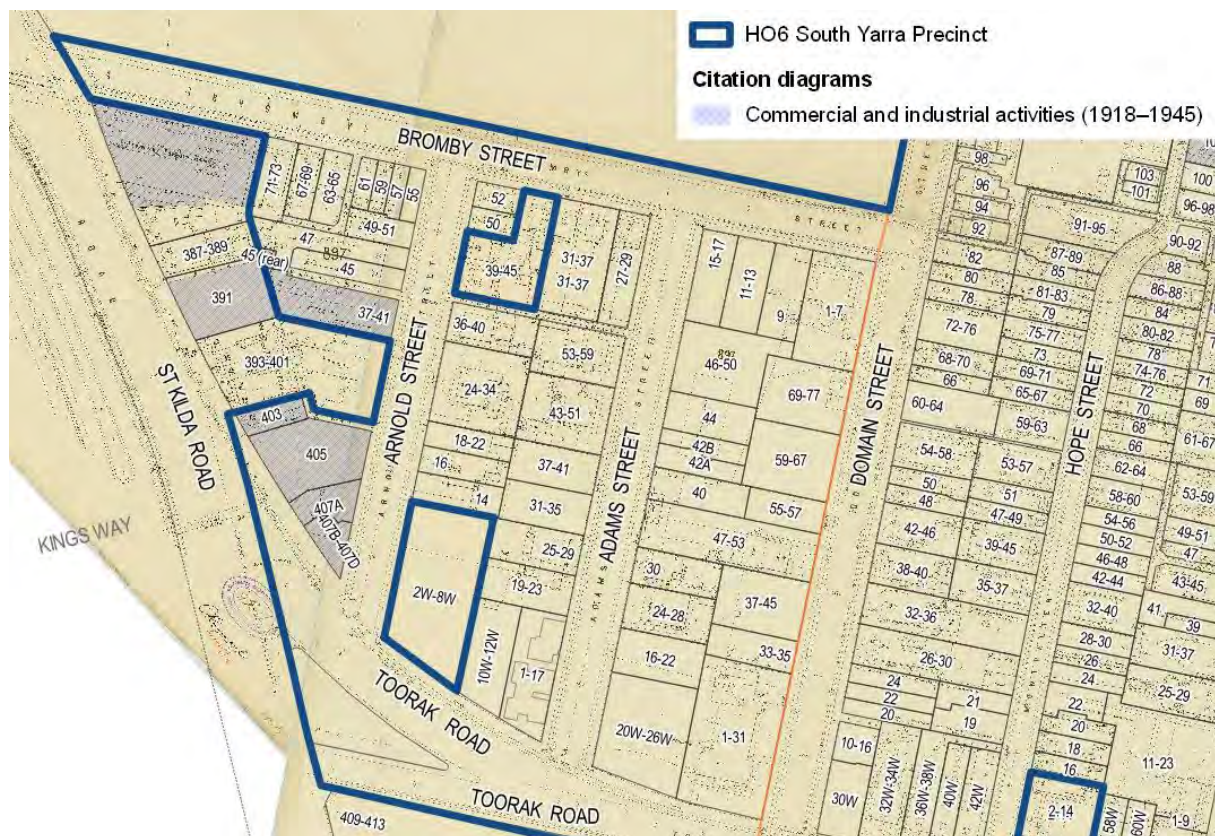
Established in 1910 at 391 St Kilda Road, motor engineers Brodrigg Bros Pty Ltd extended their premises to Arnold Street. New workshops were built at 37–41 Arnold Street in 1921 at the rear of their 1910 garage (S&Mc 1920, 1921). The building retained its industrial use into the late twentieth century. The Arnold Street workshop was subdivided by 1974. After 1982, the building was purchased by Melbourne Grammar School for use as the Motor Works Creative Arts Centre, which it continues to be used for today (S&Mc 1974; Grow record no 0412).

407 St Kilda Road, previously occupied by the Motor House Co from 1908, housed the Regent Motor Service Co's car showroom and garage from c1922 (*Labor Call*, 23 November 1922:9; S&Mc 1908). The extant building (today known as 407A and 407B–407D St Kilda Road) largely replaced the earlier premises in 1925, when the building was altered and extended at a cost of £1999 (MBAI). The building was subsequently occupied by L R V Spencer's service station in the 1930s. In 1937, the building was subdivided into four properties 407A–407D and remodelled as a row of lock-up shops at £1430 (MBAI). In 1938, the building was occupied by five businesses including Bill's Garage (number 407), Mrs M Brodrigg's library (407A), Mrs Ogilvie & Lythgo, confectioners (407B), L H Evans, dairy produce (407C) and Jolly Roger Café (407D) (S&Mc 1938).

Kellow Falkiner Pty Ltd Automobile Showroom was built at 375–385 St Kilda Road (at the corner of Bromby Street and St Kilda Road) in 1928. This building replaced the former Tramway Engine House that existed by 1888. Designed by Harry A Norris and richly decorated, this was the most sumptuous motor car showrooms in Melbourne (VHR record for 'Former Kellow Falkiner Showrooms'). This became the Rolls Royce showroom, now the Royce Hotel. It is listed on the Victorian Heritage Register (VHR H0668).

In 1929, a single-storey commercial building replaced a Victorian period terrace house at 403 St Kilda Road. The new building was leased to a chemist prior to the completion of construction (*Herald*, 20 August 1929:4). It was described as being the first commercial building (other than motor-related businesses) in the area and followed a decision by the City Council to allow the construction of shops on St Kilda Road between Bromby Street and Toorak Road for the convenience of those living in the vicinity (*Herald*, 20 August 1929:4). It was noted that the permission for construction of the chemist shop on the subject site was likely to result in the erection of more shops in the area, thus setting the precedent for commercial development in the area (*Herald*, 20 August 1929:4). The single-storey building was replaced in 1939 by three-storey flats with commercial premises on the ground floor (MBAI 20045). The building currently contains two residential properties and two commercial properties (CoMMaps).

A small electric sub-station building at the rear of 45 Arnold Street near the site of the former Tramway Engine House at the corner of Bromby Street and St Kilda Road was likely constructed in the 1920s as part of the establishment of electric trams in St Kilda Road. The conversion of the tramway in St Kilda Road to electric traction and the construction of associated infrastructure was undertaken from 1925 (*Argus*, 9 July 1925:13). Apart from the provision of 60 tramcars, infrastructure, including tramcar sheds, workshops, sub-stations and plant, were required for the upgrade (*Age*, 1 July 1922:14). It is likely that the substation at the rear of 45 Arnold Street was built at this time to supply electricity to the trams.



Place of worship

In this general area, at the corner of Toorak Road and Arnold Street, the Melbourne Hebrew Congregation (2W–8W Toorak Road) was built in 1930, to a design by architect Nahum Barnet by Rispin Bros. The congregation, founded in 1841, is the oldest Jewish congregation in Victoria. The congregation had previously worshipped at a site on Bourke Street in Melbourne but moved to South Yarra after purchasing the subject site in 1927 to construct a larger place to worship, closer to where many of the congregants had settled (Gould 1984). The synagogue has been assessed as an individual heritage place outside HO6 in this Review.

Development: 1945 onwards

Limited residential development in the precinct occurred after the 1940s. Development from this period was primarily of blocks of walk-up flats with the exception of a large two-storey clinker brick house built at 69–77 Domain Street in 1953. The earliest block of flats from this era is 'Cambridge', a three-storey block at 27–29 Bromby Street built in 1959. Following these examples, further residential development from the postwar period is demonstrated by:

- 53–59 Adams Street, built in 1960 (MBAI).
- Ark Royal at 24–34 Arnold Street, built in 1963 (MBAI).
- 43–51 Adams Street, built in 1964 in a matching design with number 53–59 (MBAI).
- 20W–26W Toorak Road, built in 1966 to a design by architect Michael Feldhagen (MBAI; CoM building application record).
- 59–67 Domain Street, built in 1968 (MBAI).

More recent development is predominantly along Domain and Adams streets.

AREA DESCRIPTION

Urban character

Area 1 is located in the southwestern segment of precinct HO6. Bounded by St Kilda Road to the west, Toorak Road and Fawkner Park to the south, Domain Street and Melbourne Grammar School to the east and Bromby Street to the north, the area includes all of Arnold and Adams streets. The area comprises mostly houses and walk-up flats with the exception of two early motor workshops at 47–51 Arnold Street (now part of Melbourne Grammar) and 407A–407D St Kilda Road (now shops), Melbourne Grammar School's Myer Music School and an electrical sub-station at the rear of 45 Arnold Street. Although located outside the precinct boundary, the Melbourne Hebrew Congregation Synagogue at 2W–8W Toorak Road and St Thomas Aquinas Church 39–45 Bromby Street (both assessed as individual heritage places outside HO6) enhance the urban character of the area. In particular, the scale of the synagogue provides visual prominence in a largely single- and two-storey streetscape. The views to dome from St Kilda Road and from the northeast characterise the southern edge of Area 1.

Area 1 comprises primarily single, double and three-storey residential houses and flats dating to the Victorian, Federation, interwar and postwar period as well as some recent development. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate fenestration composition and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

The area is distinguished by wide streets lined with mature London Plane trees (*Platanus x acerifolia*) planted along Arnold Street and Adams Street and in a verge along Bromby Street allowing for oblique views so that the buildings can be observed three-dimensionally. These trees create a distinct 'village' feel as you enter into the area off Domain Street that differs from the wider HO6. At the intersection of Toorak Road and St Kilda Road, two mature Moreton Bay Figs (*Ficus macrophylla*) exist on a triangular traffic island. All streets within Area 1 have bluestone kerbs and guttering and asphalt footpaths. A number of bluestone lanes remain within the area including a lane that runs between Arnold Street and Adams Street and dead-end lanes that run off Arnold Street and Bromby Street. While the Plane trees do not continue along Domain Street, which is planted with Brush Box (*Lophostemon confertus*), Tulip tree (*Liriodendron tulipifera*) and Maidenhair tree (*Ginkgo biloba*), the western side of the street provides a logical boundary for the area as it formed part of the original Crown Allotment subdivision and retains the area's mixed residential character.

Built form: 1864–1901

In Area 1, the Victorian period of development is evidenced primarily by residences developed in Bromby Street, Adams Street and Toorak Road (Figure 15).

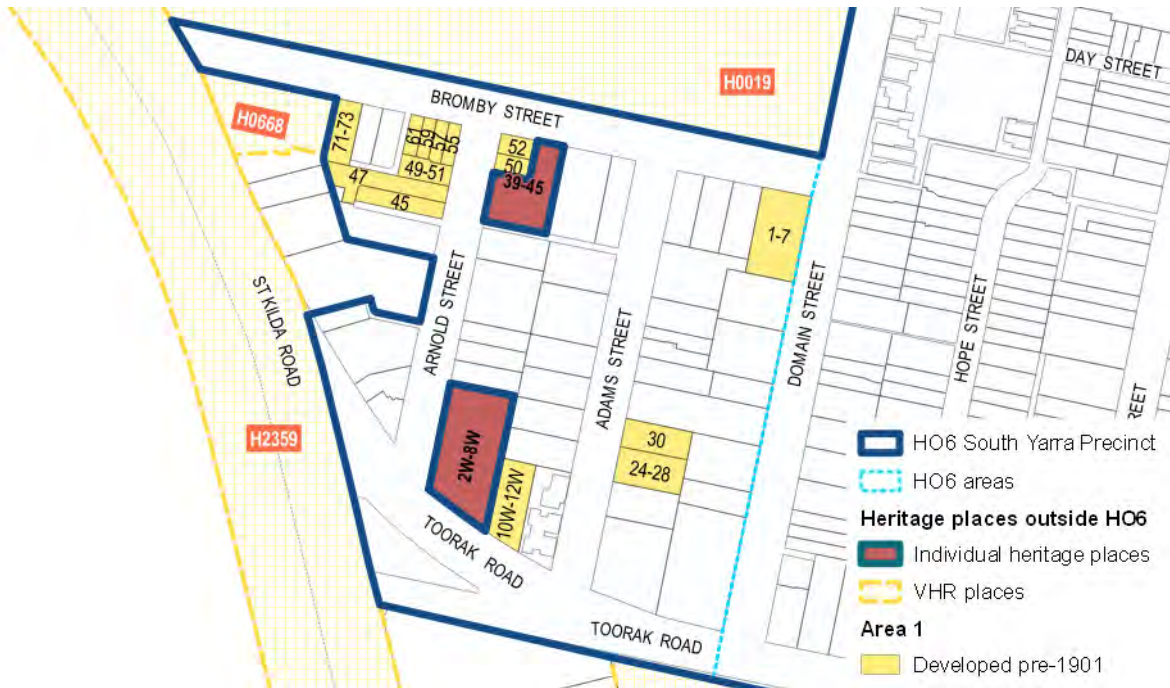




Figure 15. Diagram showing the locations of the buildings developed between 1864 and 1901 in Area 1.

Residential development




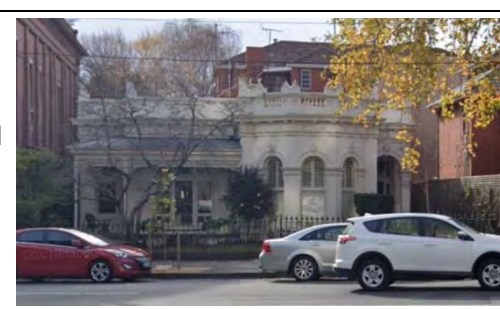
Following the 1864 Crown land sale, the earliest development in Area 1 was predominantly residential. Of the approximately 20 buildings erected in this area during the 1860s, only a small group survive today. These surviving houses, listed below, are significant in Area 1.

Table 1. Significant houses from the 1860s in Area 1.

Place	GML image (2021–22)
<p>The former Bromby House, part of 1–7 Bromby Street, incorporates the earliest extant house built in the area. Originally built as a single-storey house in 1865, the upper storey was added in 1881 to a design by architect Charles Webb with further alterations made to the ground floor windows in the interwar period. The building is a fine example of a restrained Italianate Victorian house with hipped slate roof, bracketed eaves, single-storey verandah with double posts and iron frieze to three sides and balconettes with low cast iron balustrades to the upper windows along Bromby Street.</p> <p>The site is now occupied by Melbourne Grammar School and comprises the 1960 Myer Music School (also known as 79 Domain Street, significant within HO6). An infill section was added between the former Bromby House and the Myer Music School in 2020–21 (non-contributory within HO6).</p>	
<p>50 and 52 Arnold Street is a pair of semi-detached double-fronted single-storey terrace houses built in 1869. Constructed of face brickwork that has been overpainted, a transverse gable roof sits behind a parapet with central triangular pediment. Each terrace is symmetrically arranged with a central entry door and overlite with a double-hung sash window either side. The timber and cast iron verandah was added after 1895 (not shown on the 1895 MMBW).</p>	

A number of houses date from the 1880s and 1890s. These houses are all constructed in brick in the Italianate style and display varying degrees of elaboration in their details. The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. What distinguishes the majority of these houses is the elaboration in their cement detailing and the refinement of their cast iron work evidencing the prosperity of the area and the Melbourne land boom of the 1880s. Significant houses within the area are included below.

Table 2. Significant 1880s–90s houses in Area 1.

Place	GML image (2021–22)
<p>55, 57, 59 and 61 Bromby Street, built in 1885, is a substantial double-storey terraced row of four houses with fine cast iron verandahs set between capped party walls. The row is distinguished by its ornate parapet and distinctive ground floor window treatment with embossed vermiculated render work and fluted colonettes with Corinthian capitals. The street lamp outside number 55 was relocated to this location in c1975 by former City of Melbourne Lord Mayor, Ian Rice.</p>	
<p>24–28 Adams Street, built in 1889, is a double-storey symmetrical house with colonnaded ground floor verandah (possibly partly built in at its northern end) and an unusually detailed cast iron verandah above. The hipped slate roof is also distinctive with a very low-pitched gable end at its apex and a small flat-roofed dormer.</p>	
<p>45 and 47 Arnold Street, built in 1891, is a substantial pair of double-storey red brick terrace houses with oversized ornate rendered parapets and pediments. While the metal palisade front fences appear recent, the encaustic tile verandah floor and front path appear original.</p>	
<p>10W–12W Toorak Road, built in 1896, is a substantial single storey rendered brick house with ornate parapet and cast-iron verandah. The principal façade has an asymmetrical arrangement with canted bay window, arched portico entrance to the east and verandah on the west. The façade is embellished with decorative render detailing, stringcourse moulding, a balustrade delineating the parapet, and Greek pattern iron work to the verandah.</p>	

Built form: 1901–1918

Little development occurred in the area between 1901–1918 (Figure 16).

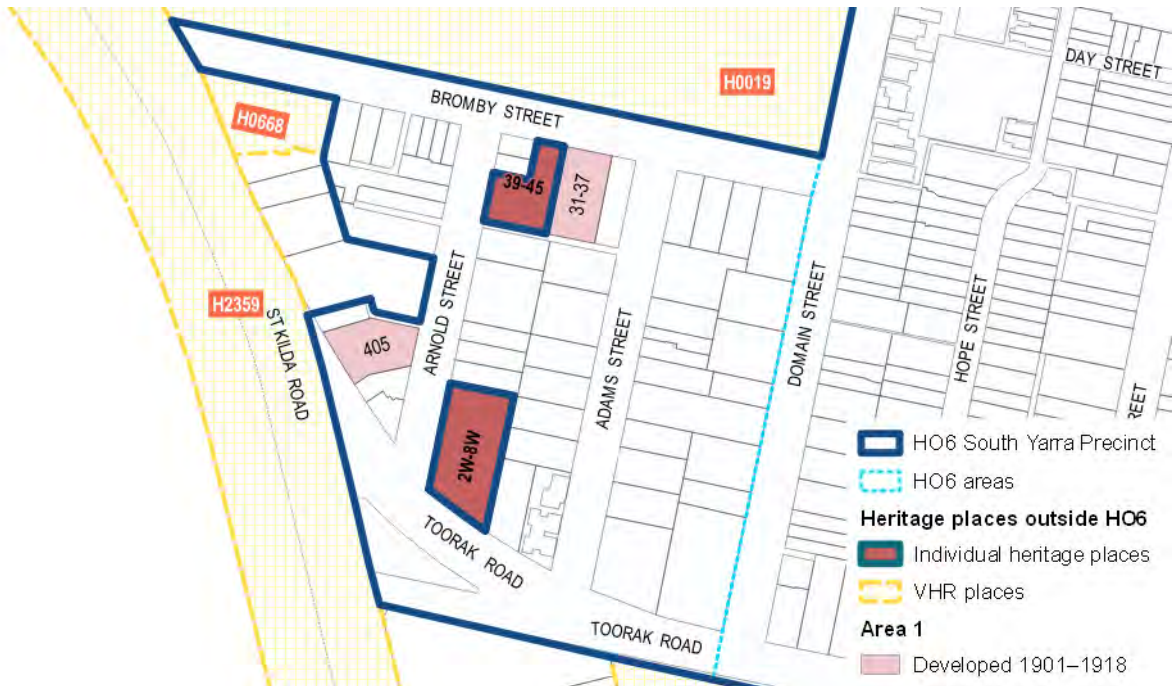


Figure 16. Diagram showing the locations of the buildings developed between 1901 and 1918 in Area 1.


Residential development

The only house in the area from this era is the rough cast rendered attic bungalow at the eastern portion of 31–37 Bromby Street built c1915 to a design by architects Sloan & Goss. The house has terracotta-tiled gabled roof with a projecting gabled section. The western portion of 31–37 Bromby Street is occupied by a later block of flats.

Commercial and industrial development

The Federation period saw development of early motor garages and a private hospital in the St Kilda Road strip. The former Coonara Private Hospital at 405 St Kilda Road is a small purpose-built private hospital building, significant in Area 1.

Table 3. Significant commercial building from 1901–18 in Area 1.

Place	GML image (2021–22)
<p>Built in 1907, the former Coonara Private Hospital at 405 St Kilda Road features elements representing the broad influence of the Queen Anne Revival style that was popular throughout the colonies from the early 1880s. The two-storey building is constructed of red face brick, with an M-shaped, terracotta tile clad main roof consisting of two long gable forms. The two most prominent features of the building are its row of projecting dormers and the two-storey timber verandah. The attic storey is punctuated by a series of five dormer windows. The openings of the comparatively simple brick elevations on the first floor generally align with the dormers above and bear simple timber sash windows. The ground floor has a central opening that appears to maintain its original door frame. The ground floor openings have been altered and the verandah has been largely reconstructed. The insertion of lattice work and curved beams to the upper floor to the verandah occurred c2015. The modern additions to the rear (Arnold Street) of the building feature flat-roofed five-storey apartment block and are easily distinguishable from the original fabric.</p>	

Place of worship

St Thomas Aquinas Catholic Church at 39–45 Bromby Street, South Yarra, was built as a chapel of ease to St Joseph's Parish of South Yarra in 1915. Architects Kempson & 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. For further details refer to the individual heritage place citation for the site.

Built form: 1918–1945

During this period, Area 1 saw further residential development, as well as development of other typologies such as commercial and industrial buildings (Figure 17).

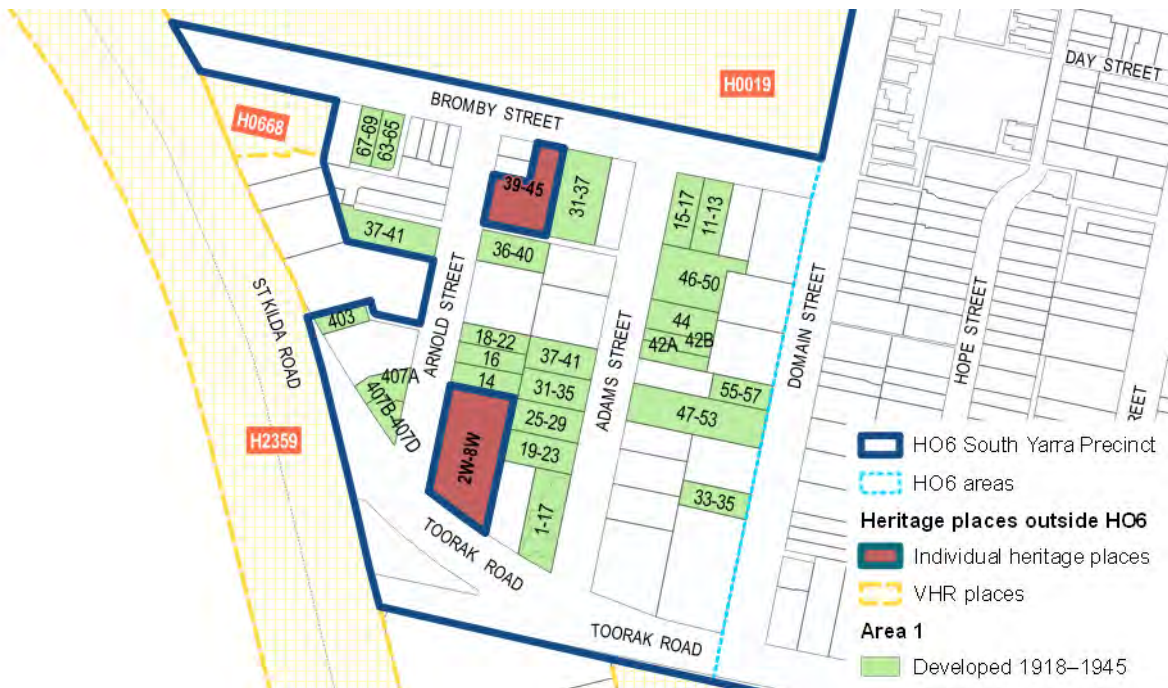


Figure 17. Diagram showing the locations of the buildings developed between 1918 and 1945 in Area 1.

Residential development


A number of houses were built in the 1920s throughout the area. These generally share a number of stylistic details, including heavy verandah supports, box framed windows, the use of contrasting materials such as timber shingles, roughcast render and facebrick work and hipped or gable roofs with exposed rafters. Examples of large two-storey 1920s houses can be found at:

- 11–13 Bromby Street (built in 1920).
- 46–50 Adams Street (built in 1920–21).

The most prevalent building typology from this era in the area are blocks of flats. The earliest block of flats is ‘The Warren’ at 44 Adams Street built in 1920. Designed to look like a single dwelling, these flats display typical characteristics of the two-storey 1920s bungalow style with hipped roof with exposed rafter ends, roughcast render, exposed red bricks and deep verandahs (now built in) with large masonry columns.

Variants on the interwar Moderne style is seen in a number of the blocks of flats within the area. Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural lexicon. One Moderne style building within the area, below, is significant.

Table 4. Significant place with refined Moderne style-inspired design in Area 1.


Place	GML image (2021–22)
<p>Park Towers, 19–23 and 25–29 Adams Street, are a fine example demonstrating characteristics of the interwar Moderne style. Built in 1938 to a design by renowned architect Arthur Plaisted, this three-storey flat complex is built as two street-facing blocks that step down the block. The blocks are distinguished by their curved balconies and corner window, multipaned steel framed windows, decorative parapet with jazz (zigzag) mouldings, original tile work to the entries, cantilevered balconies and original iron work.</p>	

Other examples that demonstrate the interwar Moderne style to different degrees include:

- 37–41 Adams Street (1935).
- Dundee, 31–35 Adams Street (1935–36, designed by architect G Anderson).
- Arnold Court, 14–22 Arnold Street (1937).
- 32–34 Adams Street (1940).
- 1–17 Adams Street (c1940).
- 63–65 Bromby Street (nd).

Along Bromby Street there are two blocks of flats from this era that display some characteristics of functionalist architecture. Functionalist architecture placed great emphasis on industrial materials such as reinforced concrete, metal and glass and in the honest use of such materials emphasising clean lines and minimal ornamentation. At Caralyn Court, 31–37 Bromby Street (1941) this influence can be seen in the use of sheer pale brick walls, a flat roof concealed behind a simple parapet and steel framed windows. Significant places within the area are included below.

Table 5. Significant Functionalist style blocks of flats in Area 1.

Place	GML image (2021–22)
<p>Yarrum Flats, 67–69 Bromby Street, is the result of extensive alterations and additions undertaken to an existing single-storey house on the site by architect J H Esmond Dorney for Mr Zimmerman in 1937. The building has an asymmetrical façade with deep cantilevered balcony and projecting stairwell. The building is distinguished for its use of sheer rendered masonry walls and a striking glazed vertical stairwell that gives the building a three-dimensional quality that is reminiscent of the work of famed Dutch Modernist architect Dudok.</p>	

Place
GML image (2021–22)

403 St Kilda Road, Melbourne, is a three-storey block of flats with ground floor commercial premises, built in 1939. The building is constructed of red face brick, with broad bands of painted render applied to the principal elevation and balconies. A parapet topped with a tubular steel balustrade conceals a trafficable rooftop that is used as a terrace. The first and second floors above have central, projecting cantilevered balconies that are enclosed with solid balustrades. Behind the balconies on both floors are rounded, concave walls with two centrally placed windows, flanked by double doors. Windows to the first and second floor appear to be aluminium framed and are likely not original. The shopfront on the left of the ground floor (addressed as 403 St Kilda Road) has been significantly altered with new shopfront. The shopfront on the right (addressed 403A) has also been altered, but retains the original configuration with recessed corner entrance.



Commercial and industrial development

Two buildings that were built during the interwar period to service the motor industry survive within the area. These single-storey brick workshops are located at 37–41 Arnold Street and 407A–407D St Kilda Road. Both buildings have been adapted for a new use, with 37–41 Arnold Street now housing Melbourne Grammar School's Art and Craft Centre and 407A and 407B–407D St Kilda Road housing shops. Significant places within the area are included below.

Table 6. Significant commercial and industrial buildings from 1918–45 in Area 1.

Place
GML image (2021–22)

37–41 Arnold Street, South Yarra, was built in 1921 as an extension to the St Kilda Road premises of Brodribb Bros Pty Ltd, motor engineers. While only the façade of the building at 37–41 Arnold Street is extant the building's original purpose remains clear with the words 'MOTOR' and 'WORKS' provided in cement relief in the parapet separated by seven large cement rondels that could be representative of car hub caps.



407A and 407B–407D St Kilda Road, Melbourne, was largely built in 1925 and subdivided and remodelled in 1937. The building retains its original built form and details. This includes the stepped parapet along St Kilda Road with moulded cornice, brackets and Art Deco moulds, original pattern of openings along St Kilda Road (new shop fronts appear to be fitted within the original openings), splayed corner to Arnold Street with recessed panels and deep-set steel framed windows, and tall opening with concrete lintel (now enclosed) along Arnold Street. These later elements provide the clearest evidence of the building's original uses as a motor workshop and service station. The two-storey section to the rear of the building along Arnold Street appears to be a later addition.



The Former Kellow Falkiner Showrooms (VHR H0688, HO490 City of Melbourne) were an integral part of a cluster of early motor vehicle buildings constructed in this corner of HO6. Built in 1928 for Charles Kellow, a pioneering Australian motorist and car salesman, to a design by Harry A Norris, the showrooms were constructed of structural steel, brick and concrete. Designed in the interwar Spanish Mission style, they feature terra cotta piers, frieze, lintels, window trim and machicolations. By the time this building was constructed, Kellow Falkiner was the leading agent for prestige British and American cars in Australia. The opulent showrooms reflect the company's market position and the elite nature of car ownership at the time. For further details refer to the Victorian Heritage Register.

Built form: 1945 onwards

The development from 1945 to the 1970s (Figure 18) in the area consisted primarily of residential buildings. An exception to this is the Myer Music School building at part of 1–7 Bromby Street, built in 1960 (Table 7).

More recent developments (post-1980) are in the easternmost block in this area.

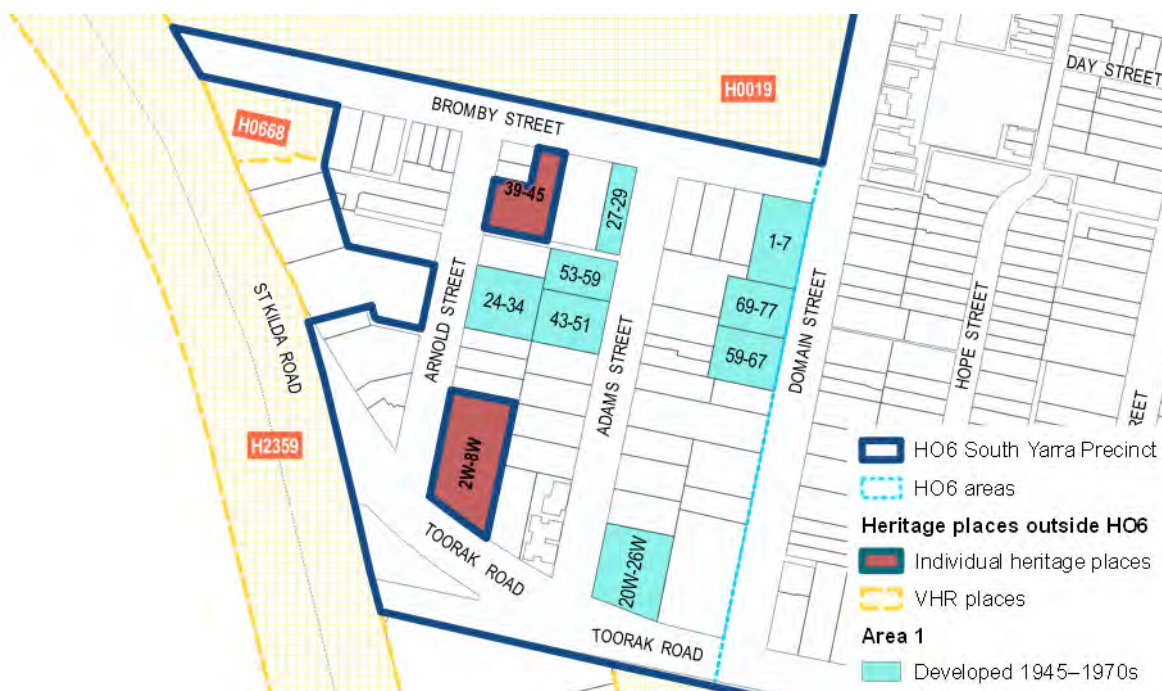



Figure 18. Diagram showing the locations of the buildings developed from 1945 to the 1970s in Area 1.

Table 7. Significant non-residential place developed from 1945 to the 1970s in Area 1.

Place	GML image (2021–22)
The Myer Music School building, part of 1–7 Bromby Street (also known as 79 Domain Street), was built in 1960 for Melbourne Grammar School to a design by Mockridge Stahl and Mitchell. Constructed using a series of regularly spaced concrete columns with concrete block infill panels and glazing above, it has a butterfly shaped roof which appears to hover above the two storey building. The building is enhanced by its original concrete block hit and miss front fence. Recent additions to the north of the building (non-contributory within HO6) linking it to the former Bromby	

House (significant within HO6) have somewhat distorted the legibility of the building's original built form.

Residential development

Residential development from 1945 to the 1970s consisted primarily of blocks of walk-up flats with the exception of a large two storey clinker brick house built at 69–77 Domain Street in 1953. This house displays characteristics of the Georgian Revival style with a hipped tiled roof, restrained façade with regularly spaced six over six double-hung sash windows and a recessed entry porch with moulded cement surround. Unusually the house has exposed rafter ends rather than the more typical boxed eave.

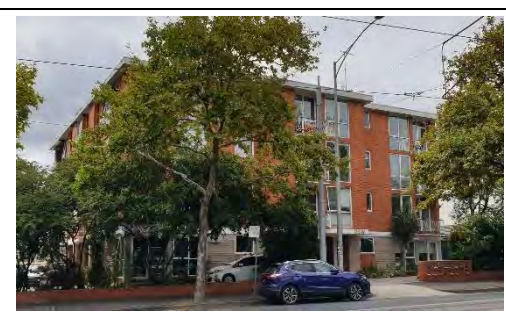
The earliest block of flats from this era is the three-storey block at 27–29 Bromby Street built in 1959. These were quickly followed by the below examples.

- 53–59 Adams Street (1960).
- 24–34 Arnold Street (1963).
- 43–51 Adams Street, in a matching design with number 53–59 (1964).
- 20W–26W Toorak Road (1966).
- 59–67 Domain Street (1968).

These flats all display characteristics that identify them as a distinct vernacular typology commonly referred to as 'six packs'. Limited to three or four storeys, the earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs. Later versions were more commonly built from brown brick with contrasting rendered trim, as seen at 59–67 Domain Street.

At 43–51 Adams Street, 53–59 Adams Street, 20W–26W Toorak Road and 59–67 Domain Street, balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis—a system of columns or piers that lifted the building above the ground giving access underneath. Area 1 has one significant post-1945 block of flats.

Table 8. Significant post-1945 place in Area 1.

Place	GML image (2021–22)
<p>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 fine modular postwar Modernist design with projecting balconies, looped metal balustrade, stacked brickwork and original fence. It is highly intact and a good representative example that compares favourably with other postwar flats in the area.</p>	

5.4 HO6 AREA 2

STREET ADDRESS

12–20 Day Street, 101–211 Domain Road, 10–148 Domain Street, 19–129 and 16–124 Hope Street, 11–129 14–124 Leopold Street, 22–44 Little Park Street, 14–88 and 53–89 Mason Street, 1–131 and 2–126 Millswyn Street, 1–117 and 12–122 Park Street, 16–36 and 19–33 St Martins Lane, 30W–126W Toorak Road, South Yarra

PROPERTY ID

Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

HERITAGE INVENTORY	Refer to schedule	HERITAGE OVERLAY	HO6 South Yarra Precinct
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1849 onwards
PERIOD OF DEVELOPMENT	Victorian Federation Interwar Postwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Refer to history

OVERVIEW

Area 2 covers Crown Allotments 15, 16, 17 and 18, sold in 1849. This area comprises the most consistent streetscapes of nineteenth century building stock in the HO6 area, with cohesive streetscapes of Italianate terraces and detached villas. Visual interest throughout the area is derived through its mix in scale. Substantial residences built for prominent property owners are interspersed with smaller terraces, believed to have been built for servants. The area is anchored by Park Street, which is dominated by substantial Victorian terraces on prominent elevated sites. To the south there are several keynote buildings along Toorak Road, including 30W Toorak Road, a substantial Queen Anne red brick house with intact and picturesque detailing; Goodrest (later Simonds Hall), a grand 'boom style' two-storey mansion; and several highly intact Italianate brick terraces. There are also good examples of Moderne apartments in this section of the area. Area 2 is distinguished from the other areas in HO6 because it contains two distinct commercial areas. In the north is the commercial strip in Domain Road developed from the 1850s. The second commercial area was developed in Millswyn Street by 1860.

Four buildings within this area are assessed as individual heritage places and serial listing outside HO6 in the *South Yarra Heritage Review 2022*. These include:

- Domain Park flats at 191–201 Domain Road.
- Former Fawkner Club Hotel at 2–14 Hope Street.
- Former Mutual Store Ltd (later Maples Pty Ltd) complex at 112–118 Millswyn Street.
- St Martins Youth Arts Centre complex at 24–32 and 44 St Martins Lane, 20–36 St Martins Place, 120 Millswyn Street.

The area borders Domain Parklands (VHR H2304) and Fawkner Park (VHR H2361). Melbourne Grammar School (VHR H0019) also adjoins the area.

The extent of Area 2 and other heritage places outside HO6 is shown below (Figure 19).



Figure 19. Plan showing Area 2. Note the the VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 2.

AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawcner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 2 is located on Crown Allotments 15, 16, 17, 18 and part of 19 of the Parish of South Melbourne, sold in 1849 (Figure 20).

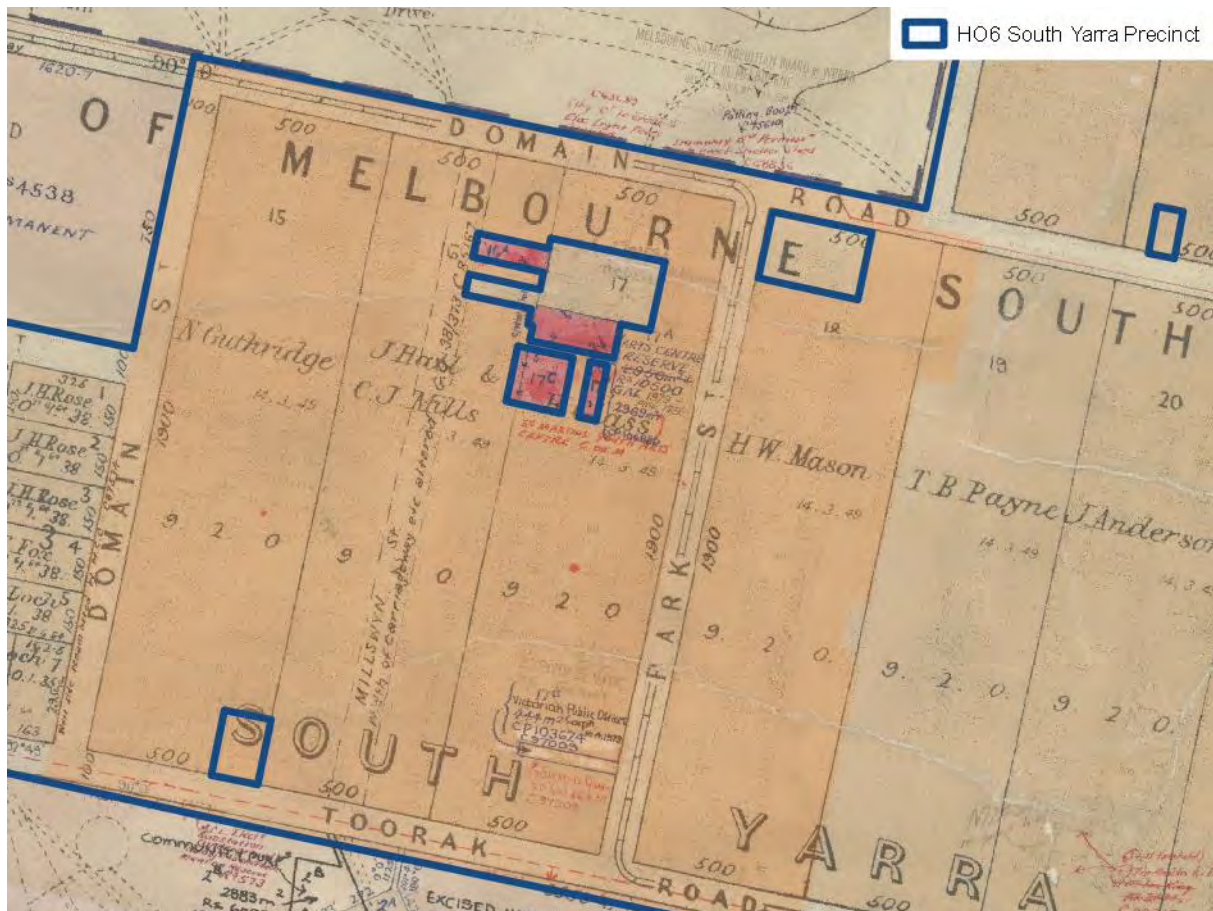


Figure 20. Detail from the parish plan showing the HO6 area, bounded by Toorak Road, Punt Road, the Yarra River and St Kilda Road. Note Area 2 covers part of Crown Allotments 15, 16, 17, 18 and 19. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

Development: 1849–1901

Residential development

Crown Allotments 15, 16, 17 and 18, 9½ acres each, were sold at the 1849 Crown land sale. Development of this area commenced in 1850.

On Crown Allotment 18, the purchaser, Melbourne merchant and grocer Henry Ward Mason, had built a residence on the land by 1855 (National Trust 1998; Colman 1972:11; Oscar Slater in Gould 1985:np). No further development happened on Crown Allotment 18 until its 1884 subdivision.

Crown Allotment 16, purchased by J Hall and Charles Joseph Mills, was soon in sole ownership of Mills. By around 1850, the purchaser of Crown Allotment 17, Hugh Glass, acquired the eastern portion of Crown Allotment 16 and subdivided together with his Crown Allotment 17, creating streets that run north-south along the allotments east and west boundaries. Building lots, small blocks for workers' houses created on Martin Street (later St Martins Lane) and Little Park Street, and larger villa blocks fronting the principal streets, were built on from 1851 (Oscar Slater in Gould 1985:np; Slater 1987:28).

Bisected by Millswyn Street, the western portion of Crown Allotment 16 was subdivided in 1853 along with Crown Allotment 15, purchased by N Guthridge, with allotment frontages to Domain Road, Toorak Road and Montpelier Parade (now part of Hope Street) (Department of Crown Lands and Survey 1922; Oscar Slater in Gould 1985:np; Slater 1987:39). Montpelier Parade (later Montpelier Place), a narrow cul-de-sac formed in the early 1850s, ran from Domain Road to the east of Domain Street, creating a small subdivision (Department of Crown Lands and Survey 1922; Oscar Slater in Gould 1985:np).

Residences were subsequently constructed on Crown allotments 15, 16 and 17 from the early 1850s. By 1855 a number of residences had been constructed in this area (Figure 21).

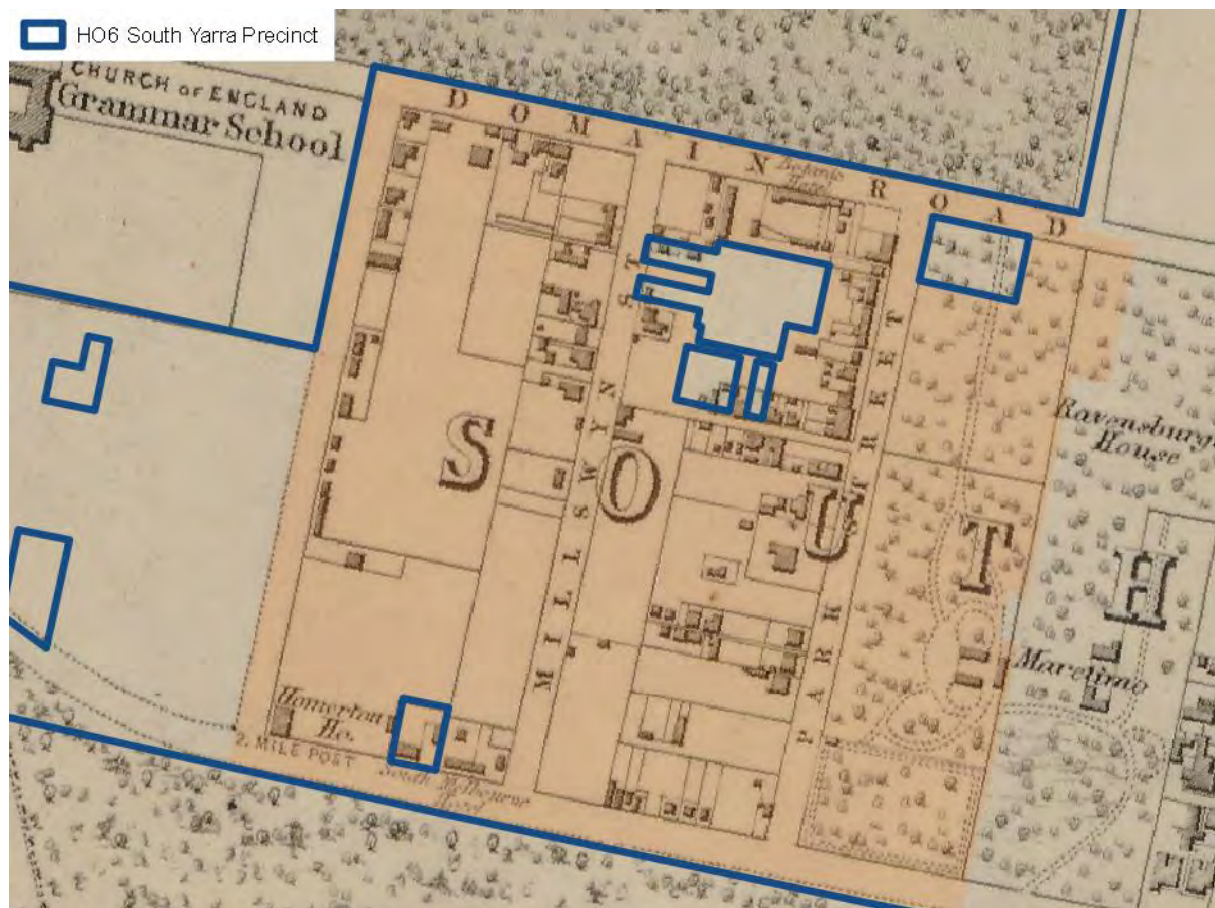


Figure 21. Detail from Kearney, 1855, showing development in Area 2 by 1855. Homerton House (demolished) and the South Melbourne Hotel (later Fawkner Club Hotel) can be seen on Toorak Road (bottom LHS) and the Botanical Hotel in Domain Road. (Source: State Library Victoria: Victorian country maps with GML overlay)

Built in 1855 for the Crown grantee Charles J Mills, the row of three two-storey terrace houses at 119–123 Domain Road is a rare survivor from the 1850s, and is one of the oldest buildings in South Yarra. Several important members of the community resided in these buildings, including the Government Meteorologist and Director of the Observatory, Georg von Neumayer, who occupied the middle house in 1861–63. Owned by Mills, this row is thought to have precipitated the formation of Montpelier Place

which ran along their western boundary. Today Montpelier Place is the northern end of Hope Street with the 'kink' in Hope Street being the result of the joining of the two streets (Hermes record for '119–123 Domain Road, South Yarra'; Lewis 2015:3). Although altered, the group's early form is still evident.

Other extant early residences from the mid-Victorian period in Domain Street and Millswyn Street:

- 148 Domain Street, a two-storey house built c1854 and extended in stages (Slater 1987:46).
- Mulberry Cottage at 142 Domain Street, a single-storey house built c1855 (Slater 1987:46).
- 49–51 Millswyn Street, a single-storey house built in 1868 and substantially altered over time (Gould 1994).
- 56–62 Millswyn Street, a two-storey house built in 1869–70 to a design by architect George Raymond Johnson by builder Henry Everest (Gould 1994).
- 116 and 118 Millswyn Street (part of 112–118 Millswyn Street), a pair of houses built in 1871 by builder Beecham Brothers (Gould 1994). The pair has been incorporated into a larger residential complex at 112–118 Millswyn Street.

By 1870, the area between Domain Street and Millswyn Street featured residences on the northern sections of these streets, but large estates still existed to the south and were later subdivided to create Hope Street (Colman 1972:11). Around the same period, Park Street was developed on the western side only, as Crown Allotment 18 on the eastern side was not subdivided until 1884 (Colman 1972:11–12). None of the pre-1880s houses survive in Park Street.

It was not until 1872, after the death in 1868 of Mills, the owner of Crown Allotments 15 and 16, that the survey of William Street (later renamed Hope Street) was continued south through the block. The remainder of the land in the southern portions of Domain Street and William (Hope) Street developed from this time (Oscar Slater in Gould 1985:np; *Argus*, 30 January 1868:2). Hope Street's peculiar 'kink' is a direct result of these two stages of subdivision (Colman 1972:11). An estate plan of 1872 shows houses in existence near the intersection of Bromby Street and Domain Street. None of these houses survive today (Figure 22).

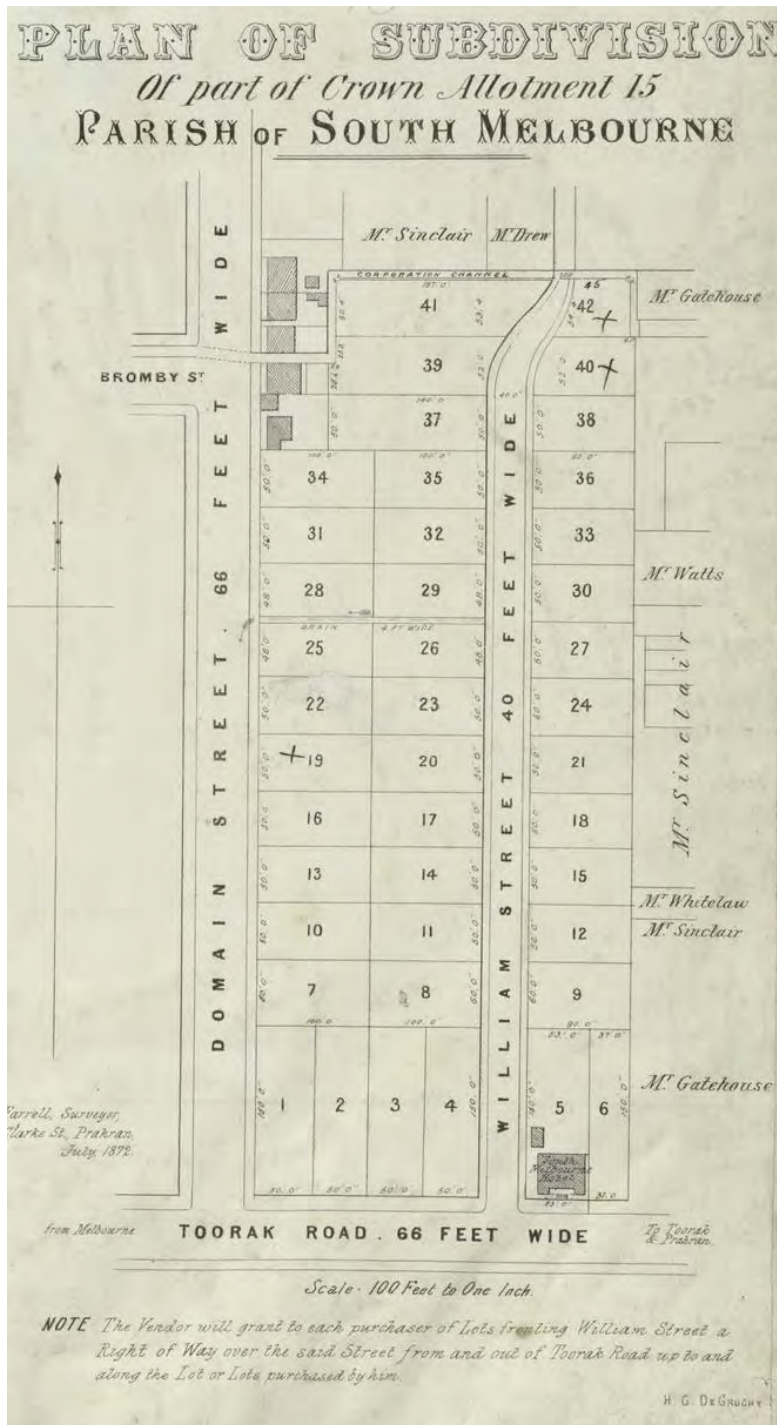


Figure 22. 'Plan of subdivision of part of Crown Allotment 15, Parish of South Melbourne' 1872. (Source: State Library Victoria: Land subdivisions of Melbourne and suburbs, 1837–1876)

Today, some houses developed in the 1850s–1870s are extant in Millswyn Street, Domain Street, Domain Road and Toorak Road. These are shown in Figure 23 below.

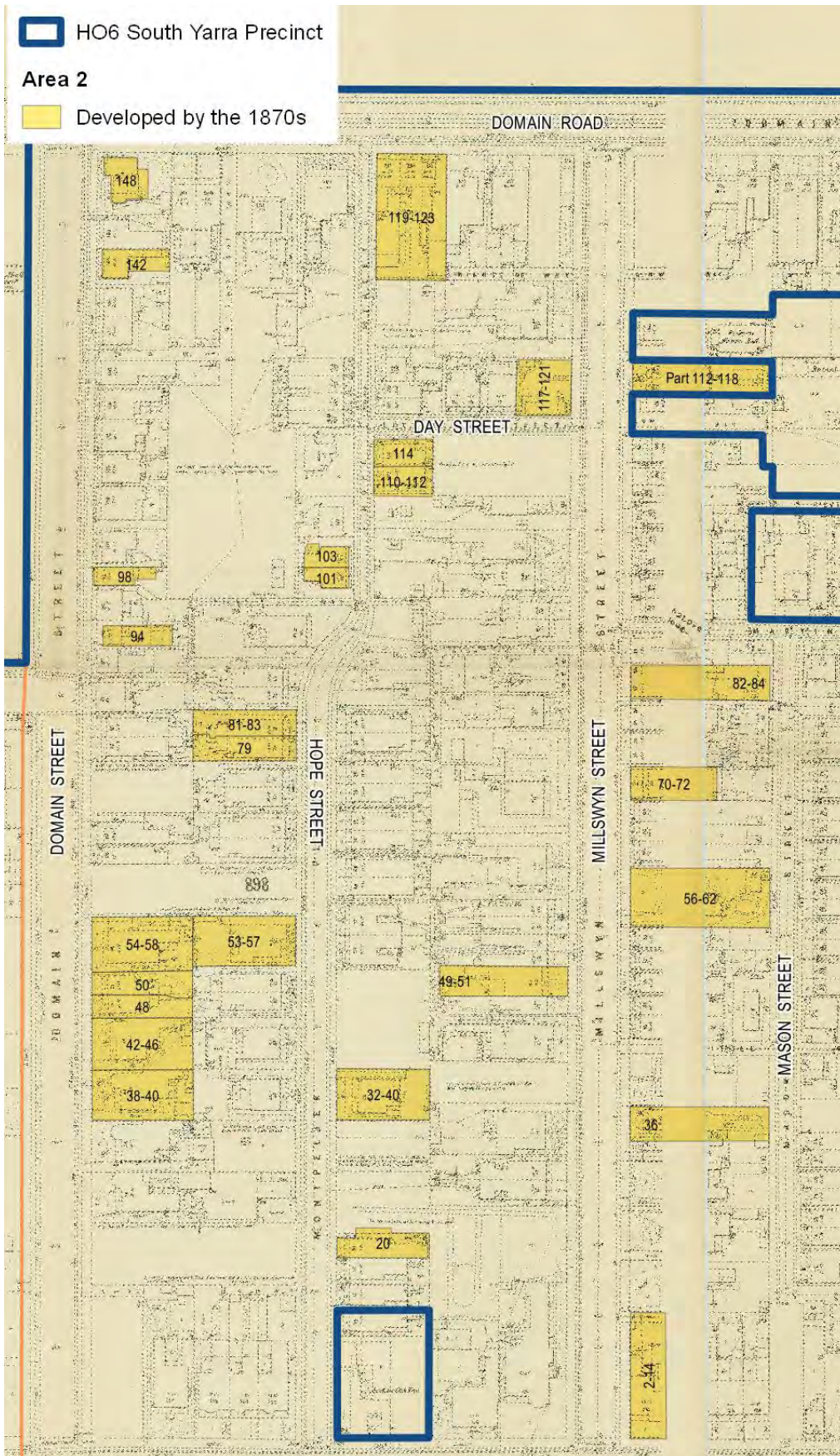


Figure 23. Extract of MMBW Detail Plan No 896, 897, 898, 899 and 900, showing location of the 1850s–70s houses extant in the western portion of Area 2. (Source: State Library Victoria with GML overlay)

Further residential development of Area 2 occurred with the land boom of the 1880s. Domain Street was developed with several two-storey houses in the 1880s and 1890s. A fine example from this group is 'Ravenswood' at 124 Domain Road, built in 1889 to a design by architect Joseph Crook by builder George Stubbs (Gould 1994).

A major subdivision from the late nineteenth century was the South Yarra Hill Estate (Figure 24). After H W Mason died in 1883, Crown Allotment 18 was subdivided by a notable builder and Emerald Hill estate agent, William Parker Buckhurst, into allotments with frontages to the eastern side of Park Street and to the newly formed Leopold Street (Oscar Slater in Gould 1985:np).

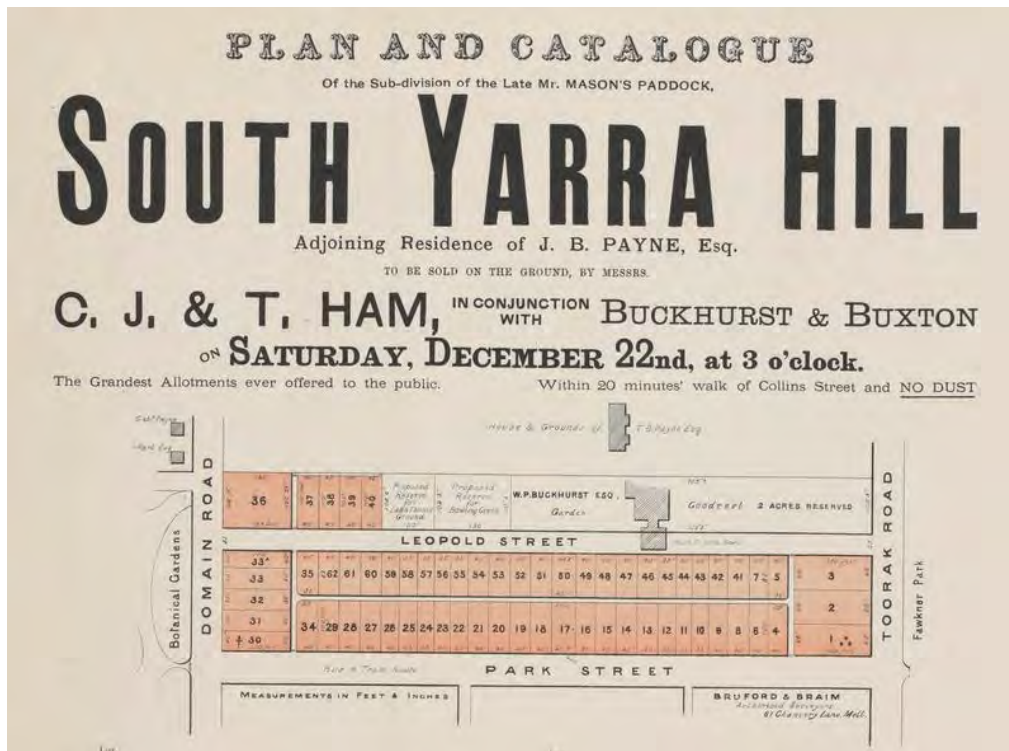


Figure 24. 'Plan and Catalogue of the subdivision of the late Mr. Mason's paddock, South Yarra Hill' 1888. (Source: State Library Victoria: Troedel collection, Accession No: H2000.180/360)

The selling of land in the South Yarra Hill Estate coincided with the 1880s land boom and provided Buckhurst with the funds to build his mansion, 'Goodrest', on the eastern side of Leopold Street on two acres at the corner of Toorak Road (Lewis 2015:6). 'Goodrest', the 'boom period' Italianate style two-storey mansion at 120W–126W Toorak Road, was built in 1884 to a design by William's son Walter Buckhurst, architect. 'Goodrest' is one of the few grand mansions surviving in this area and is notable for its association with the Buckhurst family (National Trust record for '120 Toorak Road West, South Yarra 3141 - Property No B1205').



Figure 25. A photograph of 120W–126W Toorak Road from 1974. (Source: John T Collins 1974, State Library Victoria: JT Collins collection, Accession No: H98.251/1050)

Another notable Victorian period house in this area is ‘Raveloe’ at 205–207 Domain Road. The brick residence was built for Harry Emmerton in 1884 to a design by architect Charles Webb by builders Langford and Hutchison (MCC registration no 1144, as cited in Lewis 2011 83430). Harry Emmerton, a leading Melbourne lawyer, bought Lot 36 of the South Yarra Hill Estate in 1884. In 1885, the property comprised a 12-roomed house with stables and outbuildings. Various extensions were made over the years, and in 1926, the house had 21 rooms (Gould 1994).

Raveloe was the childhood home of Dame Mabel Brookes, the only child of Harry Emmerton and his wife Alice Mabel Maude (née Balcombe). Dame Mabel Brookes was appointed a Dame of the British Empire (DBE) in 1955 for her services to hospitals and charities. She and her husband Sir Norman Brookes lived at ‘Kurneh’ opposite her parents’ home (Poynter 1993). ‘Kurneh’ has since been demolished and was replaced in the 1970s by a block of flats of the same name (2–10 Anderson Street, in Area 5). From the mid–1950s to the mid–1960s, ‘Raveloe’ was occupied by Emmerton’s granddaughter Cynthia, and her husband, Sir Harold Gengault-Smith, who served three times as Lord Mayor of Melbourne.

‘Emmerton’ at 203 Domain Road was built as an extension to Raveloe in 1905, as a ballroom (Gould 1994). In c1918 the owner, Harry Emmerton built a 10 metre high, 30 metre long red brick fence with buttresses along the properties eastern boundary (now part of 209–211 Domain Road) to preserve their privacy after the building of Garden Court flats at 61–67 Marne Street (in Area 3). In 1981–82, the outbuildings were removed, and additions were made to the west side of Raveloe, including alterations and the second-storey addition to the ballroom (MBAI; Gould 1995). The ballroom has since been subdivided from Raveloe after 1995 and named ‘Emmerton’. Although altered, the former ballroom was notable as an integral part of Raveloe’s history. The ballroom was the hub of Melbourne society, as a place of many social functions held by the Emmertons between 1905 and the late 1930s (*Punch*, 4 May 1905:24; *Herald*, 12 October 1938:19).

Development today on the eastern side of Park Street and on the eastern side of Leopold Street comprises terraced houses dating from the land boom era of the 1880s. The South Yarra Hill Estate area appears to be the only subdivision in South Yarra where whole streets were developed for terraces over a short period. Many of these were built for the servants who worked in the larger houses in the area (especially Leopold Street) (Colman 1972:11–12).

Jam maker and developer Elias Cunliff is notable for his contribution to the Park Street area. Working with prominent architects including F

L Klingender, Frank Stapley and James Lockwood, Cunliff was responsible for construction of 11 substantial, elaborate houses on both sides of Park Street from the 1880s and 1900s. Residences constructed in the late nineteenth century for Cunliff were as follows.

- A pair of substantial terrace houses at 49 and 51 Park Street, built in 1889 to a design by architect James W Lockwood. Cunliff resided at 49 Park Street (Slater 1987:28, 33).
- A pair of substantial terrace houses at 46–48 and 50–52 Park Street, built in 1896 to a design by architect Frank Stapley (Slater 1987:28, 33).
- A row of three substantial terrace houses at 36, 38 and 40 Park Street, built in 1899 to a design by architect Frank Stapley (Slater 1987:28, 33).

These were part of a larger group of high quality terraces and freestanding houses built in Park Street in the 1880s and 1890s. Because of the fall of the land, the basements of the Park Street buildings effectively created a third floor for many double-storey examples (Lewis 2015:16; Slater 1987:33). In other cases, houses were elevated above street level. The high quality examples in Park Street include the following.

- 18 Park Street, a two-storey terrace house built in 1888 to a design by prominent architects Henderson & Smart Reed (Gould 1994).
- 24–28 Park Street, a large asymmetrical two-storey terrace house built in 1890 to a design by architect E S Ovey (Gould 1994).
- 42–44 Park Street, a two-storey house with a projecting bay, built in 1890 by builder 'Bracewell' (Gould 1994).
- 59, 61 and 63 Park Street, a row of three two-storey terrace houses with basement level, built in 1890 by builder and developer Charles Coulson (Gould 1994).
- 74–76 Park Street, a pair of two-storey terrace houses with fine render work, built in 1885 to a design by architect Walter Buckhurst, son of the owner Walter P Buckhurst (Gould 1994).

Brass founder George Douglas commissioned architect Joseph Crook to establish a two-storey terrace pair at 105 and 107 Domain Road (1883) and a two-storey house at 115 Domain Road (1889). Numbers 105 and 107 remained with the Douglas family until c1910, during which time the premises were used as a private school. From 1910 until 1980, the houses were joined for use as a boarding house known as Pasley Guest House (i-Heritage). A two-storey residence designed by G B Leith was erected between these buildings at 111–113 Domain Road in 1902. The buildings between 105 and 117 were acquired by the Melbourne Grammar School in 1982 and are now part of the school's boarding houses and known as 140 Domain Street (i-Heritage; CoMMaps).

Mason Street was made in 1883, and houses were built from that year to accommodate business owners as well as workers employed on the large estates in the area. The developer of 59, 61 and 63 Park Street, Coulson constructed seven timber cottages (some were later veneered in brick) between 56 and 82 Mason Street in 1887, and in 1889, built another seven brick terraces in between (Lewis 2015:12). Examples of other small cottages, built in 1891 by John Woods, can be seen at 75–81 Mason Street (Slater 1987:31).

Elsewhere, Coulson also built the terraces at 16–22 St Martins Lane (Slater 1987:29).

In Millswyn Street, small scale terraced houses and more substantial villas were built during the late nineteenth century. The Victorian terraces scattered in Millswyn Street were likely built for the servants who worked in the larger houses in the area (Colman 1972:11–12). Two architect-designed houses in Millswyn Street are notable for their refined designs:

- 1–9 Millswyn Street, a two-storey house with a refined Italianate style detailing, built in 1886 to a design by William Salway (Gould 1994).
- 70–72 Millswyn Street, a single-storey double-fronted house built in 1864 and remodelled with current façade c1891, likely to Norman Hitchcock's design. The house was the home of Janne Faulkner AM who was a visionary interior designer influential in modern interior design trends in Australia from 1974 until her death in 2018. The interior of her house was featured in one of her books (The Design Files).

By the end of the nineteenth century, Area 2 became almost fully developed. Many Victorian houses in this area are extant today (Figure 26 and Figure 27).

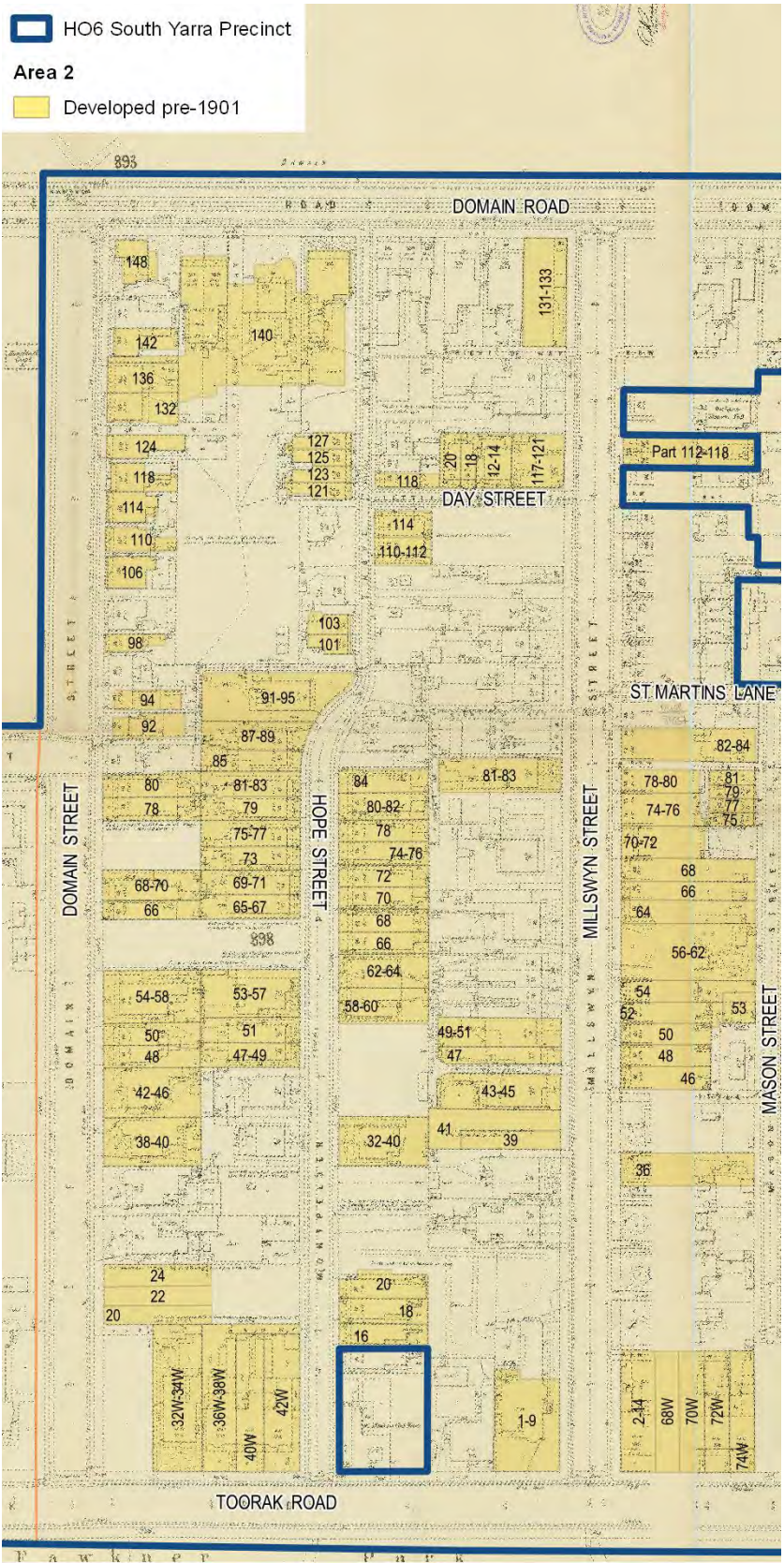


Figure 26. Extract of MMBW Detail Plan No 896, 897, 898, 899 and 900, 1895–96, with GML overlay showing the locations of the Victorian period buildings extant in the western portion of the area today. (Source: State Library Victoria)

Commercial and industrial development

Commercial premises were developed in a number of areas in Area 2 from the early 1850s. Hotels were part of the earliest development in this area. The early hotels within and in the immediate surroundings of Area 2 include the following.

- The Botanical Hotel containing a bar and four sitting rooms opened (initially as Botanical Gardens Hotel) in 1854 at 161–173 Domain Road, and by 1865 and weatherboard shops either side of the hotel had opened at this location (Slater 1987:27). Russell Watts and Pritchard, architects, published tenders for additions to the Botanical Hotel at the subject site in mid-1854 (Argus, 29 June 1854:7). The Kearney plan of 1855 appears to show stables in the rear yard of the hotel (Figure 21). Racehorses were stabled at the hotel in the 1860s before race meetings, including Archer, the winner of the first Melbourne Cup in 1861 and again in 1862 (Slater 1987:17). The horses were trained in the Domain where there was a riding track. Stabling of first-class racehorses was a particular use of the hotel in the 1860s–1870s. Stabling was provided in a large two-storey weatherboard building in the rear hotel yard and accommodated vehicles as well as horses (Argus, 8 July 1889:6).
- The South Melbourne Hotel was initially built in 1853 in Toorak Road, at the corner of what was to become William (Hope) Street (2–14 Hope Street). The hotel was rebuilt in 1876 and renamed the Fawkner Club Hotel in 1887 (Lewis 2015:4; Slater 1887:49). The former Fawkner Club Hotel has been assessed as an individual heritage place as part of the South Yarra Heritage Review 2021.
- Homerton House, a private hotel that operated from 1855 to 1875, was at the corner of Toorak Road and Domain Street (30W Toorak Road) (Slater 1987:47). The building became a school and then a boot factory before its demolition in 1887. The site was redeveloped with a residence in 1906, which was later used as a boarding house and private hotel for most of the twentieth century (Gould 1984).
- Morton's Family Hotel at 82–84 Millswyn Street, built in 1862 and used as a private hotel by 1874, was converted into flats in 1936 with a new façade added. The Victorian structure beyond the façade was retained (Gould 1994). It was known as Lord Brassey Hotel in 1905 (S&Mc 1905). The former stables, hay loft and coach house building survives at 85 Mason Street to the rear of the former hotel building (Slater 1987:31).

The three earliest hotels, the Botanical Hotel, Homerton House (a private hotel), and the South Melbourne Hotel are shown on the 1855 Kearney plan (Figure 21).

Various commercial operations were established on the south side of Domain Road between the Botanical Hotel and the western corner of Domain Road and Park Street. By 1867 two combined shop-residences had been built on the adjacent allotment west of the Botanical Hotel (S&Mc 1867). In the 1870s the building immediately to the west of the hotel (not numbered in the directory) was occupied by Mrs Cameron, a grocer, and the adjacent building was occupied by William Geary (S&Mc 1875). The early shops in this group were replaced with newer commercial buildings by the interwar period. The Toorak Road cable tram service commenced in October 1886, and the tram tracks for the Brighton branch along Domain Road and Park Street were completed in 1889 (*Herald*, 2 October 1926:6).

To serve the needs of the increasing population in the neighbourhood, a further commercial cluster had been established at the north end of Millswyn Street by 1860 (S&Mc 1860, 1890). During the 1870s, the street comprised two schools, a dairy, a police station, a bakery, a butcher and a grocer. In the mid-1890s, this cluster included Morton's Family Hotel and the following buildings.

- 'Wimmera Bakery' at 78–80 Millswyn Street, a two-storey bakery with exuberant detailing, built in 1890 to a design by architect Norman Hitchcock for John Woods (Gould 1994).

- A two-storey shop and residence at 117 Millswyn Street (now part of 117–121 Millswyn Street), built in 1870 (S&Mc 1871). From c1913 to the mid-twentieth century, F Byrne, butcher, operated from the building (S&Mc 1913 and 1942).
- David Robertson's grocery at the corner of Millswyn Street and Domain Road (today part of 131–133 Domain Road). The two-storey shop and residence was built in 1881 for Robertson (MCC registration no 8824, as cited in Lewis 2011 83222).
- A butcher's shop at 74–76 Millswyn Street (exact built date unknown).
- A pair of shops at 87–89 Millswyn Street, rebuilt in 1928 for Arthur Crew (grocer) and remodelled into apartments in the 2000s. The 1928 façade remains legible.
- Two grocery shops at 88 Millswyn Street and 105 Millswyn Street, and a woodyard at 91 Millswyn Street. These buildings no longer exist.

In the same area, the stables, grain store, forge and coach houses associated with the Mutual Stores, a large emporium located in Flinders Street, were established in 1889 and accessed from right of ways near 112 Millswyn Street and 115 Park Street (Slater 1987:30; S&Mc 1890 and 1894). The former Mutual Store complex has been assessed as a significant heritage place in this Review.

Smaller-scale commercial and industrial buildings were located on the either side of the right-of-way off Park Street (near 115 Park Street) in the 1890s, housing various short-term businesses, including a laundry, a grain store and a furniture manufacturer (S&Mc 1896–97). These buildings were replaced by residential flats in the interwar period.

The commercial and industrial activities were concentrated in Millswyn Street, Domain Road and Park Street during the Victorian era. The area was depicted on the MMBW plan dated 1895–96 (Figure 28).

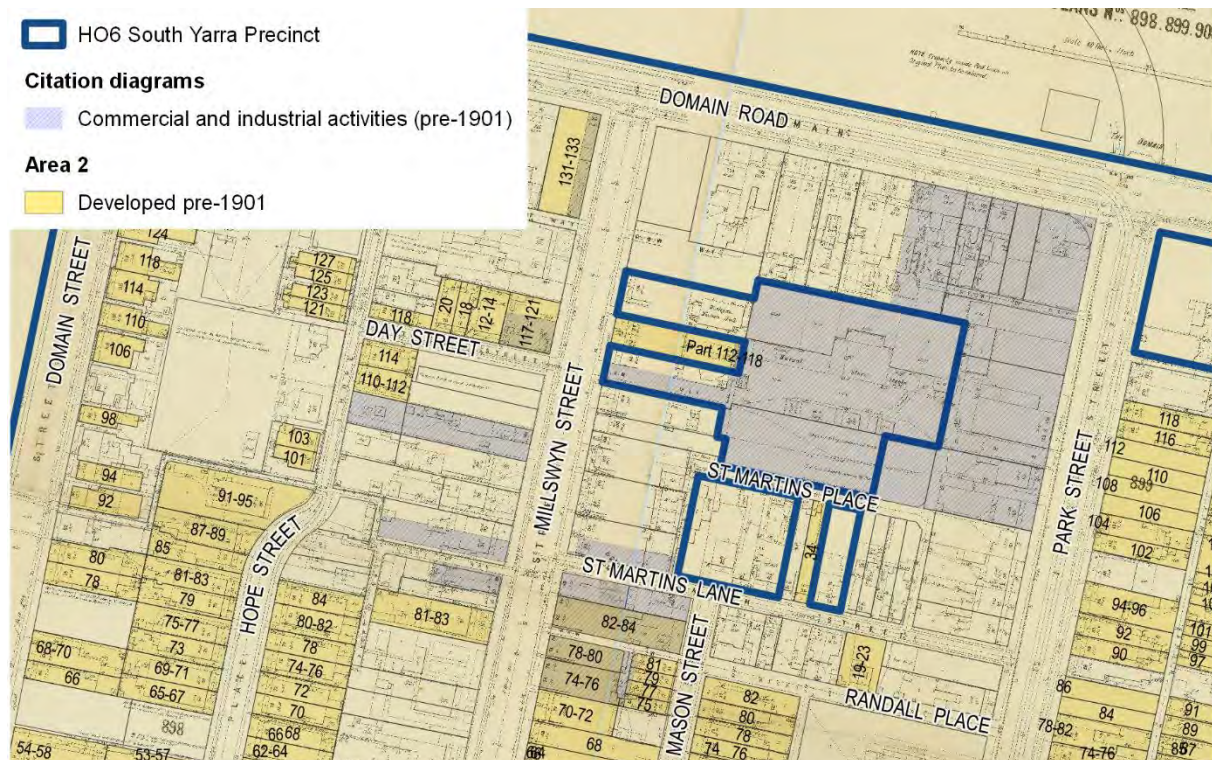


Figure 28. Extract of MMBW Detail Plan No 898, 899 and 900, 1895–96, with GML overlay showing approximate locations of commercial premises that were operating in Millswyn Street, Domain Road and Park Street in 1895–97. The pre-1901 buildings shaded in yellow survive in the area today. (Source: State Library Victoria)

Community buildings

A Wesleyan Mission Hall had been built at 120 Millswyn Street by 1892 (*Age*, 7 April 1892:7). The Wesleyan Mission Hall has been assessed as part of St Martins Theatre complex in this Review. The complex is recommended for its own serial listing.

In 1896–97, another mission hall, Christ Church Mission Hall, was located on the western side of Millswyn Street at number 85 (S&Mc 1896 and 1897). This building is no longer extant.

Development: 1901–1918

Residential development

The 1890s economic depression slowed development in the precinct but building gathered pace again from the first decade of the twentieth century. Some houses took up the remaining vacant lands in the Victorian estates or the land parcels that were newly made available through subdivision of large properties.

A notable house from the early Federation period is at 30W Toorak Road. A refined Queen Anne style two-storey residence was built in 1906 for Felix O'Connor to a design by William H Webb. The house occupies the site of Homerton House, a former private hotel demolished in 1887 (Slater 1987:49). The house was known as Granlahan between c1910 and 1922 (*Argus*, 30 September 1941:3 9 September 1922:2; *Herald*, 29 September 1941:5). By 1923 and until 1986, Granlahan had been a boarding house, except for when it was used as a Salvation Army hostel in the 1940s (*Argus*, 12 December 1923:13; S&Mc 1925; Slater 1987:49). After the change of ownership in 1986, the building was renovated and converted into a private residential hotel 'The Tilba', which remained until the early 2000s (Slater 1987:49). By 2006, the building was reverted to a residence, and occupied by Li Cunxin until 2015. Li was the former principal dancer of The Australian Ballet and author of the best-selling book *Mao's Last Dance* (2003), which later became a movie of the same name (Pallisco 2015).

During the Federation period, speculative development of rows of semi-detached or free-standing houses was common (Figure 29). Double-storey terraces were also built in this area during the Federation period. These included elaborate houses in Park Street as well as less adorned houses in narrower streets.

Developer Elias Cunliff, who was responsible for the erection of substantial Victorian terraced houses on Park Street, also went on to develop substantial residences on the western side of Park Street. The notable double-storey terraces in this area include:

- 'The Oaks' at 65–67 Park Street, built in 1902 to a design by architect Frederick Klingender. It was purpose-built as a superior class boarding house, or private hotel, particularly for country visitors staying in Melbourne. It was still operating as a private hotel in the late 1980s (Slater 1987:33).
- 'Dalgety' (originally 'Spilsby' and 'Allonah') at 53–57 Park Street, a pair of fine two-storey Art Nouveau style terraced houses built in 1906 to a design by architect Arthur H Fisher (Slater 1987:33). By 1915 the terraces appear to have been joined together as one address. It would appear it became a guesthouse at around this time. The pair is now converted to a single residence.
- Renowned architect Frank Stapley designed 21–23 Park Street, a pair of highly refined Free Classical style two-storey terrace houses built in 1905 for the owner Thomas Holgrove (MCC registration no 9675, as cited in Lewis 2011 record no 83545).

Some of the buildings on the western side of Park Street, including Dalgety and The Oaks, were used as boarding houses and private hotels from the 1880s into the twentieth centuries. Because of the slope of the land, the basements of the buildings effectively created a third floor (Lewis 2015:16; Slater 1987:33).

88W Toorak Road, a two-storey house built in 1910 to a design by architect C E Crawford, was one of the two houses built in Toorak Road in this area during the Federation period. It features an unusual detailing to the verandah (MCC registration no 1988, as cited in Lewis 2011 83488).

Less refined examples of two-storey terraces are found in narrower streets. These include 16 and 18 St Martins Lane and 20 and 22 St Martins Lane, two pairs of two-storey terraced houses built in 1910 by the owner Charles Coulson and 48 and 50 Leopold Street, a pair of two-storey terraced houses built in 1913 by builders Leonard Bros (MCC registration no 2170, as cited in Lewis 2011 83492; Gould 1994).

A significant development in Area 2 from this period is 'Mayfair' at 19 Park Street, also built for Elias Cunliff in 1913–14. It is thought to have been designed by architects Godfrey and Spowers. Comprising five storeys, Mayfair is believed to be one of the first purpose-built block of multi-level flats in the City of Melbourne and in metropolitan Melbourne (Slater 1987:36; Sawyer 1982:105).

Following the construction of Mayfair, a three-storey block of flats was built at 93–103 Park Street as a guesthouse in 1914 (*Argus*, 25 February 1914:15). The guesthouse 'St Arnaud' was managed by Mrs Elizabeth Viccars, who was one of the pioneers of guesthouse operations in Park Street (*Herald*, 3 August 1922:7). It was likely designed by architect J J Meagher, who in 1912 designed the adjacent two-storey red brick house (now part of the same allotment at number 93–103), as both buildings feature similar detailing. The then owners of St Arnaud, Joshua and Anne Haberfield, had submitted two separate building applications in 1912 and 1913 (MCC registration no 3629 as cited in Lewis 2011 83495). 103 Park Street was converted into flats and incorporated as part of the guesthouse from 1920 (MBAI; S&Mc 1921). The building remained a boarding house until 2016 ('93–103 Park Street, South Yarra', realestate.com.au).

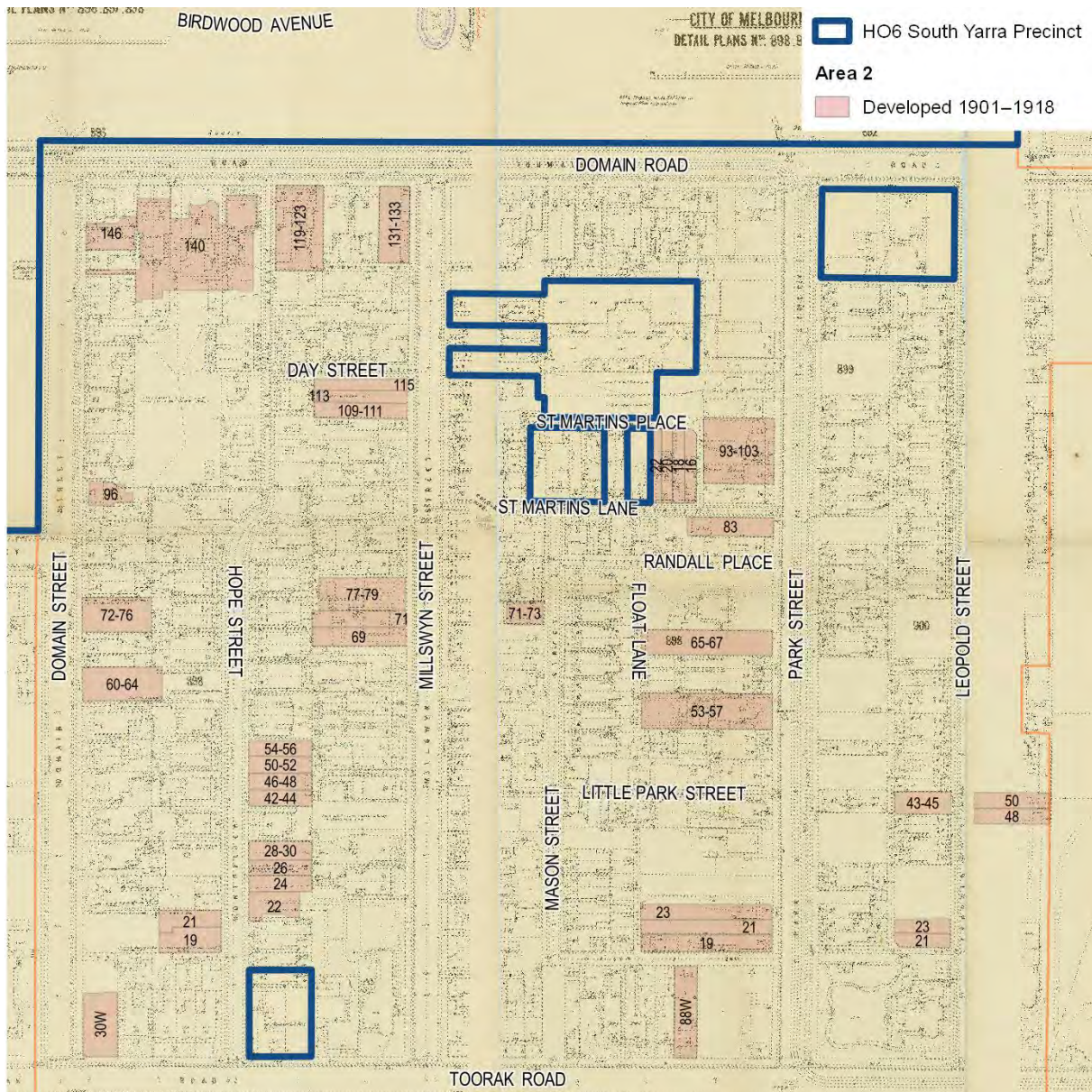


Figure 29. Extract of MMBW Detail Plan No 898, 899 and 900, 1895–96, with GML overlay showing the locations of the buildings developed in 1901–18 extant today. Some of these replaced Victorian houses and some were built on vacant allotments. Note the allotments at 140 Domain Street and 131–133 Domain Road retain Victorian buildings. (Source: State Library Victoria)

Development: 1918–1945

Residential development

Development in the area gained momentum during the interwar period. This was brought about largely by the subdivision of larger Victorian-era estates, but also through infill development on previously undeveloped land.

While development during this period was predominantly of blocks of flats a number of individual houses were built in Domain Street, Leopold Street, Mason Street and Park Street. A notable example of an interwar residence is at 62 Park Street, a fine Old English style house built in 1934 to a design by Twentyman and Askew (Grow record no 2058; CoM building application record).

Predating the popularisation of flats in South Yarra during the 1930s, 'Ballynagarde Flats', built in 1920 at 146 Domain Street, and 'Wilton House', built in 1921 at 120–122 Park Street (designed by Stephenson and Meldrum), were among the earliest interwar blocks of flats erected in South Yarra (MBAI; *Argus*, 13 August 1921:14).

On the western side of Park Street, a group of flats replaced the Victorian-era industrial premises next to the Mutual Store complex during the 1920s. Built to the north of the 'St Arnaud' guesthouse at 93–103 Park Street, these buildings form a cluster of pre–1930 blocks of flats, which is uncommon in HO6. These include:

- 'Kilmeny' at 105–107 Park Street, a three-storey block of flats influenced by Arts and Crafts style, built in 1923 (MBAI).
- 'Rycroft Hall' and 'Verona' at 109–113 Park Street, a pair of three-storey Jazz Moderne style blocks of flats built in 1927 to a design by architects Hare and Hare (MBAI; *Herald*, 1 August 1928:12).
- 'The Greylings' at 115–117 Park Street, a two-storey block of flats influenced by Arts and Crafts style, built in 1921 to a design by architects Peck and Kemper (MBAI; CoM building application record).

Further development of blocks of flats occurred in the precinct in the interwar period with the gradual sale of the extensive 'Goodrest' estate in the 1920s and 1930s. The sale of the estate resulted in the construction of a residence and six blocks of maisonettes or flats on the eastern side of Leopold Street, between numbers 14 and 78. These include two notable 1930s blocks of flats:

- 'Louvain', a substantial block of flats with fine Moderne-style detailing built in 1938 at 14–24 Leopold Street (MBAI).
- 'Cheselden', a substantial block of flats with fine Old English style detailing, built in 1934 at 60–68 Leopold Street to a design by architect H D Berry (MBAI; CoM building application record).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984). During the 1930s, Area 2 saw construction of high-quality blocks of flats in some of its prestigious streets including Park Street, Toorak Road and Domain Road. The late interwar flats sought inspiration from a diverse range of architectural styles. Various design influences are evidenced from the fine examples including the following.

- 124–126 Millswyn Street is a 1939 three-storey block of flats incorporating a circular turret with a copper sheet roof, displaying the influence of the Medieval Revival style.
- 12–14 Park Street is a Moderne style block of flats built in 1938 to a design by prominent architect Bernard Evans. 16 Park Street is a 1938 maisonette also designed by Evans.
- 'St Anne's' at 1–9 Park Street is a fine, substantial International style block, speculatively built in 1938 for Harold E Coles of Coles and Garrard Pty Ltd (opticians) to a design by architect J H Esmond Dorney (Slater 1987:37–38).
- 'St Margaret's' at 100W–104W Toorak Road is a 1939 block of flats, built to a design by architects Scarsborough, Robertson and Love, featuring elements loosely based on 'Chateaux' or Medieval Revival style with a copper-roofed round tower. The entrance and the bays display Art Deco style treatment (Gould 1994; CoM building application record).
- 'Taurea' at 90W–92W Toorak Road is an Art-Deco inspired 1936 block of flats with fine detailing, built to a design by architects Gawler and Drummond (Gould 1994).

Commercial and industrial development

The block bound by Millswyn Street, Domain Road, Park Street and St Martin's Place was central to commercial and industrial activities in Area 2 in the interwar period (Figure 30). The cable trams along Domain Road and Park Street were electrified in 1927 (Slater 1987:29). The roadworks associated with the electrification of the tram line resulted in the demolition of the Victorian-era commercial buildings at the corner of Park Street and Domain Road (185–189 Domain Road) to allow adequate space on each side of the tram tracks for general traffic (*Herald*, 2 December 1926:3).

The cluster of commercial buildings between Park Street and Millswyn Street were renovated or rebuilt during the interwar period.

- The commercial building with rounded corner at 185–189 Domain Road was built in 1932, following the 1931 land sale (*Age*, 26 September 1931:2; MBAI).
- The two-storey former residence (built in 1901) at 183 Domain Road was altered with the extant façade in 1920 (MBAI).
- The two-storey shop (built in 1915) at 179–181 Domain Road was altered with the extant façade in 1932 (MBAI).
- The two-storey shop at 175–177 Domain Road was built in 1924 (MBAI).
- The Botanical Hotel (established in 1853) at 161–173 Domain Road was reconstructed in 1924 as residential hotel (MBAI).

Another commercial premises existed at 153–159 Domain Road and has since been demolished.

The new 1924 building for the Botanical Hotel was designed and constructed by builder John Robert Daley, the then owner of the site. Daley built a number of residential hotels, guesthouses, houses, flats and shops in south-east Melbourne (especially in the former City of St Kilda) in the same period, including Fortuna (c1927) at 63 Ormond Esplanade, Elwood (Contributory in HO8 Elwood: Glen Huntly and Ormond Roads, City of Port Phillip) which closely resembles the Botanical Hotel. The hotel maintained its reputation of respectability into the twentieth century. It attracted occupants from interstate and regional Victoria for the polo and racing season and for boating events on the Yarra River (*Herald*, 25 February 1929:12; *Argus*, 14 October 1925:29; *Herald*, 14 May 1931:19). Muranna Properties Pty Ltd became the owner of the Botanical Hotel and adjacent allotment in 1975 (CT V9108 F974). The same year the adjacent shop–residences (formerly 179 and 183 Domain Road) were replaced with a single-storey extension to the Botanical Hotel. The new building was designed by McIntyre, McIntyre & Partners, architects to house additional dining rooms, a bottle shop, store room, cool room and carparking and bottle shop.

In 1994 the former hotel was redeveloped as a mixed-use residential and commercial building known as 'Botanical Apartments' (*Age*, 29 October 1994:89). Rodcon Development oversaw the conversion of the former hotel building to four luxury apartments on the first and second levels with retail and café space provided at ground level (Rodcon nd). In 2016 Colonial Leisure Group purchased the hotel and commissioned Webb Plus architects and interior designers to undertake a comprehensive refurbishment of the interior, including the addition of a glazed atrium roof to the 1975 addition. As part of the refurbishment works, the ground level fenestration of the 1924 former Botanical Hotel was completely updated c2016.

Interwar commercial ventures in the precinct included the establishment of two motorcar-related businesses in St Martins Place, which was at that time known as Martin Street (Lewis 2015:11). One of these was Harry Trevenna's motor garage at 25–27 St Martins Place (S&Mc 1923). The building was likely designed by architect J Ainslie, who, in 1921, invited tenders for the erection of a 'large motor garage' in Martin Street, South Yarra (*Argus*, 2 April 1921:5). E A Peach's wood yard at 46 St Martins

Place was converted to a fuel station by the 1930s, and operated by H V Peach (S&Mc 1923, 1930 and 1942).

Elsewhere, some Victorian commercial buildings continued to house various small-scale businesses throughout the interwar period.

The Mutual Stores' stables complex at part 112–118 Millswyn Street (formerly known as number 112–114) is an atypical example of an industrial place in the South Yarra area. The existing former stable complex and warehouse incorporates buildings erected c1889 (Reed, Henderson & Smart) and 1922–23 (Ballantyne & Hare) respectively for the Mutual Store, which established the first department store in Melbourne at the corner of Flinders Street and Degraeves Street. 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 complex has been recommended as an individual heritage place as part of this Review.



Figure 30. Extract of MMBW Detail Plan No 898, 899 and 900, 1895–96 with GML overlay showing the locations of the interwar period buildings extant today. Hatched in blue are approximate locations of commercial premises that were operating in Millswyn Street, Domain Road, Park Street and St Martin's Place. (Source: State Library Victoria)

Community buildings

In 1900, members of Christ Church, South Yarra, built St Chad's Chapel of Ease at Martin Street (today's 40–42 St Martins Place). Between 1900 and 1929 it was a place of worship on Sundays and an education centre for drama, art and elocution during the week. Brett Randall and Hal Percy, who had formed the Melbourne Little Theatre Company in 1931 with headquarters initially in a kiosk in Fawkner Park, purchased the, by then, disused St Chad's Chapel to house the theatre in 1934 (Colligan and Van Straten 2008). The building was replaced in 1956 by a new theatre built for the Melbourne Little Theatre (later St Martin's Theatre Company).

Development: 1945 onwards

Residential development

The virtual cessation of residential building, including flats, after wartime controls were instituted in 1941, led to a reluctance by investors to commit funds to rental properties (O'Hanlon 199:248). Against this postwar trend, however, some important flat development occurred in Area 2 after World War II. Construction of blocks of walk-up flats dominated the housing development in the postwar period, with larger-scale developments: Fairlie flats, Domain Park flats and the Millswyn apartments, all assessed as individual heritage places in this Review.

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 in Melbourne. 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 distinct.

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 another pioneering example of this building type. Domain Park is the only example of high-rise residential building that was built to a design by prominent architect Robin Boyd, who saw the high-rise blocks as an essential solution for accommodating the portion of the population that was concentrated in the city centre. 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.

The former Mutual Stores Pty Ltd premises at part 112–118 Millswyn Street were converted in 1978 to residential strata title apartments, designed by architects Andrew Reed & Associates and Gunn Hayball Pty Ltd (*Age*, 21 January 1984:39). 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.

Other fine blocks of postwar flats include the modernist style examples such as:

- Ravendene at 209–211 Domain Road, a 1950 block of flats designed by architects Bernard Evans & Associates (MBAI; CoM building application record).
- 31–37 Millswyn Street, a 1962 block of flats designed by architect Michael Feldhagen (MBAI; CoM building application record).
- 69–77 Park Street, a 1961 block of flats designed by architect Theodore Berman (MBAI; CoM building application record).

Ravendene was built on the side garden of Raveloe, the childhood home of Dame Mabel Brookes (1890–1975). Dame Mabel was an author, historian, social worker and society hostess and was married for 57 years to the well-known tennis player Sir Norman Brooks, who died in 1968. Ravendene was built as ‘own-your-own’ flats, the development evidenced the postwar departure from flat rental to ownership. A newspaper article of the day noted that the first flats of this kind in Melbourne were the ‘Greyfriars’ property in East St Kilda, built in 1942, and that ‘several builders and architects are now considering embarking on similar projects’ (*Herald*, 26 May 1950:13 and 20 January 1951:10). The c1918 red brick wall with buttresses that Harry Emmerton built between his property and the Garden Court flats at 61–67 Marne Street (in Area 3) exists on the eastern boundary of Ravendene (Slater 1987:23).

More recent development (post-1980s) is dispersed around Area 2.

Community buildings

Other important development in this area includes the rebuilding of the Melbourne Little Theatre in St Martins Lane, also assessed as a significant heritage place in this Review. Randall and Percy from the Melbourne Little Theatre Company demolished the St Chad's Chapel of Ease at today's 40–42 St Martins Lane in 1956 and built a new theatre, renaming it St Martin's Theatre Company, which also comprised an acting school. The company operated until 1973, eventually merging with the Melbourne Theatre Company. The acting school produced a number of notable actors (Colligan and Van Straten 2008; Slater 1987:30). The Victorian government purchased the buildings in the mid-1970s. Today, St Martins Youth Arts Centre is housed in the building at 28 St Martins Lane. The complex also comprises Randall Stage (number 44), the Gallery and Irene Mitchell Studio (number 44), and the Millswyn Street Hall (the former Wesleyan Mission Hall) at 120 Millswyn Street.

A large Peppercorn tree (*Schinus molle*) between the former Mutual Stores complex and St Martins Theatre has been recorded by the National Trust of Australia (Vic) on its Register of Significant Trees (Slater 1987:31).

AREA DESCRIPTION

Urban character

Area 2 is bound by the eastern side of Domain Street to the west, the northern side of Toorak Road to the south, Leopold Street to the east and the southern side of Domain Road to the north. While the area comprises mostly houses and walk-up flats it is distinguished from the other areas of HO6 by having two areas of commercial development and three early hotels within its boundary.




Area 2 comprises the most consistent streetscapes of nineteenth-century building stock in the HO6 Review area, with relatively cohesive streetscapes of Victorian Italianate terraces and detached villas interspersed with some later development. The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings.

The wider streets of Domain, Millswyn and Park streets demonstrate the early layout of the area from the 1850s while the narrower streets that run east–west between these streets result from later subdivisions that occurred between 1872 and 1888. Generally, the wider streets contain more substantial free standing and terraced residences, while the narrower streets comprise small single storey workers' cottages. A network of bluestone lanes remains within the area. These include Randall Place, Float Lane, Little Park Street and lanes that run between Park Street and Leopold Street. Of interest are two remnant streetlamp bases, one outside 1–9 Park Street (corner Toorak Road West) and the other outside 19 Park Street (corner Mason Street).

As is the case with all of HO6, development did not stop with the Victorian era and has continued through to the present day. This was brought about largely by the subdivision of larger Victorian-era estates, but also through infill development on previously unbuilt land. As a result, the earlier Victorian layer of development is interspersed with residential houses and flats dating to the Federation, interwar and postwar periods as well as some recent development. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate patterns of fenestrations and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

All streets have bluestone kerbs and guttering and asphalt footpaths. Narrow grassed nature strips line both sides of Millswyn Street which are planted with mature, largely deciduous trees. Throughout the remainder of the area street plantings are varied and range from young to mature deciduous and evergreen trees mostly planted into the asphalt footpaths. Domain Road, Toorak Road and Park Street all carry trams making them busy thoroughfares within the area. It is noted that the tram along Domain Road and Park Street are currently not running due to the Metro Tunnel works and have been diverted along Toorak Road West. While the tram lines remain the current absence of a tram service along these streets somewhat alters the urban character of these streets.

Table 9. Significant 1850s houses in Area 2.

Place	GML image (2021–22)
<p>148 Domain Street built c1854 is a highly intact two-storey Victorian Rustic Gothic style house that retains its steeply pitched roof with dominant gable, decorative barge boards and brick quoining.</p>	
<p>'Mulberry Cottage' at 142 Domain Street built c1855 is a modest single-storey house with transverse gable roof and minimal detailing.</p>	
<p>A group of three two-storey terrace houses at 119–123 Domain Road built c1855 by Charles Mills, the original owner of Crown Allotment 16. While altered these terraces all retain their original built form with simple parapet and pattern of fenestrations which include six over six timber sash windows.</p>	

From the early 1870s through to the 1890s residential development intensified in the area due to the successive subdivision of the original Crown Allotments. Generally, this development falls into three categories—small single-storey terrace houses that housed servants and tradespeople that serviced the large houses of the wider area; more substantial single and double-storey free standing and terrace houses that housed the burgeoning middle class of the area; and substantial mansion houses.

Workers' housing

The distinctive streetscapes of Hope Street, Mason Street and Leopold Street are characterised by numerous rows of attached and detached single-storey brick cottages. Some examples are also found in Domain Street and Park Street. Built for single owners as investment properties these houses provided cheap, simple accommodation for workers in the area. These houses are typically semi-detached single storey, polychrome or rendered brick pairs with iron friezes across their verandahs, as seen at:

- 78 and 80 Domain Street (1888)
- 47–49 and 51 Hope Street (1884)
- 65–67 and 69–71, 73 and 75–77, 79 and 81–83, and 85 and 87–89 Hope Street (four pairs, 1892)

- 101 and 103 Hope Street (a pair, 1888)
- 16 and 18 Hope Street (c1880s)
- 20 Hope Street (1877)
- 66 and 68, 70 and 72, 74–76 and 78, and 80–82 and 84 Hope Street (four pairs, c1882–89)
- 110–112 and 114 Hope Street (one pair, 1877),
- 24 and 26, 28 and 30, and 32 and 34 Mason Street (three pairs, c1890)
- 56 and 58, 60 and 62, 64 and 66, 68 and 70, 72 and 74, 76 and 78, and 80 and 82 Mason Street (seven pairs of timber and brick houses, 1888–90)
- 84 and 86, 88 and 90, 92 and 94, 96 and 98, and 100 and 102 Leopold Street (five pairs, 1885–86)
- 39 and 41 Leopold Street (1885)
- 58 and 60 Park Street (1896)
- 90 and 92 Park Street (originally row of three, c1880s)
- 116 and 118 Park Street (altered, pre–1896).

Of particular interest is the row of seven pairs of single-storey, single-fronted terrace houses at 56–82 Mason Street. Each pair is separated by a brick party wall and comprises a weatherboard house (north side) with gable roof and scalloped barge boards and turned finial (Victorian Rustic Gothic style) and a Hawthorn brick bichrome (most overpainted) Italianate style house (south side) with hipped roof and bracketed eave. Constructed by builder and developer Charles Coulson, the timber houses were built in 1888 and the brick pairs two years later in 1890.

Other examples of speculative housing development are the rows of four attached workers' cottages at:

- 75, 77, 79 and 81 Mason Street (1891)
- 121, 123 125 and 127 Hope Street (1889)
- 106, 108, 110 and 112 Park Street (1895).

106–112 Park Street demonstrate characteristics of Federation Queen Anne style with gablets (remaining at 110 and 112), terracotta ridge cappings and red brick chimneys.

Single examples of these cottages can also be found throughout the area. Although built as standalone houses these are often built to the property boundaries with neighbouring houses abutting their side walls, as seen at:

- 98 Domain Street (c1870)
- 47 Leopold Street (1884)
- 53 Leopold Street (1884)
- 65 Leopold Street (c1880s)
- 67 Leopold Street (c1880s, altered)
- 118 Hope Street (c1880s)
- 36 Millswyn Street (1875)
- 47 Millswyn Street (1883)
- 34 St Martins Lane (c1900)

Housing the middle classes—villas and substantial terrace houses

Along the wider streets of Domain Street, Millswyn Street, Park Street, Domain Road and Toorak Road nineteenth-century residential development tends to be more substantial. The larger allotments and prominent positions on major thoroughfares attracted a growing number of middle-class purchasers seeking to build larger homes. These houses tend to be either freestanding double-fronted symmetrical or asymmetrical villas or substantial two-storey terrace houses. All exhibit characteristics of the Victorian Italianate style with the earlier examples tending to be more restrained in their details while those built in

the 1880s–90s are elaborately detailed, demonstrating the exuberance and prosperity of the land boom period in Melbourne. Characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings the extant houses of this typology are dotted throughout the area with a particularly fine group of substantial terrace houses to be found along Park Street. Significant houses from the 1870s–90s within the area are as below.

Table 10. Significant 1870s–90s houses in Area 2.

Place	GML image (2021–22)
<p>70–72 Millswyn Street, built in 1864 and subsequently renovated in 1891 possibly by Norman Hitchcock, is a double-fronted single-storey timber house built in 1864 with rendered brick façade added in 1891. The later façade reflects boom architecture of the period with its elaborate balustraded parapet and oversized pediment, bracketed eave separated by floriated embosses and fluted engaged Corinthian pilasters flanking the square topped windows.</p>	
<p>56–62 Millswyn Street, built in 1869–70 to a design by George Raymond Johnson, is a two-storey double-fronted symmetrical Victorian house with hipped slate roof, bracketed eaves, segmental arched windows with expressed voussoirs and double-storey cast iron verandah.</p>	
<p>140 Domain Street comprises multiple buildings from various periods. Two Victorian structures exist on the Domain Road frontage: a two-storey terrace pair (also known as 105 and 107 Domain Road) built in 1883; and a two-storey house (115 Domain Road) built in 1889. These houses were built to a design by Joseph Crook for brass founder George Douglas. The Italianate style houses are distinguished for particularly fine use of rendered detailing complemented by a substantial two-storey decorative verandah as well as early cast iron fences.</p> <p>A two-storey house (111–113 Domain Road) built in 1902 is also part of the same allotment (see the section ‘Built form: 1901–1918’ for further details).</p> <p>Acquired by the Melbourne Grammar School in 1982, the three buildings are now part of the school’s boarding houses.</p>	 <p data-bbox="893 1568 1401 1612">(107 and 109 Domain Road)</p>  <p data-bbox="893 1982 1401 2016">(115–117 Domain Road)</p>

Place
GML image (2021–22)

'Raveloe' at 205–207 Domain Road, built in 1884–1885 to a design by Charles Webb, is a restrained Italianate villa with two-storey verandah arcade, finished in ruled render with projecting quoins at corners and mouldings to openings. The verandah is embellished with baroque shields and foliation and on the first floor unusual cast iron panels imitate a carved stone balustrade.



Former 'Goodrest' (also known as Simonds Hall) at 120W–126W Toorak Road was built in 1884 to a design by Walter Buckhurst for his father, property speculator Willam Buckhurst. 'Goodrest' is an ornate Victorian Italianate style two-storey brick (rendered) house with tower. Notable features include the verandah decoration, verandah roof and structure and a high standard of design to the cement rendered surfaces. The render decoration derives from several sources with check key pattern frieze, Byzantine arcading, Victorian vermiculation, rosettes and bunting and Serlian motif windows. A French mansard roof with patterned slates and widow's walk completes the tower.



74–76 Park Street, built in 1885 to a design by Walter Buckhurst, is a pair of two-storey brick (rendered) Victorian Italianate terraces with very fine render work, including foliated panels, urns, acroteria on top of the pediments, parapet balustrade and barley twist columns to the window openings. The cast iron verandah is notable with an 'opera box' bellied balustrade and paired posts.



66 and 68 Park Street, built in 1885–86 to a design by architects Walter Scott, W Buckhurst and Co, are a pair of two-storey brick (rendered) terrace houses that demonstrate typical classical detailing of the Italianate style. The terraces have a balustraded parapet with open triangulated pediments which contain the terraces names in raised letters. The terraces are distinguished by canted bay on the ground floor, key pattern to the iron frieze of the ground floor verandah, unusual use of a baluster balustraded stair to the front verandahs, classical statue (possibly later addition), and acanthus leaves stringcourse work. The cast iron palisade fences are also original.



Millswyn at 1–9 Millswyn Street, built in 1886 to a design by William Salway, is a two-storey asymmetrical Victorian Italianate house with hipped slate roof, bracketed eaves, cast iron verandah and canted and square bays and entry portico off Millswyn Street. The house is distinguished by ornate render work including rustication to the ground floor, engaged pilaster with Ionic capitals to the bay window, ornate string course and emboss work to the chimney breast.



Place
GML image (2021–22)

18 Park Street, built in 1888 to a design by Reed, Henderson and Smart, is a two-storey brick (rendered) terrace house with restrained classical detailing. There is a large triangular pediment (with inscription of build date 1888) and unusual decorative detailing and cast iron work to the verandah. The bellied balustrade and main posts of the palisade front fence are of particular note.



'Ravenswood' at 124 Domain Street, built in 1889 to a design by Joseph Cook, is a two-storey rendered Victorian Italianate house with both incised and applied ornamentation. The house is distinguished by its particularly fine render work and exuberant details that are representative of a high point of the style.



49 and 51 Park Street, built in 1889 to a design by James W Lockwood, is a pair of rendered Italianate terraces that are four storey in total with full basement and mansard attic. Distinguished by intact cast iron front fence, balustrading, verandah and widow walk (number 51), checkerboard marble paths and bluestone steps. Feature ornate plaster work including a balustraded parapet and pediment, and elaborate eave brackets, Italianate chimneys with chimney pots. The pair is important as the first houses built by developer Elias Cunliff in the street with Cunliff living at No.49 until his death in 1919.



30–34 Park Street, built in 1889 to a design by architect Frederick Williams, is a pair of two-storey rendered Italianate terraces with restrained classical detailing to the parapets with rectangular pediments. The pair feature an unusual deep cast iron frieze and corner brackets to the ground floor verandah, showing some influences from Islamic architecture. The terraces intact iron palisade front fences are also notable. The pair have been combined into a single residence in recent years however they still appear as two houses from the street.



Place
GML image (2021–22)

24–28 Park Street, built in 1890 to a design by E S Ovey, is a large elevated asymmetrical double-fronted Victorian Italianate terrace with fine cast iron verandah and retrained parapet with garlands and bow window under the verandah with embossed metal work above the window head.



42–44 Park Street, built in 1890, is a two-storey brick (rendered) asymmetrical Victorian Italianate house with projecting canted bay, balustraded parapet concealing a hipped roof, cast iron verandah, bracketed eaves and cast iron palisade fence.






59, 61 and 63 Park Street, built in 1891 for Charles Coulson, is a row of three two-storey (plus basement) terrace houses that demonstrate typical Italianate detailing with particularly fine iron work to the verandah and elaborate render work to the parapet and pediments utilising classical motifs. Canted bays of the ground floor continue down to basement (similar at numbers 49–51.) Intact iron palisade front fences and marble tiled front paths are also notable.



20–22 Park Street, built in 1891 to a design by architect Phillip A Kennedy, is a two-storey Italianate style brick (rendered) terrace house. What sets it apart is its ornate classical parapet and refined iron work verandahs and gablet with timber finial on the upper level are of particular note. The house retains intact iron palisade front fences over stone plinth.



Place	GML image (2021–22)
<p>54–56 Park Street, built in 1891–92 to a design by architects Bradford and Brian, is an elevated two-storey brick (rendered) Italianate terrace. The house demonstrates typical detailing of the style, with an ornate parapet and with pediment. The house features an unusual central gablet with iron finial to the upper floor and round arched windows and front door surrounds. Highly intact the house retains its cast iron palisade front fence.</p>	
<p>46–48 and 50–52 Park Street, built in 1896 to a design by Frank Stapley, is a substantial pair of brick (rendered) terrace houses built to the front property line with classically detailed façade with engaged fluted pilasters rising through both levels with Ionic capitals and arcaded top verandah, balustraded parapet with urns and garland frieze work below, conceal hipped roofs behind. Extant cast iron gates, and marble paving enhance the overall design.</p>	
<p>36, 38 and 40 Park Street, built in 1899 to a design by Frank Stapley, is a group of three two-storey terrace houses built referencing the American Romanesque style with prominent gable ends and a combination of red brick work with cream brick detail and render with art nouveau influences. Designed as a cohesive whole, the verandahs are supported by thick set columns and arches and balustrades with a lattice design to the ground floor and circles at the upper level. Under the verandah the canted bays and round arched front door surround are more typically Italianate in style.</p>	

Commercial and industrial development




Area 2 is distinguished by several clusters of early commercial development. These include three hotel buildings — the c1853 former South Melbourne Hotel at 2–14 Hope Street (later the Fawkner Club Hotel, assessed as an individual heritage place as part of this Review), the 1854 Botanical Hotel at 161–173 Domain Road (totally rebuilt in 1924) and a 1862 former Hotel at 82–84 Millswyn Street.

The former South Melbourne Hotel (later Fawkner Club Hotel) comprises three distinct built forms: a squarish built form, set back from the street frontages, believed to date from 1855; the 1882 two storey former hotel residence; and the 1882 hotel extension. The 1882 additions are configured in an L-shaped plan, bracketing the southern and western elevations of the original structure. The 1855 building has a partially concealed, hipped slate clad roof. This roof was reconstructed, reusing the existing slates, in 2002. The 1882 buildings have flat roofs and rendered cement surfaces. A party wall delineates the intersection of the two 1882 built forms on the upper level of the southern façade. For further details refer to the individual place citation for the site.

The original two-storey brick hotel building at 82–84 Millswyn Street was built in 1862 and had an interwar façade added in 1936. The interwar façade has an asymmetrical arrangement of window and door openings. The stepped parapet has simple piers along its length. The building is connected to the former ‘Wimmera Bakery’ (78–80 Millswyn Street c1890) by a classically detailed arch. Behind the façade the extant nineteenth-century building remains with corrugated hip roof, double hung sash windows with bluestone sills and Italianate chimney. Although the building is no longer legible as a Victorian private hotel building, an original stables building (at 85 Mason Street) at the rear of the property is important evidence of the former hotel business in this location.

Millswyn Street’s other extant early commercial buildings include: 85–89 Millswyn Street (pre–1896, rebuilt 1928, altered 2000s), 117–121 Millswyn Street (c1870), ‘Wimmera Bakery’, 78–80 Millswyn Street (1890) and 74–76 Millswyn Street (pre–1896). All of these buildings have been converted into residences. Significant places within the area are as below.

Table 11. Significant commercial and industrial buildings from the Victorian period in Area 2.

Place	GML image (2021–22)
<p>82–84 Millswyn Street comprises two structures of different levels of significance: an 1862 building with the 1936 façade fronting Millswyn Street (contributory within HO6) and the attached stables at the rear (also known as 85 Mason Street, significant within HO6). The former stable building is largely intact with feature red face brick walls with contrasting cream and brown brick banding, bluestone foundations, a transverse gable roof with parapeted gable end, masonry eave brackets and original (first floor) or early (ground floor, possible interwar) openings facing Mason Street including timber panelled doors to a ground floor and first floor opening.</p>	 <p>(rear of 82–84 Millswyn Street, also known as 85 Mason Street)</p>
<p>117–121 Millswyn Street, built in 1870, is a two-storey rendered shop and residence with simple Italianate detailing. The building has a hipped roof concealed behind a parapet with moulded cornice. An early splayed corner entry door has been removed and central window along Millswyn Street was altered to create new entry. The c2016 addition visible from rear and side does not diminish legibility of the 1870 building.</p>	
<p>131–133 Domain Road comprises two structures of different levels of significance: an 1881 two-storey corner shop and residence (significant within HO6), and a 1909 house with upper level verandah with elaborate iron work and a central gable detail (contributory within HO6). The Victorian shop and residence has a parapet roof with ashlar render to the ground floor and cement render panels beneath the windows. The first floor has sash windows with timber joinery, moulded label surround and a cornice sill supported by prominent brackets. Originally the building had a splayed entrance, but a new entrance door has since been added. Despite the changes the shop and residence remains highly legible.</p>	

Place
GML image (2021–22)

The former Wimmera Bakery, built in 1890, at 78–80 Millswyn Street is a double-storey rendered brick shop with a parapeted roof, designed in an exuberant Boom style characteristic of architect Norman Hitchcock. The façade is dominated by the elaborate first floor parapet ornamentation which comprises a triangular pediment flanked by consoles, a deep entablature decorated with swags, and a pair of engaged fluted Corinthian columns. The pediment incorporates a panel bearing the date AD 1890, and the words WIMMERA BAKERY appear in render beneath the entablature. The tall, rendered brick chimneys have moulded caps. At ground floor level the building is relatively plain; rendered ornamentation may have been removed. Windows are semi-circular arched timber-framed double-hung sashes. The right-of-way to the south is framed by a Classically detailed arch, an unusual feature. The building featured a verandah in 1896 (MMBW Detailed Plan no 898, 899 and 890).



Community buildings

A Wesleyan Mission Hall was built at 120 Millswyn Street in 1892. Set back from the street at the rear of its block, this simple single-storey red brick building features polychrome brick banding, bluestone foundations and sills, buttresses, a steeply pitched gable roof, projecting front porch with matching gable roof, timber finials, and segmental arched window openings and wall vents. For further details refer to the individual place citation for St Martins Youth Theatre.

Built form: 1901–1918

The Federation period development in the area was predominantly residential (Figure 32).



Figure 32. Diagram showing the locations of the buildings developed between 1901 and 1918 in Area 2.

Residential development

Residential development in Area 2 slowed during the economic depression of the 1890s. However, by the turn of the twentieth century development recommenced. As seen in the early Victorian period of development in this area, this section of HO6 continued to attract a mix of housing types with workers' cottages, villas, substantial terraces and large houses. Regardless of their typology, houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include: a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseille-pattern terra cotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight. Early houses from this period frequently

combined stylistic traits of both the Italianate style and the Queen Anne resulting in hybrid versions of both styles.

Workers' housing

Hope Street, Leopold Street, Mason Street, Millswyn Street and St Martins Lane all have workers houses that date from this period. As with their earlier counterparts, these houses are typically semi-detached, single-storey, with verandahs either across their fronts or recessed to the side, as seen at:

- 26 and 28–30 Hope Street (c1911)
- 46–48 Hope Street (c1907)
- 54–56 Hope Street (c1907)
- 69 and 71 Millswyn Street (c1909)
- 77–79 Millswyn Street (c1909).

Of interest are the pair of houses at 113 and 115 Millswyn Street c1905. Demonstrating characteristics of the transition between Italianate and Queen Anne style these houses, designed by architects Ward and Carleton, are finely detailed with a double gable (separated by party wall) facing the street and hipped slate roof behind with terracotta ridge tiles. The gable end details are unusual with vertical straps of timber (with Gothic detail) in front of rough cast rendered walls. The iron work to the verandah uses a Greek key pattern to its frieze combined with more sinuous (Art Nouveau) corner brackets and turned timber posts. Other transitional workers houses can be seen at:

- 19 Hope Street (c1909)
- 21 Hope Street (c1909)
- 22 and 24 Hope Street (c1909).

Housing the middle classes—villas and substantial terrace houses

During this period the area continued to attract middle and upper-income households who built freestanding villas and substantial terraces along Domain Street, Leopold Street, Mason Street, Park Street and Toorak Road West. More modest examples can be seen at:

- 43–45 Leopold Street (c1902)
- 48–50 Leopold Street (c1913)
- 71–73 Mason Street (c1911)
- 83 Park Street (c1902).

Significant places, listed below, can be found along Domain Road, Park Street and Toorak Road West.

Table 12. Significant 1900–18 houses and flats in Area 2.

Place	GML image (2021–22)
<p>140 Domain Street comprises multiple buildings from various periods (see the section 'Built form: 1849–1901' for further details). A Federation period two-storey house (also known as 111–113 Domain Road), built in 1902 to a design by G B Leith, exists on the Domain Road frontage. It has a transitional design which incorporates the form of a Victorian house but uses Federation period materials. The house features interesting use of terracotta panels under eaves, ripple iron and Greek key pattern, bluestone plinth and cast iron frieze fence.</p> <p>Victorian houses (a two-storey terrace pair and a two-storey house) are also part of the same allotment. Acquired by the Melbourne Grammar School in 1982, three buildings are now part of the school's boarding houses.</p>	
<p>'The Oaks' at 65–67 Park Street was built in 1902 for Elias Cunliff to a design by Frederick Louis Klingender. Built as a 20 room boarding house, or private hotel, the building was extended in 1907, adding a further 12 rooms. The building is distinguished by its colonnaded façade with ornate render work and use of classical motifs including parapet and pediment, engaged fluted columns and balusters to the upper balustrade. The property has a particularly fine iron palisade front fence with substantial piers and original tiled front path.</p>	
<p>21 and 23 Park Street, built in 1905 to a design by Frank Stapley, is a pair of two-storey red brick terrace houses with distinctive art nouveau detailing in the render work of the balconies and basket weave balustrades. Influences of the Federation Romanesque style can be seen in the arches (ground floor) and capitols (first floor) of the verandahs. Overall, the composition is best described as Federation freestyle with double gable roof form with terra cotta tiles and roughcast render set behind timber strap work. The front fences appear original.</p>	
<p>'Dalgety' (originally 'Spilsby' and 'Allonah') at 53–57 Park Street, built in 1906 to a design by Arthur H Fisher for Elias Cunliff, is a substantial pair of two-storey (plus basement) brick unpainted rendered terrace houses that are distinguished by their arcaded façade with fine Art Nouveau relief work and capitals to the columns. Details of note include the bowed sections of the masonry balustrading, and the front fence, with Art Nouveau iron work.</p>	

Place
GML image (2021–22)

30W Toorak Road, built in 1907 to a design by William H Webb, is a substantial Queen Anne red brick house with tiled hip and gable roof. Consistent with the Queen Anne style, the building has a dramatic and picturesque roof composition with terracotta ridge cresting, finials and ribbed red brick chimneys. It features a prominent corner turret (clad in shingles), rendered panels with cement moulded art nouveau detailing and arched openings. It has a high level of intactness and architectural refinement. Historically, the building was built as a house known as the Fawkner Lodge, but operated as a hotel for around two decades in 1980s–90s. In 2006 it was converted back into a residence by Li Cunxin, author of the 2003 bestselling autobiography, *Mao's Last Dancer*.



88W Toorak Road is a two-storey house built in 1910 to a design by architect C E Crawford. It has an unusual design incorporating a number of interesting details such as the return verandah with timber key hole balustrade, flat horseshoe-arched brick verandah colonnade, rendered detailing and timber verandah valence. Other key features include the early fence, and rectangular projecting bay to the street frontage. It has a flat roofed 'pop top' addition which is not readily visible when viewed from street level.



'St Arnaud' at 93–103 Park Street incorporates a 1912 former house and a 1916 guesthouse, combined by 1920. The three-storey building is distinguished by its symmetrical façade with two street-facing gables either side of a central entrance with oriel windows above. Front section of roof is slate, rear corrugated metal with wings either side of a central court yard. The building has an unusual mix of almost Old English influences combined with Federation period Arts and Crafts style. Rendered unadorned balcony balustrades with small square holes punched in it. Both buildings are simply detailed which is unusual in Federation build date. The building was used as a boarding house until 2016.



'Mayfair' at 19 Park Street was built in 1913–14 for Elias Cunliff. Positioned on a narrow site this five-storey building is believed to be one of the earliest purpose-built blocks of flats in the City of Melbourne. Austere in its detailing with simple bow fronted, masonry balconies, its significance is enhanced by its early build date, its typology, its height and its status as the precursor for much flat development within HO6.






- 86–88 Mason Street (1938)
- 87–89 Mason Street (1940)
- 62 Park Street (1934).

Buildings dating from this period are representative of a variety of architectural styles.

Arts and Craft

Among the earliest flats built in Area 2 are the interwar Arts and Crafts inspired blocks. These buildings are characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. Significant places in this area are as follows.

Table 13. Significant places with Arts and Crafts style influences in Area 2.

Place	GML image (2021–22)
<p>76W–78W and 80W Toorak Road, built in 1918, are a semi-detached pair of two-storey houses with gable terracotta tiled roofs. Notable elements include roughcast render, timber shingles, timber framed windows with leadlight glazing, projecting bay window and steep narrow chimneys, all of which are highly intact.</p>	
<p>'Ballynagarde' Flats at 146 Domain Street, built in 1920, is a two-storey brick block of flats displaying some elements influenced by Art Nouveau style including the lettering to pediment. It is one of the earliest flats built in HO6.</p>	
<p>'Kilmeny' at 105–107 Park Street, built in 1923, is a three-storey block of six flats of rendered brick construction. The building has symmetrical façade of two main gables either side of the entrance with projecting smaller gables at the building's edges. The building features canted bays at the ground level with canted balconies above and retains timber framed windows with diamond shaped mullions to upper panes. Extant low brick front wall is also early.</p>	

Place
GML image (2021–22)

'The Greylings' at 115–117 Park Street, built in 1921 to a design by Peck and Kemper, is a two-storey block of flats featuring brick and render (smooth and roughcast) detailing. The façade is symmetrically arranged with a central entrance with pediment rising above the roof line and building name embossed in raised letters. Deep projecting balconies are on either side of the entrance supported by clinker brick pillars that rise through both levels to support a flat roof with projecting eave. The building also features a flat parapet with plain cornice with equally spaced modillions (blocks) below concealing a hipped roof clad in corrugated iron. The block retains rough cast rendered wall and piers. Extant chimneys, window and door joinery appear original.




'Wilton House' at 120–122 Park Street, built in 1921 to a design by Stephenson and Meldrum, is a two-storey rough cast rendered block of flats. The building has hipped terracotta tiled roof and exposed rafter ends, recessed balconies with bow fronts at upper level. The building retains diamond leadlight to projecting window above entry supported on concrete brackets, and render name plate above the front door. Along the lane to the north of the building, the bluestone foundations suggest the building was built on foundations of a Victorian house.



Old English

The interwar Old English Revival style is seen in different expressions throughout Area 2, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Of particular note are the houses at 62 Park Street and ‘Cheselden’ at 60–68 Leopold Street. Significant places in this area are as follows.

Table 14. Significant places with Old English style influences in Area 2.

Place	GML image (2021–22)
<p>Built in 1934 to a design by architects Twentymann and Askew, 62 Park Street is finely detailed with contrasting brown and cream brick walls, tapestry brick detailing to its projecting parapeted gable and crow stepped gable end along its northern boundary. The overall design is enhanced by the flight of entry steps and pillars from street level.</p>	
<p>‘Cheselden’ at 60–68 Leopold Street is a fine example of an Old English Revival style blocks of flats built in 1934 to a design by architect H D Berry. It is a substantial block of 8 flats distinguished by its asymmetrical form around a central entry court, fine clinker brick detailing and corbelling, diamond pattern leadlights and prominent chimney breasts.</p>	




Other examples of the style include:

- 25 Leopold Street
- 27–31 Leopold Street
- 69–75 Leopold Street
- 70–74 Leopold Street
- 87–89 Mason Street
- 64 Park Street
- 90–92 Hope Street.

Moderne

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are as follows.

Table 15. Significant places with Moderne style influences in Area 2.

Place	GML image (2021–22)
<p>'Taurea' at 90W–92W Toorak Road, built in 1936 to a design by Gawler and Drummond, is a three-storey block of flats with open curved balconies, steel framed windows, Art Deco inspired vertical relief work in the render at the building's edges and a vertical emphasis to its entry.</p>	
<p>'Camden' at 11–15 Park Street, built in 1937, is a three-storey block of flats with a decorative stepped parapet influenced by Art Deco style. The façade incorporates a sophisticated use of recessed bands of panels that wrap the buildings' curved corners. The entrance bay features a vertical stair window of glass bricks. The buildings monochromatic palette is further enlivened by the use of thin tapestry bricks around the entrance. It retains its steel framed windows (some with curved corners), metal name plate 'Camden' over the main entrance, front entrance door with decorative metal screen, original light fitting above the entrance door and low brick fence.</p>	
<p>Built in 1938 to a design by architect Bernard Evans, 12–14 Park Street is a two-storey block of Moderne flats with distinctive balconies with curved corners and raised horizontal banding in the brick work. Balcony floors are of cantilevered concrete. A straight parapet (also with brick banding) conceals a hipped tiled roof. Timber-framed windows with horizontal glazing bars appear original as does leadlight pane to stairwell. Extant very low front brick fence.</p>	

Place
GML image (2021–22)

Built in 1938 to a design by architect Bernard Evans, 16 Park Street is a narrow two-storey maisonette designed in the Moderne style. Strong horizontal emphasis with banding of different colour brick work, horizontal glazing bars, corner timber-framed windows, flat parapet concealing hipped roof, distinctive porthole windows to street façade.



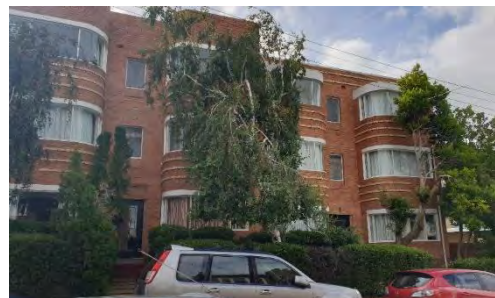
112W–116W Toorak Road is a 1938 block of three-storey flats at the corner of Toorak Road and Leopold Street. Notable features include the original fence, prominent chimneys and parapets with intricate brick detailing, curved corner, and intact timber window joineries. Other important detailing include the high quality brickwork that uses a combination of clinker, cream and thin manganese bricks, render bands, and etched glazing. The entrance is demarcated by a thin vertical window that rises through the stair well behind and counter balances the overall horizontal emphasis of the building.



'Montgomery' at 106W–110W Toorak Road was built in 1939 to a design by architects March and Michaelson. It has a symmetric façade with a central bay featuring vertical band of glazing. Notable elements include the original fence with planters, unusual banded brickwork with cream, brown and orange bricks, render bands, Juliet balcony and rendered entrance architrave on top of which sits the building's name plate 'Montgomery'. Changes include the glazing of the balconies openings however this does not dramatically alter the building's overall appearance and is reversible. Overall the building retains high integrity.



'Louvain' at 14–24 Leopold Street, built in 1939, is a highly intact three-storey block of flats with a modulated façade of sheer walls of face brickwork with contrasting horizontal bands, curved corners and glazing and a straight parapet.



The Moderne style is also seen to different degrees in other blocks of flats throughout the precinct. These include:


- 127–129 Domain Road
- 143–151 Domain Road
- 11–17 Leopold Street
- 52–56 Leopold Street
- 86–88 Millswyn Street

- 92–96 Millswyn Street
- 103–107 Millswyn Street
- 106 Millswyn Street
- 108 Millswyn Street
- 29–35 Park Street
- 45–47 Park Street
- 109–113 Park Street.

International

Of note is ‘St Anne’s’ at 1–9 Park Street, influenced by Modernist style architecture. The design influenced by International style placed great emphasis on industrial materials such as reinforced concrete, metal and glass and in the honest use of such materials emphasising clean lines and minimal ornamentation. Significant places in this area are as follows.


Table 16. Significant places with International style influences in Area 2.

Place	GML image (2021–22)
<p>‘St Anne’s’ at 1–9 Park Street was built in 1937 to a design by JH Esmond Dormey. This three-storey block of six interwar flats shows some characteristics of the International style. The influence can be seen in its sophisticated layering of wall planes with the horizontal emphasised by rendered balconies, steel window frames and steel balustrades and the vertical by its chimney stacks and entrance which incorporates vertical glazing and terminates above the roof line. The whole ensemble is given an ocean liner quality through its multiple roof heights with the strong geometry softened by rounded corners.</p>	

Medieval Revival

Two substantial Medieval Revival style blocks of flats are also significant in HO6, as below.

Table 17. Significant places with Medieval Revival style influences in Area 2.


Place	GML image (2021–22)
<p>‘St Margaret’s’, 100W–104W Toorak Road, on the opposite corner of Park Street from St Anne’s at 1–9 Park Street, is a substantial three-storey block of cream brick flats built in 1937 to a design by architects Scarsborough, Robertson and Love. The block has a steeply pitched hipped roof and is built as two blocks facing Toorak Road and Park Street respectively, joined by a round tower with copper turret at its corner. The overall effect is one of a French Chateau.</p>	

Place	GML image (2021–22)
<p>124–126 Millswyn Street, a block of three-storey flats built in 1939, features a similar treatment to ‘St Margaret’s’, with circular stairwell and copper turret roof form.</p>	

Georgian Revival

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. Significant places in this area are as follows.


Table 18. Significant places with Georgian Revival style influences in Area 2.

Place	GML image (2021–22)
<p>58W and 60W Toorak Road are a pair of three-storey blocks of flats built in 1940. The buildings are distinguished by their restrained palette of materials and symmetrical form with hipped tiled roof, regular pattern of multi-paned sash windows and mild steel balustrades.</p>	

Eclectic Examples

Within this area, two houses in Domain Street are of interest for their demonstration of the evolving and eclectic character of the area. 66 Domain Street was originally built as a Victorian era villa and had an interwar Spanish Mission influenced façade added in the 1930s. Its neighbour at 60–64 Domain Street has a typical 1930s façade with rendered walls, tapestry brick features and distinctive curved corner. However, its slate roof, terracotta ridge tiles, exposed rafter ends, and slab topped chimney with terracotta chimney pots all suggest an earlier build date. Significant place in this area is as follows.

Table 19. Significant places of eclectic designs in Area 2.

Place	GML image (2021–22)
<p>'St Ronans', 16–18 and 20 Millswyn Street is a three-storey orange brick block of flats built in 1939. It displays an eclectic mix of classical motifs including a pedimented entry porch supported on Corinthian columns, gothic arches to its recessed verandahs, concrete balusters, quoining to the brickworks and a castellated top to the stairwell.</p>	

Commercial and industrial development

The shopping strip at the corner of Domain Road and Park Street was extensively redeveloped during the interwar period. Several of the interwar shops (including those renovated in the interwar period) in Domain Road remain at numbers 175–177, 179–181, 183 and 185–189. These shops are all two storey, rendered brick buildings with roofs concealed behind parapets. Responding to the layout of the tram tracks at the corner of Domain Road and Park Street, the row of shops has been designed to curve around the corner. The 1854 Botanical Hotel at 161–173 Domain Road was totally rebuilt in 1924. One significant place exists in this area.

Table 20. Significant commercial place from 1918–45 in Area 2.

Place	GML image (2021–22)
<p>The former Botanical Hotel building at 161–173 Domain Road was built in 1924 by proprietor and builder John Robert Daley and replaced an earlier hotel of the same name. It is a three-storey rendered masonry building whose principal façade is divided into three bays that are separated by large pilasters with vestigial capitals that rise through each level, terminating above the roof line. Recessed balconies sit between the pilasters with the words 'Botanical Hotel' embossed on the second-floor masonry balustrade. The Botanical Hotel remains in operation and now occupies the adjacent 1975 single-storey building. The 1924 building houses a restaurant on the ground floor and apartments above.</p>	

A motor garage was built in Area 2 at 25–27 St Martins Lane (1921) and is a single-storey brick building that extends through to Randall Place. The building features a simple stepped parapet with capping and

pilasters. A central double width entrance is fitted with doors of vertical timber boards and appears early or original). To the west of these doors is a timber-framed tripartite window, and to the east two small timber framed square windows. Signage painted directly onto the eastern wall of the garage reads: 'Motor Engineers Panel Beating'. Behind the façade the building has been converted into a residence.

The single-storey former warehouse building at 24–32 St Martins Lane was built in 1930. The building has a narrow rectangular form that extends from St Martins Lane to St Martins Place. Its principal façade, fronting St Martins Lane, is painted brick and has a symmetrical composition accentuated by a stepped parapet. Since 1978, the building has been owned by the Victorian Government, as part of the St Martin's Theatre complex. For further details refer to the individual place citation for St Martins Youth Theatre.

Community buildings

The Melbourne Little Theatre Co was established in 1934 and renamed St Martins Theatre Company in 1962. Since its inception, the company has occupied the site at 44 St Martins Lane. In c1951 it acquired the Methodist Church Hall at 120 Millswyn Street to use as rehearsal space. In 1968 it acquired the former warehouse at 24–32 St Martins Lane as additional rehearsal space.

In 1977 the Victorian Government purchased the subject sites and in 1979 it was reserved for use as a youth arts centre (VGG 1979:1556). St Martins Youth Arts Centre opened in 1982. For further details refer to the individual place citation for St Martins Youth Theatre.

Built form: 1945 onwards

The development from 1945 to the 1970s (Figure 34) in the area was predominantly residential.

Small number of more recent (post-1980) examples are scattered around Area 2.




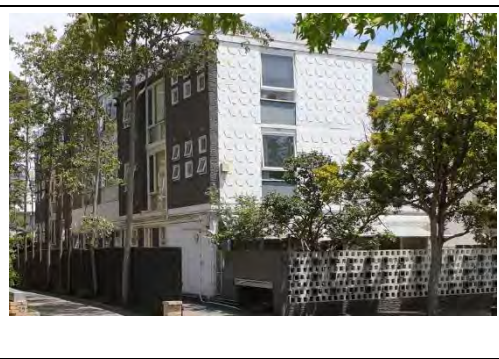

Figure 34. Diagram showing the locations of the extant buildings developed from 1945 to the 1970s in Area 2.

Residential development

Residential development from 1945 to the 1970s consisted primarily of blocks of walk-up flats. The majority of these blocks of flats were built along Millswyn Street (numbers 31–37, 53–59, 61–67, 98–100, 102–104, 123–131). Two blocks were built in Park Street (numbers 37–41 and 69–77) and one block at 35–37 Hope Street. These blocks of flats all display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. Limited to three or four storeys, the earliest of these postwar blocks of flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs (123–131 Millswyn Street, 37–41 Park Street, 69–77 Park Street). Later versions were more commonly built from brown brick with

contrasting rendered trim (61–67 Millswyn Street, 98–100 Millswyn Street, 35–37 Hope Street). Balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis — a system of columns or piers that lifted the building above the ground giving access underneath (61–67 Millswyn Street, 35–37 Hope Street). Significant places in this area are as follows.

Table 21. Significant places built from 1945 to the 1970s in Area 2.

Place	GML image (2021–22)
<p>'Ravendene' at 209–211 Domain Road, built in 1950 to a design by architects Bernard Evans & Associates, is a three-storey cream clinker brick block of flats. This block of flats sits on a long narrow allotment and has been built on an angle with projecting living rooms to capture northern light. The principal façade features three large window walls and cantilevered concrete balconies with simple vertical iron balustrade. A slender cornice with angled brick dentils sits below a straight parapet. Entry to the building is via a curved stairwell and walkway along its western elevation. The c1918 red brick fence with buttresses built for Raveloe exists on the eastern boundary of Ravendene.</p>	
<p>31–37 Millswyn Street, built in 1962 to a design by Michael Feldhagen, is a three-storey block of 12 flats. The front façade of the building is clad in precast concrete panels with a distinctive 'fish scale' pattern, that wraps around the building at ground level with rock faced slim concrete bricks above. The building is further distinguished by an unusual fenestration pattern along its northern elevation with 12 small square openings and floor to ceiling windows elsewhere. The high breeze block front wall appears original.</p>	
<p>69–77 Park Street built in c1962: A highly intact three-storey cream brick block of flats built in the postwar Modernist style with large window walls of glass facing north, east and south. Under-building parking is provided to the rear of the block due to the slope of the site with the carpark ventilated by grey concrete breezeblocks. The north elevation has cantilevered balconies with iron mess balustrades (possibly original) while the south elevation features external walkways (hotel style) to gain access to individual flats. These walkways also retain their original metal balustrading. A canopied walkway to the entrance along the northern elevation appears original and is supported on breeze block at its western end. The low rubble front wall may be original or early.</p>	

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. 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. For further details refer to the individual place citation.

5.5 HO6 AREA 3

STREET ADDRESS 221–223 Domain Road, 1–67 and 2–66 Marne Street, and 128W–130W Toorak Road, South Yarra

PROPERTY ID Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

HERITAGE INVENTORY Refer to schedule

HERITAGE OVERLAY HO6 South Yarra Precinct

PLACE TYPE Heritage Precinct

MAJOR CONSTRUCTION PHASE 1849 onwards

PERIOD OF DEVELOPMENT Victorian
Federation
Interwar
Postwar

ASSOCIATION WITH BUILDER OR ARCHITECT Refer to history

OVERVIEW

Area 3 covers Crown Allotment 19, purchased by Thomas B Payne, a financier and land speculator. Area 3 is distinguished for its collection of mostly interwar houses and a high number of architecturally designed, mostly interwar, luxury blocks of flats. Originally part of the Maritimo estate, which was first subdivided in 1912, the area saw intensive development during the interwar period. In this way the area is unique within the development pattern of the broader precinct in that it was developed over a short period of time as the result of the subdivision of one of the original Crown allotments (Crown Allotment 19). Extant flats and houses constructed in Marne Street were predominantly completed in the period 1928–40. The intact streetscape includes representative examples of almost every interwar architectural style and of the work of some of Melbourne’s most prominent architects practising in the period. Some postwar development in the subject precinct also occurred after 1940.

The area sits opposite Fawkner Park (VHR H2361). The extent of Area 3 and other heritage places outside HO6 are shown below.

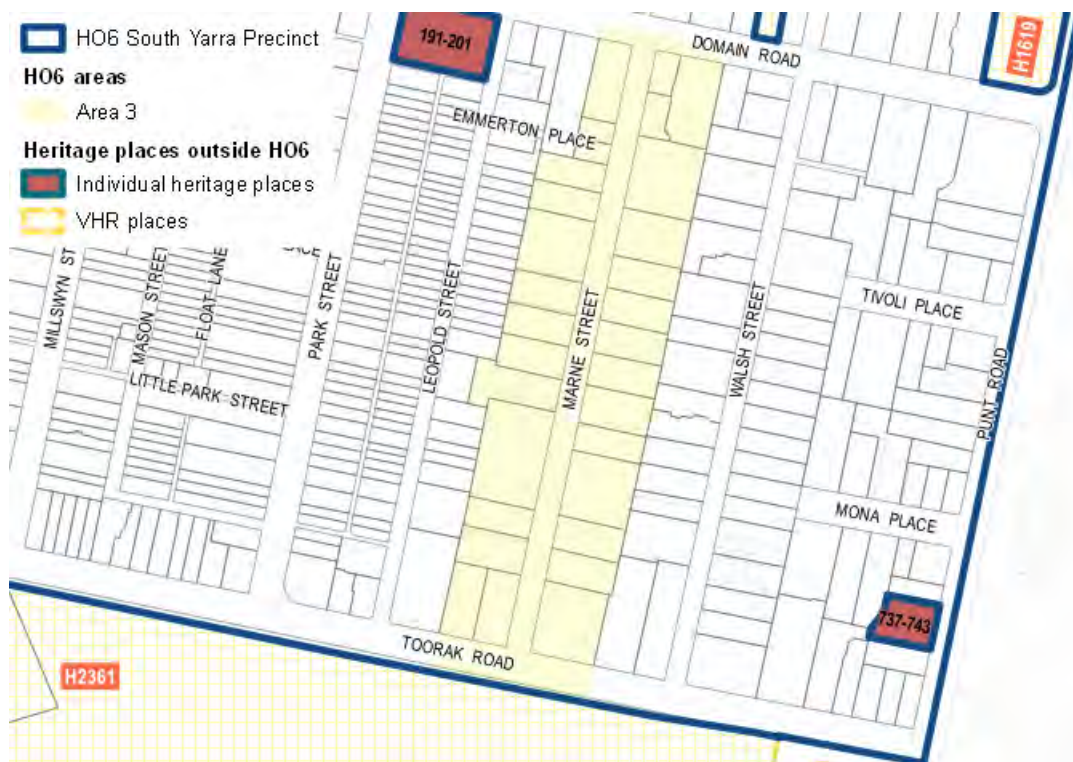


Figure 35. Plan showing Area 3. Note the the VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 3.

AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 3 is located on Crown Allotment 19 of the Parish of South Melbourne (Figure 36).



Figure 36. Detail from the parish plan showing Area 3 covering part of the Crown Allotments 19 and 18. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

Development: 1849–1901

Thomas Budds Payne, financier and land speculator, purchased Crown Allotment 19, 9½ acres, in 1849 and built 'Maritimo' in 1850 (Figure 37) (National Trust 1998; Colman 1972:11). The house was replaced by a mansion built in 1865 to a design by architect Charles Webb (Lewis 2015:8). No further building work was carried out in the nineteenth century (Figure 37). Payne died in 1897 and the estate remained within the Payne family.

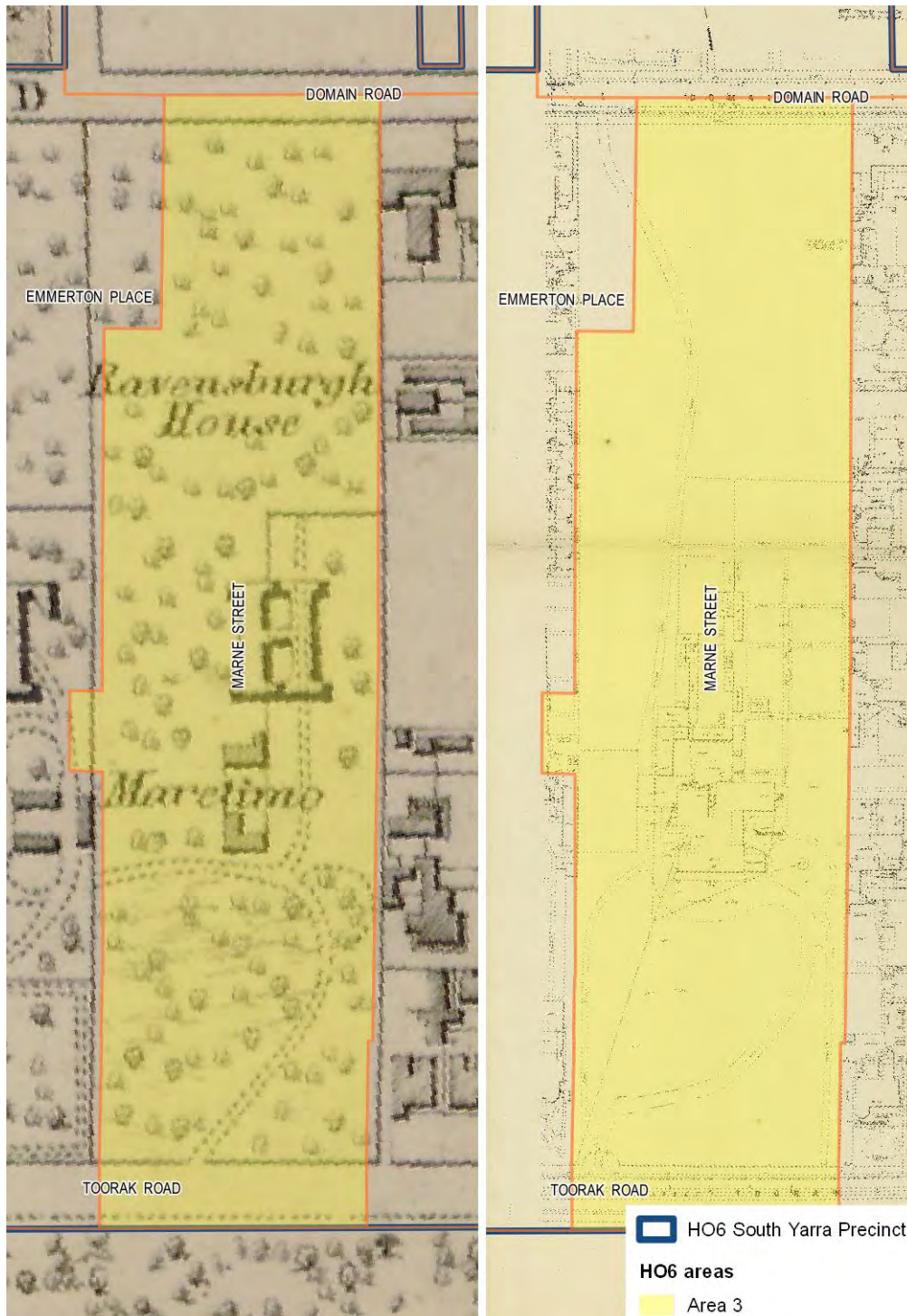


Figure 37. Showing development in Area 3 by 1855. Maritimo occupied Crown Allotment 19 without further subdivision until the turn of the century. (Source: Kearney 1855, State Library Victoria: Victorian county maps with GML overlay)

Figure 38. Extract of MMBW Detail Plan No 899 and 900, showing development in part of the subject precinct (Crown Section 19) by 1896. Note the original Crown Allotment was retained throughout the land boom period of the 1880s, while surrounding allotments were subdivided for residential development. (Source: State Library Victoria with GML overlay)

Development: 1901–1945

Few changes occurred on Crown Allotment 19 in the early twentieth century until the 1912 subdivision of the northern portion. Prior to the land sale, in 1908, a house was built in Domain Road for Emily Payne.

Designed by architects Klingender & Alsop, this house is extant at 221–223 Domain Road (Allom Lovell 1999:np).

The Maritimo Estate, the northern part of the ‘Maritimo’ property, was subdivided by 1912 into allotments with frontages to Domain Road and new street named Marne Street. One of the first residences planned for the estate was that belonging to Charles Fairburn who, in 1912, proposed to build a townhouse on the Domain Road hill (*Australasian*, 5 October 1912:46). Other allotments on the estate were advertised for sale in 1916 (*Argus*, 20 June 1916:22).

Due to the outbreak of World War I (1914–18), only limited development occurred in the subdivision, with two blocks of flats built by 1920:

- The ‘Garden Court’ flats at 61–67 Marne Street, built in 1918, are likely the first flats to have been constructed in the subject precinct. Garden Court was designed by architect Joseph Plottel, who invited tenders for the erection and completion of residential flats in Domain Road and Marne Street, South Yarra, in 1917 (*Argus*, 22 September 1917:5; Gould 1984:np).
- The ‘Mayfair’ flats (since demolished) at 43–53 Marne Street, with communal dining rooms, were built c1919 to a design by architect Edwin J Ruck (*Table Talk*, 14 August 1919:29; RPA 1919:52, as cited in Lewis 2011 record no 12985; Sawyer 1982:67).

These two pre–1920 flats built in Area 3 were among the earliest blocks of flats built in the City of Melbourne (O’Hanlon 2008). The City of Melbourne rate books did not list flats as separate entities until 1925, in which year 18 blocks were listed, all in the Albert Ward, which covered South Yarra. Of these, only two, ‘Amesbury House’ in Domain Road (in Area 4) and ‘Mayfair’ in Marne Street were named (O’Hanlon 193).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984).

Following this trend, the subject precinct was intensively developed with blocks of flats in the 1930s after additional allotments were made available on the Maritimo Estate in 1928.

After Thomas Payne’s son, John Frederick William Payne, died in 1928, at the express wish of his will the ‘Maritimo’ mansion was demolished (*Argus*, 10 July 1928:7). The land was subsequently subdivided to form an extension of the Maritimo Estate, with 24 lots fronting Toorak Road and Marne Street, the latter of which was extended in 1928 through the southern end of the Maritimo Estate to connect with Toorak Road (*Herald*, 3 July 1928:1).

A number of residences, many of them luxury flats, were subsequently constructed on the allotments. By 1933, Marne Street featured ‘more flats than any street of its length in the suburbs’. A newspaper report of the day maintained that the later start of flat construction in Marne Street had ‘saved it from having any of the earlier types of flats’ (*Herald*, 29 November 1933:26). By 1938, architect Robert B Hamilton noted that there was a demand for flats in the South Yarra area ‘which provide accommodation for more affluent residents’ (cited in Sawyer 1982:68).

Marne Street was almost fully developed during the interwar period. The extant buildings include the following, listed in chronological order.

- The ‘Hove’ flats at 6 Marne Street were built in 1929 to a design by architect Frank Stapley, and another block of flats was constructed at 24–26 Marne Street in the same year (Gould 1984:np).
- ‘Marne Court’ at 40–42 Marne Street, a three-storey block of ‘medium-sized flats was built in 1929–30 (Figure 39). The building was equipped with modern labour-saving devices with garages at the

rear. Designed by architect Gordon J Sutherland, special attention was given to sound and fire proofing through the building of concrete floors (*Herald*, 12 February 1930:13).

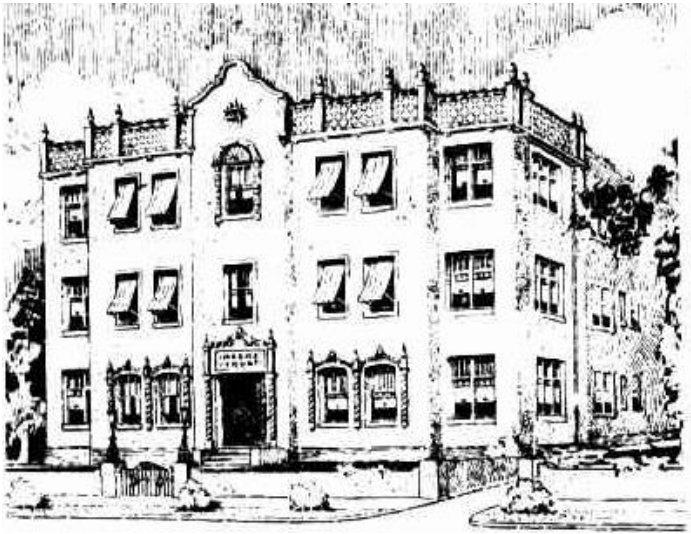


Figure 39. 'Marne Court', 40–42 Marne Street, 1930. (Source: *Herald*, 12 February 1930:13)

- A block of six self-contained flats, named 'Maritimo' at 1 Marne Street (Figure 40), was constructed in 1930 to a design by architect Edward F Billson, who lived in Marne Street for some years (Gould 1984:np). According to a newspaper report of the day, among the notable characteristics of the flats were the use of balconies and a raised flower bed against the building, which had been employed with the object of obtaining a contrast of colour. Soundproof, fire resisting construction was used throughout in the flats, with floors and stairways being constructed of hollow concrete blocks. Floors were made of Australian hardwood, while the floors of the balconies and bathrooms were finished with terrazzo (*Herald*, 21 May 1930:13). Another three flats were added to the complex in 1958 (Gould 1984:np).



Figure 40. 'Maritimo' flats, 1 Marne Street, 1930. (Source: *Herald*, 21 May 1930:13)

- The 'Mandeville' block of six flats at 35–37 Marne Street were constructed in 1932 (Gould 1984:np).

- The 'Manalto' block of six flats at 31–33 Marne Street, designed by architect Edward F Billson, was constructed in 1933–34 (Figure 41). Typifying what was described at the time as the 'higher standard of flat architecture in Melbourne', the flat block was notable for its lack of ornamentation, instead relying on 'skilful treatment of the brickwork' to provide visual interest. The design, incorporating many labour-saving and space-saving devices, retained two existing large trees at the front of the property (*Argus*, 8 February 1934:6 and 24 May 1934:13; Gould 1985:np).



Figure 41. 'Manalto' flats, 31–33 Marne Street, 1934. (Source: *Argus*, 24 May 1934:13)

- The 'Cromer' at 20–22 Marne Street, a block of four self-contained flats, was built in 1933, to a design by architect Leslie J W Reed. The block comprised flats of two large bedrooms, lounge, dining room, kitchen, bathroom, and a large balcony or porch. External walls were of clinker bricks with cream cement trimmings and flower boxes (*Herald*, 29 November 1933:26).
- 'Moore Abbey' at 50–56 Marne Street was built in 1933 as a two-storey block of six large flats designed in a horseshoe shape around a central courtyard. Designed by architect Robert B Hamilton, the block was constructed by master builders Garrett and Bryant (*Argus*, 19 October 1933:11).
- 'Balmoral' flats at 28–30 Marne Street were also built in 1933 for James Chalk (MBAI).
- Another block of two flats was constructed in 1933 by H J Owen in Marne Street to a design by architects Scott-Williams and Cockrell. Built of brick and roughcast, reinforced soundproof floors were installed. The garden was designed by Edna Walling (*Herald*, 22 November 1933:20). Because the flats were owned by Mary Scott-Williams in 1934, these flats are likely the 'Oakhurst' flats at 7–9 Marne Street (Figure 42) (Gould 1984:np).



Figure 42. 'Oakhurst' flats, 7–9 Marne Street, 1933. (Source: *Herald*, 22 November 1933:20)

- The 'Abergam' flats at 128W–130W Toorak Road were built c1935 to a design by architect Edward Billson (*Argus*, 7 December 1935:18; CoM building application record).
- Maisonettes at 55 and 57–59 Marne Street were built c1936 for Sir George Dalziel Kelly, pastoralist and company director, who owned the properties, where he lived for some periods of time, from 1936 until his death in 1953 (*Age*, 10 July 1936:14; *Age*, 15 June 1953:7).
- In 1939, a block of 12 Georgian style flats, designed by architect Frank Moriarty, were built in Marne Street (*Age*, 18 July 1939, as cited in Lewis 2011 record no 1709).
- In the same year, the imposing 'Yarralumla' brick flats, designed by architects Scarborough Robertson and Love, were built at 2–4 Marne Street and 138–140 Toorak Road (Gould 1985:np; Lewis 2015:9).
- The 'Marnot' flats at 32–34 Marne Street were constructed in 1939–40 (*Argus*, 6 January 1940:18).
- In 1939, the 'Marne Close' flats (Figure 43) at 12–18 Marne Street were built (Gould 1984:np). The 'imposing modern building' was designed by architect L L W Readand constructed by the General Construction Co Ltd of Queen Street, Melbourne (*Herald*, 13 December 1939:14).



Figure 43. 'Marne Close' flats, 12–18 Marne Street, 1939. (Source: *Herald*, 13 December 1939:14)

- The 'Arlington' flats at 58–62 Marne Street were built in 1940 (MBAI; S&Mc 1940 and 1945).
- 'Castle Towers' flats at 11–21 Marne Street was designed by architect Arthur Plaisted and built in 1940–41 (O'Hanlon 248; Gould 1984:np). Colonial Mutual Life purchased the Castle Towers in 1946. With 40 units over five floors, Castle Towers was one of the largest blocks of flats erected in Melbourne. Its construction caused considerable controversy, resulting in lowering the height limit of buildings through the City Building Regulations (*Construction*, 25 August 1943:2). Architect

Christopher Cowper resided at 'Castle Towers' in Marne Street until his death in 1953 (*Age*, 12 May 1953:2).

By 1940, the City of Melbourne rate books listed several blocks of flats in South Yarra, by which time, Marne Street was dominated by flats (O'Hanlon 194–95). A number of houses were also constructed in Marne Street from 1929, including 'Two Birches' for Mrs C R Fenner, a large 'English type home' designed by architect Leslie M Perrott, built at 27–29 Marne Street in 1929; 'Wyalla' at 3–5 Marne Street in 1930, designed by architect W and R Butler and Martin; and a two-storey duplex at 8–10 Marne Street, designed by A McMillan and built in 1936 (Gould 1984:np; *Royal Victorian Institute of Architects Journal*, March 1932: 7–8, as cited in Lewis 2011 record no 28292; Grow, record no 1311; *Herald*, 16 October 1929:15).

The virtual cessation of residential building, including the building of flats, after wartime controls were instituted in 1941, led to a reluctance by investors to commit funds to rental properties.

Development: 1945 onwards

After World War II, limited development occurred in Area 3, including a block of flats at 51–53 Marne Street as well as a refined 1960 block at 36–38 Marne Street, designed by émigré architect Anatol Kagan (CoM building application record). Other postwar changes made to the subject precinct included the removal of street tree plantings of poplar trees and pom-pom and box shrubs from Marne Street as part of a council beautification program in 1950. The trees were replaced with prunus and evergreen shrubs (*Herald*, 5 July 1950:3).

More recent developments were carried out during or after the 1990s at 23–25, 39–45 and 44–48 Marne Street, replacing interwar properties.

AREA DESCRIPTION

Urban character

Area 3 includes the entirety of Marne Street (1–67 and 6–66) and 209–211 and 221–223 Domain Road and 128W–130W and 138W–144 W Toorak Road. The principal period of development for the area was between 1912 and 1940 resulting in one of the finest and most consistent streetscapes of interwar flats in the city of Melbourne and broader metropolitan area.

Area 3 comprises primarily two and three-storey architect designed houses and luxury flats dating from the interwar period. It is the most intact and consistent streetscape within the broader HO6 area with minimal recent or intrusive development.

The precinct developed in two main phases. Residences, including flats, were built in the northern portion of Marne Street in 1912–19 when part of the Maritimo Estate was subdivided in 1912. Later, flats and houses were constructed along the remainder of Marne Street in the period 1928–1940 after allotments at the southern end of Marne Street were subdivided in 1928. Some postwar development in the area also occurred after 1940. Marne Street is lined with a mix of evergreen and deciduous trees planted in narrow grass verges. The gutters and kerbs are bluestone with many of the concrete crossovers ruled into small squares. Footpaths are concrete.

Built form: 1901–1945

Marne Street and the intersections with Domain Road and Toorak Road were almost fully developed by the end of World War II. Marne Street retains highly consistent interwar streetscape with two early twentieth century examples in the northern end (Figure 44).

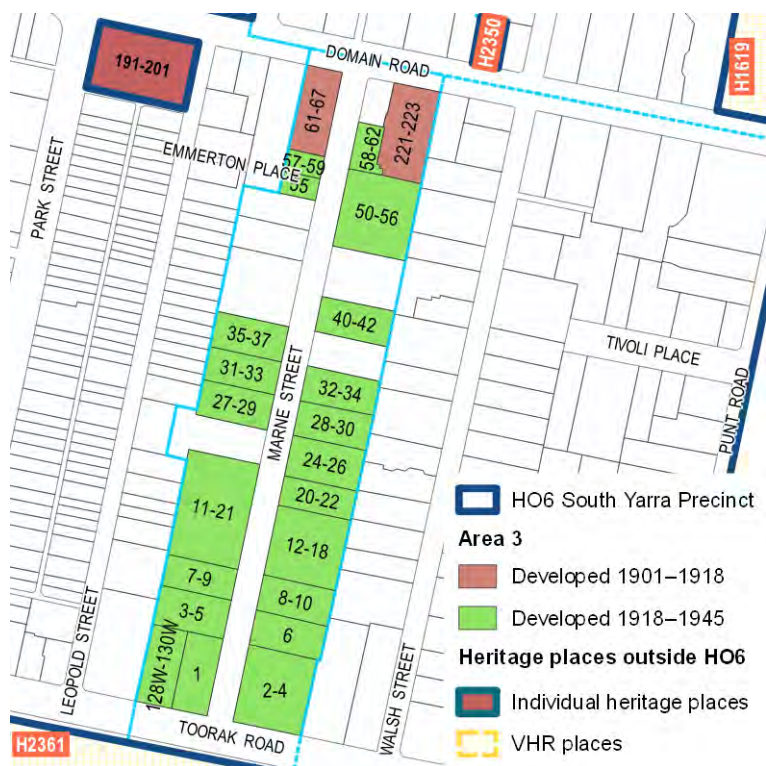



Figure 44. Diagram showing the locations of the buildings developed between 1901 and 1945 in Area 3.

The 'Maritimo' Estate was developed from 1850 for financier and land speculator Thomas Budds Payne. The northern part of the 'Maritimo' property was subdivided by 1912 into allotments with frontages to Domain Road and a new street formed named Marne Street. Prior to this land sale, in 1908, a house


was built in Domain Road on the 'Maritimo' property for Emily Payne. Designed by architects Klingender & Alsop, this house is extant at 221–223 Domain Road (Allom Lovell 1999:np).

Table 22. Significant pre-World War I house in Area 3.

Place	GML image (2021–22)
<p>221–223 Domain Road was built in 1908 to a design by Klingender and Alsop. This substantial two-storey 23-roomed house, which predates the subdivision of the Maritimo Estate, was built for Emily Payne, Thomas Budds Payne's daughter. Featuring rendered walls and a hipped tiled roof with exposed rafter ends, the house displays characteristics of the Arts and Crafts movement and emphasises picturesque massing combined with more traditional detailing found in earlier Italianate houses, such as canted bay windows and vertically proportioned double hung sash windows.</p>	

Following the subdivision of the northern portion of the Maritimo Estate in 1912, part of Marne Street was formed, terminating at the rear of Payne's 1865 mansion. The only surviving building from this early subdivision is the block of flats at 61–67 Marne Street on the north-western corner of Domain Road.

Table 23. Significant pre-1928 block of flats in Area 3.

Place	GML image (2021–22)
<p>Built in 1918 to a design by Joseph Plotel, 'Garden Court', 61–67 Marne Street, is a highly intact substantial red brick block of flats. The block has a terracotta tiled hip and gable roof. It is sited to take advantage of its corner position, being built to the property line along Domain Road and Marne Street and with a large entry court formed off Marne Street. Notable features include the arcaded verandah, parapet gable ends with feature circular motifs (of which some are glazed), canted oriel bay windows that overhang the street, bullnose brickwork, and corniced chimneys with terracotta pots. The brick front fence along Marne Street and mild steel entrance gates appears original or early. Also of interest is the high brick wall with buttresses built along the western boundary of the property (also refer to 'Ravendene' at 209–211 Domain Road in Area 2).</p>	

Other extant buildings in Area 3 were built following the demolition of the Maritimo mansion in 1928 and subsequent extension of Marne Street.

Designed by many of the most prominent architectural firms practising at the time, the interwar residences and luxury flats of this area showcase the diversity of architectural styles popular during the interwar period and are some of the finest representative examples of their typology in the City of Melbourne.

It is important to note that the application of stylistic typologies to describe buildings can be limited, with many architects and designers calling upon numerous influences when designing a building. It is very unusual for one individual building to be a 'pure' representation of a type, with most incorporating elements from different styles. With that said, Marne Street presents a master class in the numerous

architectural styles popular during the interwar years in Australia. The various styles represented are discussed below.

Mediterranean

The interwar Mediterranean style is closely related to the Georgian Revival style with the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson who saw a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clientele. Typical exterior characteristics of the style include informal asymmetrical form with medium pitched hip or gabled roofs, wall surfaces usually rendered, often textured, simplified use of classical motifs, exposed rafter ends, round arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash window with shutters. Significant places in this area are as follows.

Table 24. Significant places with Mediterranean style influences in Area 3.

Place	GML image (2021–22)
<p>'Maritimo' at 1 Marne Street built in 1930 to a design by Edward Bilson was named after the original mansion on the site. Maritimo is a three-storey block of rendered brick flats with hipped tiled roof designed in the interwar Mediterranean style. The building's principal elevation faces Marne Street and features a loggia at ground level, colonnade at first level and an upper-level verandah with pergola. Of note is the window joinery with horizontal mullions, render relief panels under the windows, the Juliet balconies with iron work and the metal vents in the eave soffits. The fence appears original or early and retains some bluestone panels along Toorak Road which may be remnants of the fence of the original Maritimo. The garaging under the building is also of interest and demonstrates the importance of the motor car by 1930. The rear of the building was extended in the postwar period and while this extension does impact on the overall integrity of the building it is sympathetic in design and relatively unobtrusive.</p>	
<p>'Abergarn' at 128W–130W Toorak Road was built in 1932 to a design by Edward Billson. Abergarn is a three-storey block of residential flats with rendered brick walls and tiled hip roof. The building is symmetrically arranged with a recessed entry via a raised patio. The building is finely detailed, incorporating elaborate wrought iron entrance doors, a round-arched colonnade with derivative Egyptian columns at the first level, decorative render wall panels, Juliet balconies with iron work and decorative metal vents in the eave soffits. The brick front path appears original as does the unusual low brick front fence that incorporates planter boxes.</p>	

The influence of the interwar Mediterranean style is also seen to different degrees in other buildings throughout the precinct. These include:


- 24–26 Marne Street (1929)

- 'Mandeville' at 35–37 Marne Street (1932).

Spanish Mission

The interwar Spanish Mission style gained popularity in Australia through an awareness of architectural developments in California and Florida largely through the influence of Hollywood. The style was an adaptation of Spanish colonial architecture in the southern states of America and was popular from the 1920s. Typical exterior characteristics of the style include: wall surfaces of render often with a simulated handcrafted texture, medium pitched hip and gable roofs, arched loggias and porticos, balconies, 'barley sugar' columns, decorative iron work and elaborate plaster detailing especially around window and door opening and across parapets. Significant places in this area are as follows.

Table 25. Significant place with Spanish Mission style influences in Area 3.


Place	GML image (2021–22)
<p>'Marne Court' at 40–42 Marne Street was built in 1929 to a design by Gordon J Sutherland. It is a three-storey block of flats with textured rendered brick walls and a flat roof. Features of note include the decorative parapet with curved pediment, wreath medallion, urns and quilt work panels, 'barley sugar' columns to the entry and ornate render window surrounds to the ground floor windows and the upper window to the stair well. The overall 'Spanish' feel is enhanced by the pale pink walls which was frequently used to reflect sunlight. An advertisement for flats for sale in Marne Court in 1930 demonstrates the high level of amenity these flats provided :a garage for each flat, a grass tennis court, a golf cage, telephone intercom to each flat, central heating, an onsite caretaker and sound proofing provided by concrete floors between the levels (<i>Herald</i>, 12 Feb 1930:13).</p>	

Elements of the interwar Spanish Mission style can also be seen at 'Cromer' at 20–22 Marne Street (1933, architect Leslie J W Reed).

Georgian Revival

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include: symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. A significant place within the area is as below.

Table 26. Significant place with Georgian Revival style influences in Area 3.

Place	GML image (2021–22)
<p>'Wylla' at 3–5 Marne Street was built in 1930 to a design by W & R Butler and Martin. It is a two storey rendered brick house with a hipped tiled roof, rendered chimneys and six over six double hung timber framed sash windows with shutters. The house has restrained yet sophisticated detailing which includes the rendered hood over the front door supported by console scrolls and the use of face brickwork under the eave, turned on the diagonal to create a stylised cornice. The original hipped roof garage remains although it has been recently extended to the south and east with flat roofed additions.</p>	


The influence of the interwar Georgian Revival style is also seen to different degrees in other buildings throughout the precinct. These include:



- 'Oakhurst' at 7–9 Marne Street (c1933)
- 'Marnot' at 32–34 Marne Street (1939)
- 55 and 57–59 Marne Street (1934)
- 'Arlington' at 58–62 Marne Street (1940).

Old English

The interwar Old English Revival style is seen in different expressions throughout Area 3, with each house or block of flats exhibiting different combinations of features typical of the style. These features include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Significant places in this area are as follows.

Table 27. Significant places with Old English Revival style influences in Area 3.

Place	GML image (2021–22)
<p>'Balmoral' at 28–30 Marne Street built in 1933 is a substantial block of flats built to appear as a single residence. It features a steeply pitched hip roof and large projecting street facing, asymmetrical gable with half timbering and tapestry brick infill. Notable details include the round arched entrance colonnade combined with gothic arch openings, half timbering with tapestry brick infill panels below some first floor windows and extant face brick chimneys with terracotta pots.</p>	


Place	GML image (2021–22)
<p>'Montalto' at 31–33 Marne Street was built in 1933 to a design by Edward Bilson as a three-storey block of six flats. Its overall composition is distinguished by its asymmetrical form that steps back off the street. Its steeply pitched hipped roof has a street projecting hip having bell cast eaves. Notable details include the double height, semicircular arched colonnade with elaborate brick work patterning to the balconies, oriel bay windows and prominent brick chimneys.</p>	
<p>'Moore Abbey' at 50–56 Marne Street was built in 1933–37 to a design by Robert Hamilton. It is a substantial complex of flats built in the medieval revival style with a horseshoe layout creating a large forecourt. Distinguished by its sophisticated use of contrasting clinker bricks, patterned tapestry brick work and render, the complex sits under a large hip roof with projecting gables and dominant face brick chimneys. The complex appears to retain its original or early garden layout which includes the semicircular brick and concrete drive and brick front wall including letter boxes and the lettering spelling out the building's name.</p>	

Elements of the interwar Old English style are also seen to a lesser extent at 'Two Birches' at 27–29 Marne Street (1929, architect Leslie Perrott).

Moderne

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant place in this area is as follows.

Table 28. Significant place with Moderne style influences in Area 3.

Place	GML image (2021–22)
<p>'Marne Close' at 12–18 Marne Street was built in 1939 to a design by L L W Readand. It comprises two and three-storey blocks that are paired around a central garden forecourt and linked by a bridge of brick work. The integrated planning of the two blocks and their landscaping and its strong three-dimensional composition is enhanced by a refined use of Moderne detailing. This is evident in its strong horizontal emphasis given by the banding in brickwork, horizontal glazing bars, corbelled brick details under the eaves and the cantilevered balconies with rounded corners. While the overpainting of the brickwork has impacted negatively on the integrity of the building, its design intent is still clearly legible.</p>	

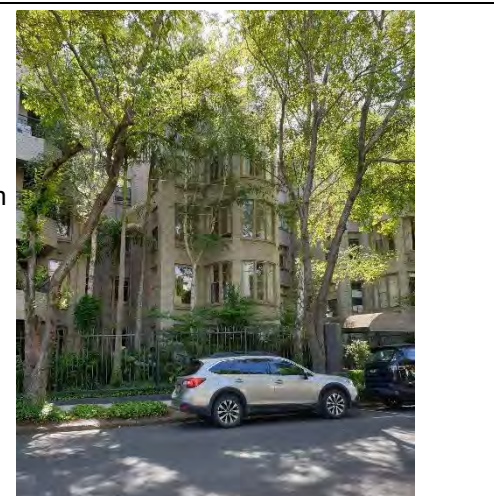
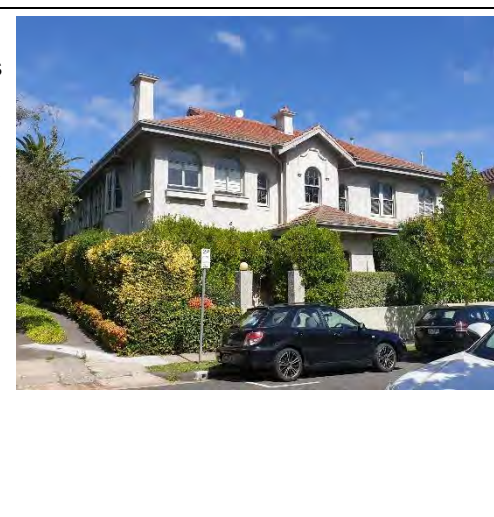
The influence of the interwar Moderne style is also seen to different degrees in other buildings throughout the precinct. These include:

- ‘Yarralumla’ at 2–4 Marne Street (1939)
- 8–10 Marne Street (1936, architect A McMillan).

Eclectic examples

As noted above, buildings are rarely a ‘pure’ representation of a stylistic typology. Two significant buildings that stand out within the Marne Street streetscape, not just for its size and height but also for their eclectic use of architectural details, are 11–21 Marne Street and 6 Marne Street.

Table 29. Significant places of eclectic designs in Area 3.

Place	GML image (2021–22)
<p>‘Castle Towers’ at 11–21 Marne Street built in 1941 to a design by A W Plaistead. Standing at five storeys tall, Castle Towers caused controversy at its time of construction due to its height resulting in local building regulations being altered to lower height limits in the area. (<i>Construction</i> 25 August 1943:2). The building features a highly unusual form both in plan and elevation with a mix of geometric shapes including canted bays, semicircular and bow windows, hexagonal balconies and a castellated parapet. Originally featuring polychromatic brick work the building has been overpainted. This somewhat diminishes the integrity of the building however the design intent of the building remains clearly legible and the paint could be removed. Internally the building retains its original lift and extensive roof top terraces.</p>	
<p>The ‘Hove’ flats at 6 Marne Street was built in 1929 to a design by Frank Stapley. This block of eight residential flats was built to present as a single house. Featuring a dominant transverse Dutch gable tiled roof, rough cast rendered walls and tapered chimneys (some with terracotta pots), the entrance to the building is through a projecting porch with hipped roof and smooth rendered buttresses. Round arched openings to the balconies (now enclosed) and entrance windows give the building a Mediterranean flavour, as does the moulding above the first floor stair window. Other features of note are the leadlights to some windows, the bow windows along the northern elevation, the planter boxes and the roughcast rendered front fence with tall pillars and terrazzo steps and path which appear original or early.</p>	

Built form: 1945 onwards


While the primary period of development for the area was during the interwar years, some limited residential development occurred during the period from 1945 to the 1970s in this area (Figure 45). Further infill development happened in Marne Street post 1980.



Figure 45. Diagram showing the buildings developed between 1945 and the 1970s in Area 3.

A significant block of 1960s flats exists at 36–38 Marne Street, details below.

Table 30. Significant place developed from 1945 to the 1970s in Area 3.

Place	GML image (2021–22)
<p>36–38 Marne Street was built in 1960 to a design by émigré architect Anatol Kagan. This four-storey block of residential flats (three level above a pilotis) is constructed of cream brick with a flat roof and features recessed balconies with simple metal balustrades, large walls of glazing and a feature wall of dark grey diapered brick work framed by a rendered band. At ground level the recessed glazed entry is demarcated by a stone clad wall with inset letter boxes and tiled columns. Balustrading at roof level suggests a roof deck and early garden elements including raised garden beds remain. Overall, the building appears highly intact.</p>	

5.6 HO6 AREA 4

STREET ADDRESS	225–257 Domain Road, 1–23 and 2–30 Mona Place, 1–29 and 2–28 Tivoli Place, 723–823 Punt Road, and 146W–186W Toorak Road, South Yarra
PROPERTY ID	Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

HERITAGE INVENTORY	Refer to schedule	HERITAGE OVERLAY	HO6 South Yarra Precinct
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1849 onwards
PERIOD OF DEVELOPMENT	Victorian Federation Interwar Postwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Refer to history

OVERVIEW

Area 4 covers Crown allotments 20 and 21, sold in 1849. The residential development steadily progressed from the early 1850s following two subdivisions that divided Crown allotments into spacious residential allotments for large villas. Short streets running into the long side boundaries were also formed by this time (Oscar Slater in Gould 1985:np).

Area 4 comprises the block bounded by Domain Road, Punt Road, Toorak Road and includes both sides of Walsh Street, Mona and Tivoli Places. It is historically important as an area of the earliest subdivisions in the precinct. The pattern of early subdivisional planning is clearly observed today. Due to subdivision of the earlier and large estates, the streetscapes are mixed in terms of built era and scale. A number of the early houses remain, such as those at 98–110 Walsh Street and 107–111 and 113–117 Walsh Street and 249 Domain Road and 255 Domain Road, reinforcing the traces of this earliest layer of residential development in this area. The precinct is distinguished by flat block development of the early 1940s and the immediate postwar period. In the general area the South Yarra Telephone Exchange at 737–743 Punt Road has been assessed as an individual heritage place outside HO6 in *South Yarra Heritage Review 2021*.

The area borders Fawkner Park (VHR H2361). The extent of Area 4 and other heritage places outside HO6 are shown below.



Figure 46. Plan showing Area 4. Note the the VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 4.

AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 4 is located on Crown Allotments 20 and 21 of the Parish of Melbourne South (Figure 47).

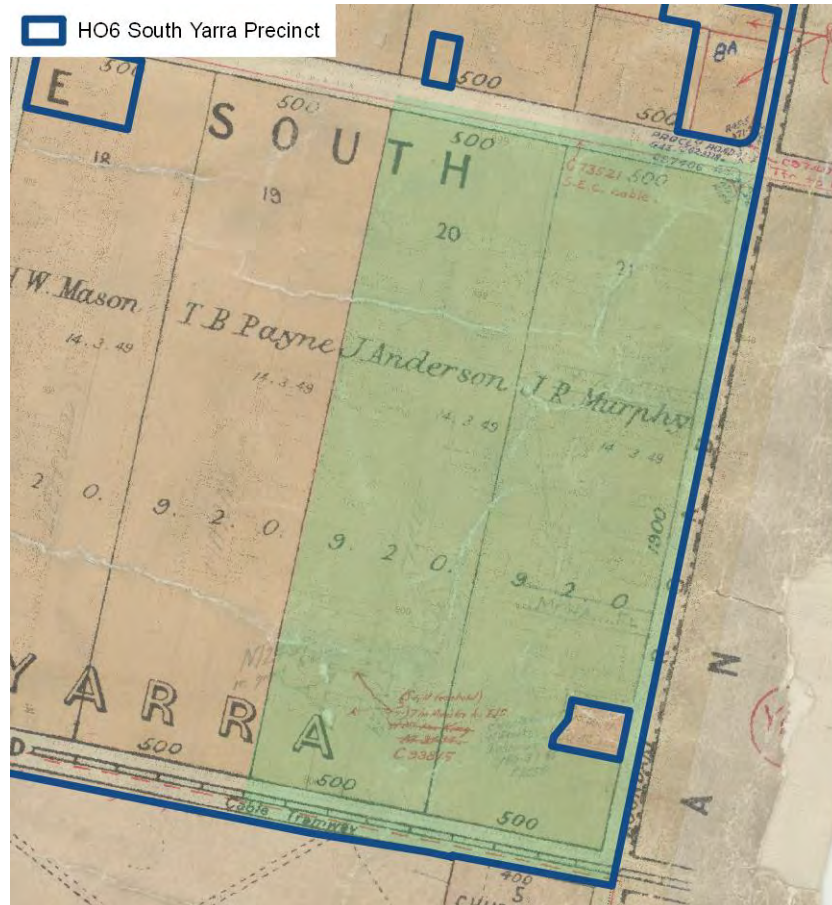


Figure 47. Detail from the parish plan showing Area 4 covering the Crown Allotments 20 and 21. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

Development: 1849–1901

Area 4 is located on Crown Allotments 20 and 21 of the Parish of South Melbourne (Figure 47). In 1849, Colonel Joseph Anderson purchased Crown Allotment 20, approximately nine acres (bounded today by Toorak Road and Domain Road (south side) and including the south end of Walsh Street). In c1852 he subdivided the land into smaller lots around the newly formed Walsh Street. The lots, located in 'Colonel Anderson's Paddocks, within the City boundaries', were advertised for sale from 1853 sold mostly to merchants and professional men (*Argus*, 16 March 1853:10; Slater in Gould 1985:np).

In 1849, John Robert Murphy procured Crown Allotment 21, approximately nine acres (bounded by today's Toorak Road, Punt Road and Domain Road (south side) and including Tivoli Place and Mona Place) as a short-term investment. The land was subdivided into spacious allotments intended for large villas and terraces, with short streets running into the long side boundaries (Slater in Gould 1985:np).

An advertisement in 1852 for the sale of the 32 allotments subdivided on Crown Allotment 21 noted that

The rapid extension of the City towards this quarter, and the number of people leaving the City and heavy rents and taxes ought to be sufficient reason why every man who can compass such should immediately invest his money in the small purchase of one of these Elegant Villa Freeholds (Argus, 19 August 1852:8).

Development in the area commenced in the early 1850s, and by 1855 a number of residences and the South Yarra Club Hotel, located on the western corner of Punt Road and Domain Road, were in evidence (Figure 48).

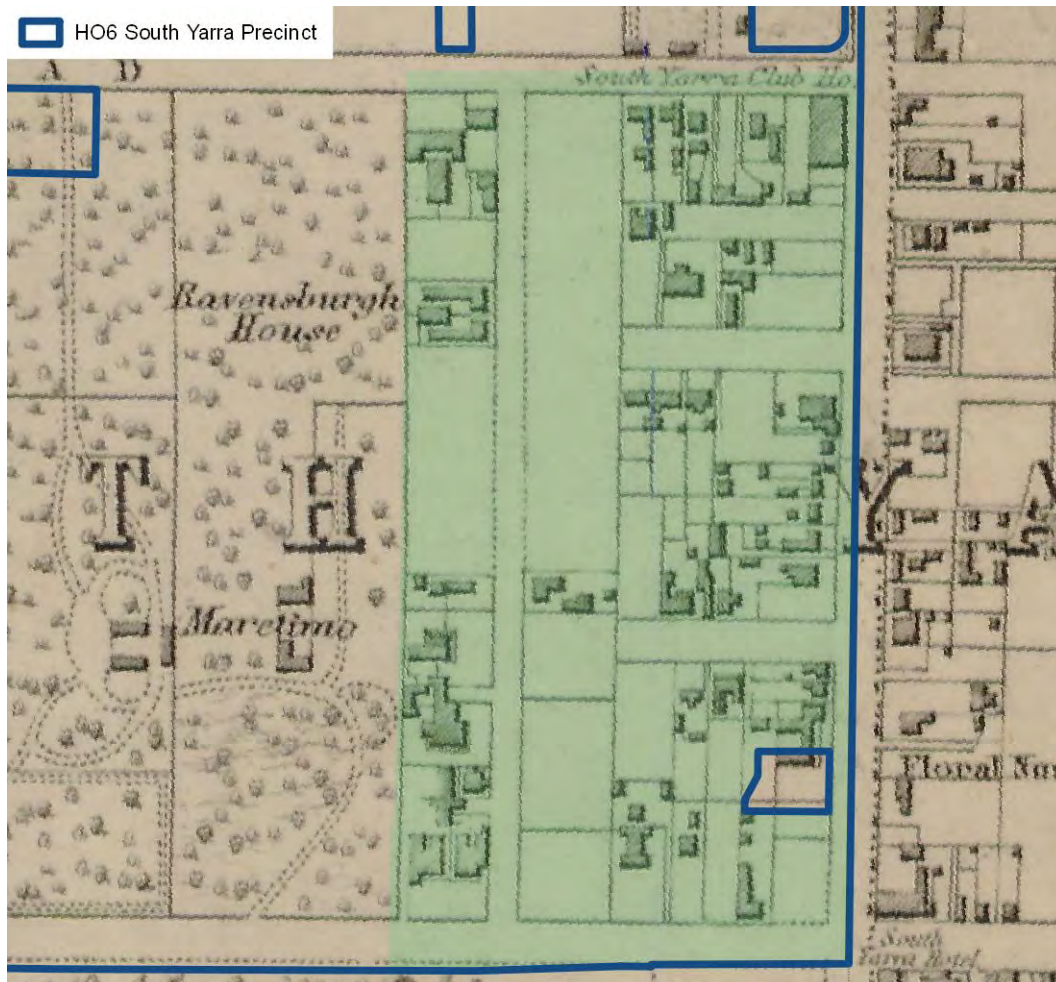


Figure 48. Showing development in the precinct by 1855. The South Yarra Club Hotel can be seen at the corner of Punt Road and Domain Road (top RHS). (Source: State Library Victoria with GML overlay)

The development in the mid-Victorian period was relatively slow, with only five houses built on the eastern side of Walsh Street and 10 houses on the western side in 1879 (S&Mc 1879). More houses existed on Crown Allotment 21, with houses of various sizes on Punt Road, Tivoli Place and Mona Place (S&Mc 1879).

A number of early residences remain in the precinct, including:

- 'Glen Ronald' (later 'Poolman House') at 253–257 Domain Road. Its oldest section built for squatter and wool merchant Richard Goldsborough c1855 (likely to a design by architect John Gill). Another storey was added in 1885 to a design by architect J P Kennison (Gould 1984:np; Lewis MMD).
- 'Elm Tree House' at 233–235 Domain Road, built c1857 and altered in the 1960s (Slater 1987:11). The Elm Tree House was built for William Macredie. The Macredie family lived at the house until the 1920s, when it passed into the estate of Harry Emmerton, father of Dame Mabel Brookes who lived

in the house and entertained US President Lyndon B Johnson there in 1966. The building is currently occupied by the Istituto Italiano di Cultura (Italian Cultural Institute).

- 107–111 and 113–117 Walsh Street, built in 1861 (Allom Lovell & Associates 1999:np; Gould 1984:np).
- 79–83 Walsh Street, built c1865 with additions to the street constructed c1874 (Gould 1984:np).

Further residential development in the area occurred with the land boom of the 1880s when some existing houses were demolished to make way for new buildings. By the mid–1890s, the entire area had been developed with residences. Large properties depicted on the 1895 Melbourne Metropolitan Board of Works survey (Figure 49) included:

- Glen Ronald (see above).
- ‘Grosvenor House’ at 86–96 Walsh Street, built 1867 and demolished after 1997 (Lewis MMD).
- ‘Salisbury’ at 38–66 Walsh Street, built 1891 and since demolished.
- ‘Wavendon’ at 98–110 Walsh Street, built c1891 to a design by Anketell M Henderson by builder James Craigen for Charles Emmerton (Gould 1984:np). Wavendon was the home of prime minister Stanley Bruce and his family in the 1920s (Sun, 7 June 1923:13).
- ‘Rhianva’ at the corner of Toorak Road and Punt Road, built pre–1895 and since demolished.
- ‘Fairholm’ at 55–77 Walsh Street, built pre–1895 and since demolished.

Other notable Victorian houses in Area 4 include:

- ‘Merton Hall’ (later ‘Fairbairn’) at 249–251 Domain Road, originally built in 1891 to a design by architect Guyon Purchas, and altered and added in 1919 by architect H Desbrowe-Annear. The house was used as Merton Hall, a private girls school, from 1893 to c1903 until the school, then known as ‘Melbourne Church of England Girls Grammar School’ (today’s Melbourne Girls Grammar School), moved to its current location in Anderson Street.
- 13–15 Tivoli Place, originally built in 1890 and altered in 1926. At that time, it was the home of H Desbrowe-Annear.
- 9–11 Tivoli Place, originally built 1890. It is another example of a Victorian house that was altered in the interwar years.

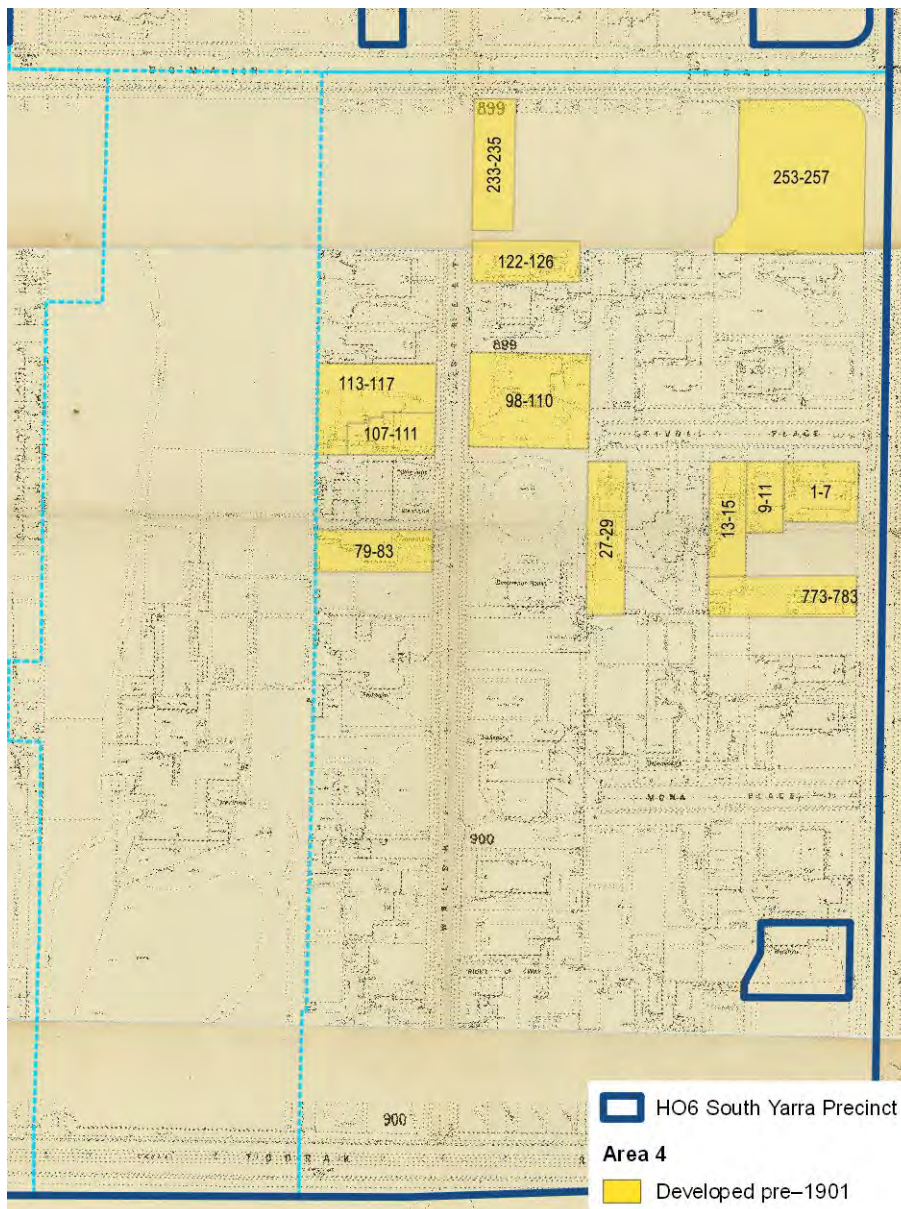


Figure 49. Extract of MMBW Detail Plan No 899 and 900, 1895–96, with GML overlay showing the locations of Victorian period buildings extant today. (Source: State Library Victoria)

Development: 1901–1918

The economic depression of the 1890s slowed development in the precinct area. Limited development occurred in the Federation period, including the erection of houses at:

- 37–39 Walsh Street, built c1903 (Gould 1984:np).
- 241–247 Domain Road, designed by architect H Desbrowe-Annear and built c1913 (Slater 1987:12).

At 1–7 Tivoli Place, two Federation side wings were added in 1913 to a c1875 house, resulting in an interesting mix of Victorian and Federation domestic architecture. Further alterations were made in 1935, and more recently the building was renovated and converted to a seven-unit block (Gould 1984:np).

Development: 1918–1945

Building gathered pace again from the first decade of the twentieth century, and particularly from the 1920s economic boom that followed World War I. Residential development in Area 4 at this time comprised both houses and blocks of flats.

A notable example of an early flat block is the 'Amesbury House' flats, built in 1923 on the site of former terraced houses at 237–239 Domain Road. The refined block of flats was designed by architect W R Butler (Sawyer 1982:103).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984). Following this trend, in the 1930s older residences in the subject precinct were demolished and existing allotments subdivided to make way for a number of blocks of flats.

By the end of 1930s, residential development became significantly slowed in metropolitan Melbourne, due to the wartime restrictions and shortage of building materials. However, residential development continued in Area 4 until 1941.

This was brought about mainly by the subdivision of large Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street) and demolition of smaller residences (Figure 50). When the Rhianva Estate was subdivided in 1940, the estate comprised five 'ideal flat sites' (*Argus*, 3 April 1940:14; *Age*, 10 June 1940:12).

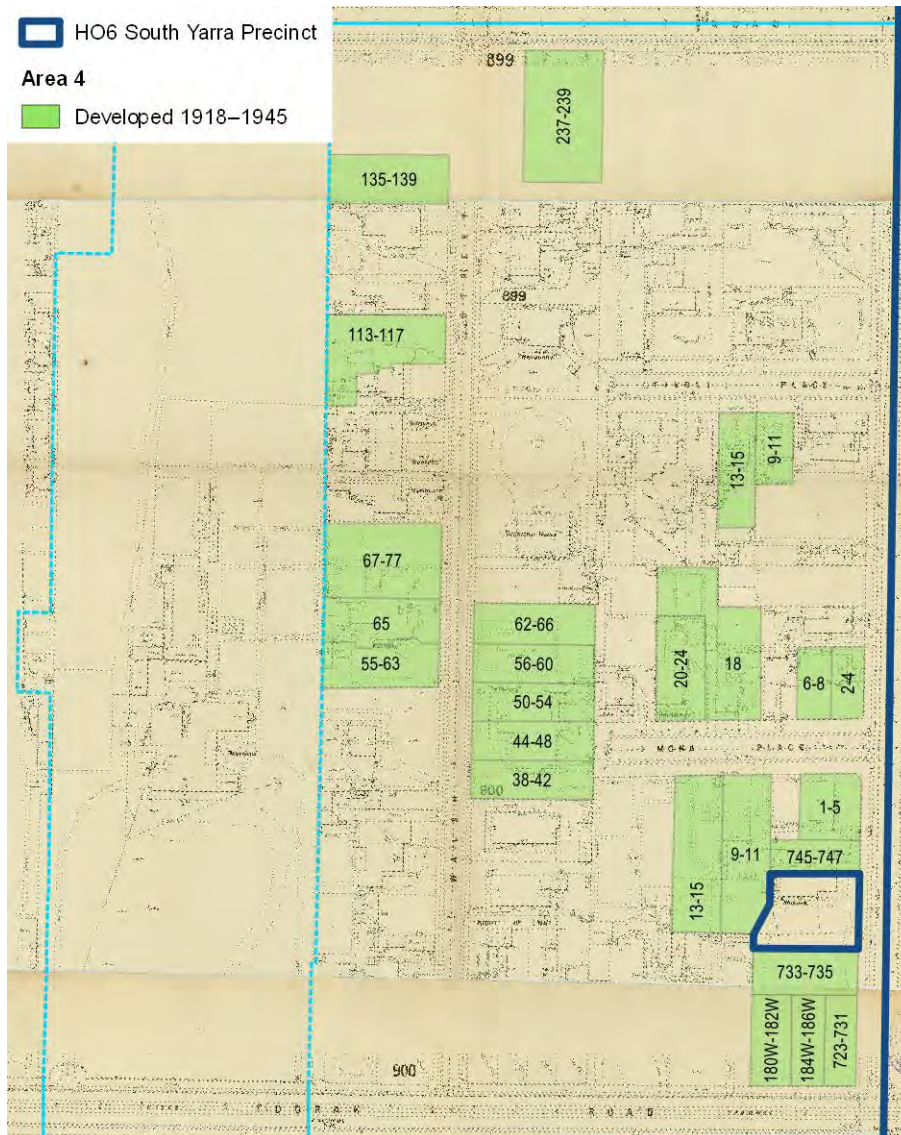


Figure 50. Extract of MMBW Detail Plan No 899 and 900, 1895–96, with GML overlay showing the locations of buildings developed between 1918 and 1945 extant today. Note some buildings replaced earlier buildings. (Source: State Library Victoria)

The blocks of flats constructed during this period include:


- the ‘Kilmarnock’ flats at 67–77 Walsh Street, built in 1933–35 to a design by architect Robert Hamilton (S&Mc 1935).
- the ‘Tudor Lodge’ flats at 180W–182W Toorak Road, built in 1939 to a design by, according to a former owner of the property, architect Arthur Plaisted (Gould 1984:np).
- 56–60 Walsh Street and 62–66 Walsh Street, a pair of substantial three-storey flats built in 1940 to a design by architect Arthur Plaisted (Figure 51) (CoM building application record).
- ‘Sennga Court’ at 2–4 Mona Place and ‘Lester Court’ at 6–8 Mona Place, built in 1940, to a design by architect J Wallinga.
- the ‘Yarrabee’ flats at 44–48 Walsh Street, designed by architects Romburg and Shaw and built c1941. Yarrabee housed the office of architects Garnet Alsop and Partners by 1946 (Gould 1984:np; Age, 31 August 1946:13).
- ‘St Aubins’ at 745–747 Punt Road, built in 1941 (Argus, 11 October 1941:11).

- 'Mona Court' at 1–5 Mona Place, built in 1941 to a design by architect J Wallinga, featuring a U-shape plan with central courtyard (Argus, 19 July 1941; Gould 1984:np).
- 723–731 Punt Road, built by 1942 (Grow record no 2319).

A number of substantial houses were also erected during this period, including:

- 13–15 Mona Place, a two-storey residence built c1925–28 (S&Mc 1925 and 1928)
- 55–63 Walsh Street and 65 Walsh Street, a pair of identical two-storey residences built in 1932 to a design by architect Robert B Hamilton for the Clark family; Alfred Warren Clark and (likely his son) Henry Stuart Logan Clark who were both stock and share brokers (S&Mc 1938; Argus, 26 August 1948:9; CoM building application record).
- 38–42 Walsh Street, built in 1940 to a design by Arthur Plaisted (Figure 52) (Age, 7 April 1982:37).

SOUTH YARRA'S MOST EXCLUSIVE FLATS
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**40 WALSH STREET,
SOUTH YARRA**

Between Toorak and Domain Roads, few min. Botanic Gardens, and walking distance city. Building 6 large Flats, with H.W.S., refrig., and garages; just completed, and tenants ready to take possession. Yearly return £1310. 12½ p.c. return. We can recommend these Flats as the best investment offering, and advise early inspection.

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Figure 51. An advertisement for flats at 62–66 (previously addressed as number 40) Walsh Street in 1940. (Source: Argus, 23 November 1940:18)



Figure 52. An advertisement for a town house at 42 Walsh Street in 1982. (Source: *Age*, 7 April 1982:37)

Development: 1945 onwards

Residential development continued in the postwar years, replacing earlier buildings. The postwar development was mostly construction of walk-up blocks of flats and a small number of houses. An exception to the low-rise postwar development in Area 4 is a high-rise block of flats (c1970s) at 158W–166W Toorak Road comprising seven storeys with ground level carparking.

A notable postwar example is the Clerehan House at 90–96 Walsh Street, designed by architect Neil Clerehan and built in 1968. The residence is said to be the second family house design of Clerehan's sole practice, which spanned the period 1964–80 (Heritage Council Victoria 2016).

Other postwar development in the subject precinct included the construction of the four-storey South Yarra Telephone Exchange at 737–743 Punt Road (also on part of the 'Rhianna' land). Built for the Postmaster-General's Department in 1950–53 by builders H G White Pty Ltd, the new telephone exchange was installed on the lower two floors of the building. It was expected that the South Yarra exchange would take over another 800 lines from the Windsor manual exchange by November 1953 (*Age*, 21 October 1950:33; *Construction*, 8 April 1953:10). The four-storey brick building was purpose built 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. The South Yarra Telephone Exchange has been assessed as a significant heritage place in this Review.

Construction of new blocks of flats and houses continued in more recent period, including a house designed by architect Wayne Gillespie at 85–105 Walsh Street (1987) and flats also designed by Gillespie at 30–36 Walsh Street (late 1970s).

AREA DESCRIPTION

Urban character

Area 4 is bound by the southern side of Domain Road, the western side of Punt Road, the northern side of Toorak Road West and the western side of Walsh Street. The area includes Tivoli Place and Mona Place. The area comprises mostly houses and walk-up flats with the exception of a seven-storey block of residential flats at 168W–172W Toorak Road, the South Yarra Telephone Exchange building at 737–734 Punt Road, and several early Victorian era mansions along Domain Road and Walsh Street.

Area 4 is historically important as one of the earliest subdivisions in the area with Walsh Street, being formed by 1852. Positioned at the top of the Punt Road Hill, this section of HO6 originally attracted wealthy businessmen and professionals who built large villas and mansions. As distinct from the other areas of HO6, Area 4 contains no Victorian era workers' houses. Today the streetscapes are mixed in terms of built era and scale. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate patterns of fenestrations and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

The area is relatively flat, which is in contrast to the northern side of Domain Road (Area 5) which slopes steeply towards the Yarra River. All streets have bluestone kerbs and guttering and asphalt footpaths and there is a small dead end bluestone lane off Walsh Street behind 233–235 and 237–239 Domain Road. Domain Road, Tivoli Place and Mona Place have grassed verges with deciduous and evergreen street trees, while Walsh Street, Toorak Road and Punt Road have asphalt footpaths with no verges. The street trees along Walsh Street are planted along the road, narrowing the street. Toorak Road and Punt Road are all major thoroughfares carrying heavy traffic and trams (Toorak road only). Domain Road is a busy connecting street while Walsh Street carries significantly less traffic. Mona and Tivoli Places are both cul-de-sacs.

Built form: 1849–1901

The extant Victorian houses are generally located on the northern portion of the area (Figure 53).

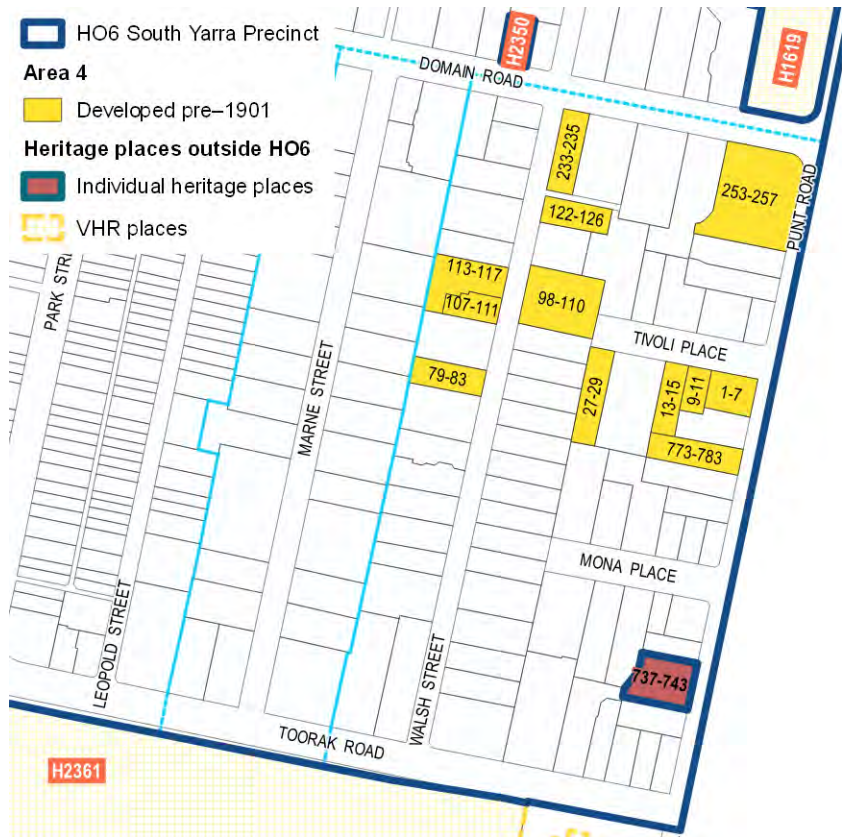



Figure 53. Diagram showing the buildings developed between 1849 and 1901 in Area 4.

The earliest extant house in the precinct is 'Elm Tree House', 233–235 Domain Road. Significant 1850s–60s places in this area are as follows.

Table 31. Significant 1850s–60s places in Area 4.

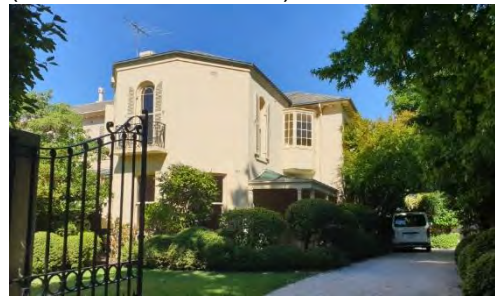
Place	GML image (2021–22)
<p>'Elm Tree House', 233–235 Domain Road built in c1857 for William Macredie and later owned by Harry Emmerton, father of Dame Mabel Brookes. The building has been altered over time but the original form is still legible. Remnants of what may have been the original gable roofed house with slate roof are visible from Domain Road and Walsh Street and have been engulfed with flat roofed extensions dating from the 1960s. The building is currently occupied by the Istituto Italiano di Cultura (Italian Cultural Institute).</p>	

Place
GML image (2021–22)

107–111 and 113–117 Walsh Street were originally a single residence built in 1861 as a two-storey rendered brick house. The house has a single-storey verandah with paired timber posts running across its principal façade terminating at a canted bay. Demonstrating some characteristics of the Victorian Regency style, the house retains its slate hipped roof, regularly spaced pattern of vertically proportioned, multi-paned, double hung sash windows and eaves modillions. Although altered, with the upper windows of the canted bay removed and a Juliet balcony added, the house retains its original built form (as shown on the 1896 MMBW plan) and is legible as a mid-Victorian era house. The house has been divided into two townhouses.



(107–111 Walsh Street)



(113–117 Walsh Street)

'Poolman House' at 253–257 Domain Road was originally built in 1855 and substantially altered in 1885 by architect JP Kennison. It is a substantial two-storey rendered brick house displaying some characteristics of the Victorian Tudor style. The house has picturesque asymmetrical form with a slate hipped roof with bracketed eaves. A large single storey loggia, with four-centred arches runs across the northern and eastern elevations. The house is distinguished by quoins at the building's corners, moulded labels above the windows and castellated parapets and chimney caps. The house appears intact to its 1885 built form.



79–83 Walsh Street was built in 1865 and altered 1874. It is an asymmetrical Italianate bi-chrome brick villa with hipped slate roof and cast iron verandah. Features include Italianate chimneys with tall chimney pots, timber eave brackets and tall double hung sash windows. Notable setback from the street.



'Fairbairn' at 249–251 Domain Road was built in 1891 to a design by Guyon Purches and altered in 1919 by H Desbrowe-Annear. A substantial two-storey asymmetrical Hawthorn brick house with terracotta tiled gable roof with deep eaves and timber brackets. The house retains its early built form and has an eclectic mix of features that reflects its development in two stages. Of interest are the rendered chimney stacks and the classical entry portico that are likely the work of Desbrowe-Annear. The front iron fence is also of note and possibly built early on.



Place
GML image (2021–22)

'Wavendon' at 98–110 Walsh Street was built in c1891 to a design by Anketell M Henderson. It is a substantial two-storey house that exhibits some features of the Victorian Gothic revival style. Asymmetrically planned with a gable roof with exposed rafters and timber finials, the house retains its four-centred arched windows, and chimneys with brick corbelled caps. Timber gothic detailing to the front verandah may also be original. The house has lost its original materiality with the face brick walls being rendered and chimney painted.



Several other houses remain from the Victorian era in the area. These exhibit, to different degrees, characteristics of the Victorian Italianate style. The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. Extant examples include:

- 'Balmoral' at 773–783 Punt Road
- 13–15 Tivoli Place (altered in the 1920s)
- 'Magnolia' at 27–29 Tivoli Place.

Built form: 1901–1918

Residential development in Area 4 slowed during the economic depression of the 1890s with little development occurring in the area between 1901 and 1918 (Figure 54).

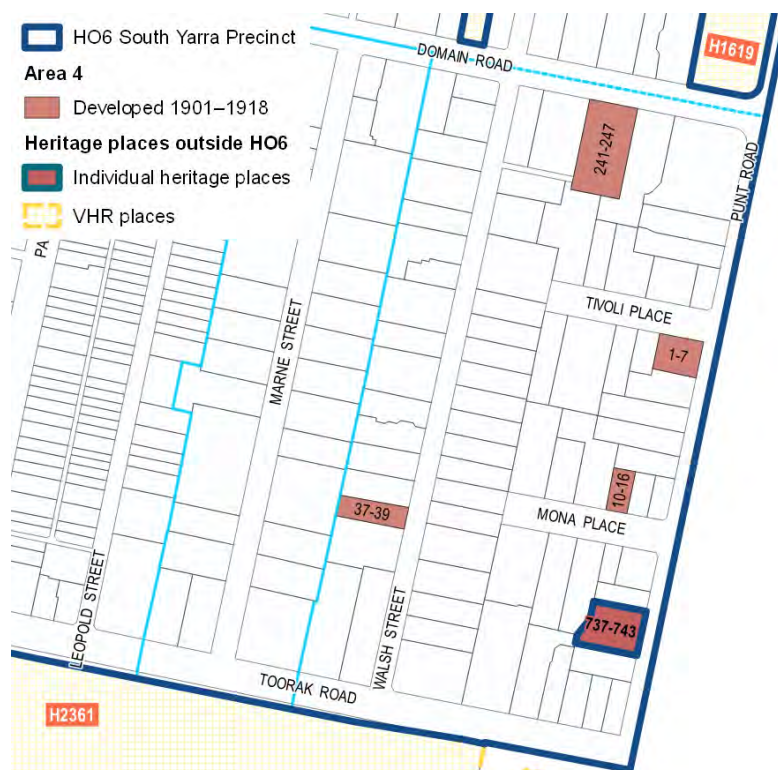



Figure 54. Diagram showing the buildings developed between 1901 and 1918 in Area 4.

1–7 Tivoli Place was originally built c1875 and altered and added to during the Federation period. A place from 1901–18 that is significant in Area 4 is at 241–247 Domain Road.

Table 32. Significant place from 1901–18 in Area 4.

Place	GML image (2021–22)
<p>241–247 Domain Road was built in c1914 to a design by H Desbrowe-Annear (with minor alterations by Edward Billson in 1957). It is a substantial two-storey rough cast rendered house with tiled gable roof and intersecting flat roofed wing that projects forward towards the street. The house exhibits characteristics of the Arts and Crafts movement and early modernism with its honest expression of materials, austere appearance, sheer wall planes and lack of applied decoration. Notable features include its cranked floor plan, substantial slab chimney, round corner window intersected by a buttress and cantilevered classical portico.</p>	

The other two houses from this period display (to varying degrees) elements of the Federation Queen Anne style. Characteristics of the style include: a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseille-pattern terra cotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight.

37–39 Walsh Street was built in 1903 and is a large two-storey brick house with a hip and gable terracotta tiled roof with terracotta finials. The house features roughcast rendered walls with smooth rendered banding, half timbering to the gable end and terracotta chimney pots.

10–16 Mona Place was built in 1915 and is a large two-storey brick house with a picturesque composition of hipped and gabled terracotta tiled roofs and roughcast rendered walls and chimneys. The walls and gable ends are half-timbered with roughcast render infill, and windows are timber-framed double-hung sashes with simple grid pattern leadlights.

Built form: 1918–1945

As with the other areas within HO6 residential building gained momentum again during the interwar and war years (Figure 55). Development consisted of building blocks of residential flats and individual residences during this period and they are representative of a variety of architectural styles.




Figure 55. Diagram showing the buildings developed between 1918 and 1945 in Area 4.

Arts and Crafts

The earlier houses and blocks of flats from this period demonstrate characteristics of the interwar bungalow style incorporating elements of the Arts and Crafts movement. These buildings are typically characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. A significant place within the area is as below.


Table 33. Significant place with Arts and Crafts style influences in Area 4.

Place	GML image (2021–22)
<p>'Amesbury House' at 237–239 Domain Road was built in 1921 to a design by Walter and Richard Butler. It is a three-storey block of residential flats that displays characteristics of the Arts and Crafts movement such as roughcast rendered walls, a hipped terracotta tiled roof, exposed rafter ends and highly original red brick chimneys with projecting brickwork that creates decorative patterns. This is combined with classical detailing to the porte cochere with Ionic columns, recessed balconies with Doric columns and multi-paned tripartite timber sash windows. The overall design is further enhanced by the 'opera box' masonry balustrades to the recessed porches across the principal elevation, canted bay windows along the secondary elevations and the large, fully enclosed central light court that allows light and ventilation into each flat.</p>	

Old English

The interwar Old English Revival style is seen in different expressions throughout Area 4, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Significant places in this area are as follows.

Table 34. Significant places with Old English Revival style influences in Area 4.

Place	GML image (2021–22)
<p>9–11 Mona Place, built in 1927 to a design by Oakley and Parkes, is a highly intact single storey unpainted textured rendered brick house with attic. The 'L' shaped house features a gabled terracotta tiled roof, multi-paned double-hung timber framed windows, timber shutters and a gabled side entry porch. The house sits in a mature landscaped garden that retains what appear to be many original or early elements including paving and stone edged garden beds.</p>	

55–63 and 65 Walsh Street built in 1938 to a design by Robert B Hamilton are two identical two-storey clinker brick houses with steeply pitched tiled terracotta roof with dominant street facing gables. The gable ends feature half timbering with elaborately patterned brickwork infill panels. Notable details include the overall picturesque composition of the two houses with no 65 recessed from the street, multi-pane double hung sash windows and dominant corbelled clinker brick chimneys. The houses share details with 67–77 Walsh Street which Hamilton also designed.



(55–63 Walsh Street)



(65 Walsh Street)

'Kilmarnock' at 67–77 Walsh Street was built in 1933–35 to a design by Robert B Hamilton. It is a two-storey block of clinker brick residential flats with tiled hipped roof. Notable details include the half timbering with elaborately patterned brickwork infill panels, dominant corbelled clinker brick chimneys, leadlights and multi-pane double hung sash windows.



'Tudor Lodge' at 180W–182W Toorak Road was built in 1939 to a design by Arthur Plaisted. It is a two-storey block of residential flats featuring a large gable roof, 'rippletext' face brick, a notable two-storey stone bay window, and garages set below the ground floor. Originally built as two luxury flats, the building now contains four apartments.



The interwar Old English style can also be seen at 'Aberuchill' at 18 Mona Place (1936, architect Arthur Tyson),

Moderne

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry

bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are as follows.

Table 35. Significant places with Moderne style influences in Area 4.

Place	GML image (2021–22)
<p>'Yarrabee' at 44–48 Walsh Street was built in 1940 to a design by Romburg and Shaw. It is a three-storey brick (overpainted) block of residential flats that is elevated on pilotis providing for car accommodation underneath. The building features a flat roof and cantilevered balconies with curved corners and a rippled concrete balustrade with tubular steel handrails. A thin concrete canopy, also with curved corners, sits above the upper balcony.</p>	
<p>'Sengra Court' at 2–4 Mona Place and 'Lester Court' at 6–8 Mona Place were built in 1941 to a design by architect J Wallinga. It is a pair of two three-storey blocks of cream brick residential flats raised on a manganese brown brick base that allows for garaging under the building. The building features broad bands of render, diapered brick panels with regularly spaced protruding bricks and manganese brick details to the building corners creating stylised quoins.</p>	
<p>'Mona Court' at 1–5 Mona Place was built in 1940 to a design by architect J Wallinga. It is a two-storey block of cream brick flats with broad rendered bands and low-pitched hip roof concealed behind a straight parapet with contrasting brown brick 'studs'. Planned in a 'U' shape with a central entry court, the building features multi-paned steel framed windows, cantilevered brick balconies and a cream and brown brick decorative panel to its recessed eastern wall that emphasises both the horizontal and the vertical. The low brown brick fence with cream brick details and terracotta pipe newspaper slots appears original. When viewed together Mona Court, Sengra Court and Lester Court provide a striking and distinctive entrance to Mona Place.</p>	
<p>'St Aubins' at 745–747 Punt Road was built in 1941. It is a finely detailed three-storey block of residential flats with hipped tiled roof. The building is symmetrically arranged with a central projecting entry that rises above the roofline with a stepped parapet. The entry stairwell features subtle contrasting brick detailing and three slender vertical windows that retain their etched glazing. Cantilevered brick balconies with curved corners and mild steel balustrades introduce a strong horizontal emphasis in contrast to the vertical entry. This emphasis is strengthened by horizontal glazing bars to the steel framed windows. The building is enhanced by its original or early low brick wall and illuminated name plate above the entry doors.</p>	

The influence of the interwar Moderne style is also seen to different degrees in other buildings throughout the area. Examples include:

- ‘St James’, at 184W–186W Toorak Road (1939).
- ‘Grasmere’ at 50–54 Walsh Street (1940).

Georgian Revival

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, Classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. Significant examples within the area include the following. Significant places in this area are as follows.

Table 36. Significant places with Georgian Revival style influences in Area 4.

Place	GML image (2021–22)
<p>13–15 Mona Place was built c1925–28. It is a symmetrical two-storey rendered brick house with hipped terracotta shingled roof and extant chimneys. A simply detailed example of the interwar Georgian Revival style with a stripped classical entrance portico, timber multi-paned (upper sash) double hung sash windows and shutters. The symmetry of the place is enhanced by the mature American sweetgum (<i>Liquidambar styraciflua</i>) either side of the entry gate.</p>	
<p>56–60 and 62–66 Walsh Street were built in 1940 to a design by architect Arthur Plaisted. It is a mirrored pair of three-storey residential flats built around a central entry drive that leads to garaging behind. Constructed of cream brick with a hipped roof that is concealed behind a parapet, the building features corner balconies with Corinthian columns and decorative mild steel balustrades. Other details include multi-paned timber double-hung sash windows with decorative mild steel balconettes, brick dentil patterning demarcating each floor level and the cornice line, rendered relief panels to the parapet, Classical entry door surrounds with leadlight windows above and narrow round arched windows that rise through two levels above a multi-paned hexagonal window.</p>	

The interwar Georgian Revival style is also seen in different intensities in other buildings throughout the precinct. These include:

- ‘Gallia’ at 733–735 Punt Road (1932)
- 723–731 Punt Road (1937)
- 20–24 Mona Place (1937 architects Marcus Martin & Tribe)
- 38–42 Walsh Street (1940).

Built form: 1945 onwards

Development in the area from 1945 to the 1970s (Figure 56) consisted primarily of blocks of residential walk-up flats. More recent developments (post-1980) are observed predominantly in Walsh Street.



Figure 56. Diagram showing the buildings developed from 1945 to the 1970s in Area 4.

The postwar flats typically display characteristics that identify them as a distinct vernacular typology commonly referred to as 'six packs'. The exception to this are 'Gainsborough' at 14–20 Tivoli Place (1957) and 819–823 Punt Road (1965) both of which display characteristic of the more conservative Georgian Revival style.

'Six pack' flats are typically limited to three or four storeys. The earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs, as seen at:

- 'Greyridge' at 2–4 Tivoli Place (1958)
- 'Austinlea' at 765 Punt Road (1959)
- 12–16 Walsh Street (1961)
- 174W–176W Toorak Road (1963).

Later versions were more commonly built from brown brick with contrasting rendered trim and with flat roofs, as seen at:

- 819–823 Punt Road (1965)

- 29–35 Walsh Street (1965)
- ‘Walsh Court’ at 41–47 Walsh Street (1965).

Balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis—a system of columns or piers that lifted the building above the ground giving access underneath (i.e. 2–4 Tivoli Place and 158W–166W Toorak Road).

While a number of these flats were built within Area 4, due to alterations and unsympathetic additions, many of these are no longer intact enough to be considered representative of the typology. These include:

- 22–24 Tivoli Place (1958)
- 178W Toorak Road (1963)
- 26–30 Mona Place (1965)
- 813–817 Punt Road (1966)
- 225–227 Domain Road (1967)
- 158W–166W Toorak Road (1965)
- 6–12 Tivoli Place (c1960s)
- 767–771 Punt Road (1968).

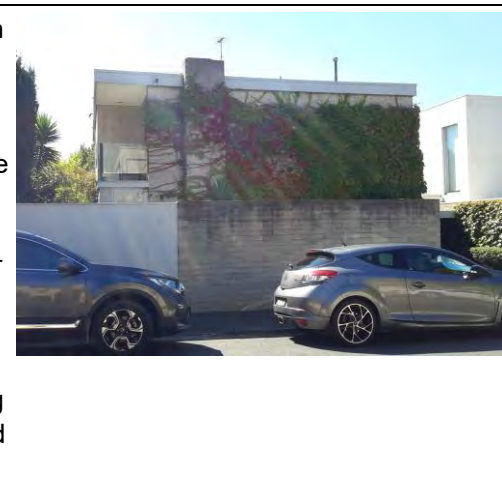
Of interest is ‘St Ives’ at 158W–166W Toorak Road, a seven-storey block of flats built in the 1970s. Constructed with a concrete frame and brown brick infill panels, the building sits on a pilotis and features recessed balconies and a flat roof. The building dominates its streetscape due to its height and bulk. Its original or early brown brick and stone low front wall is also notable.

Two houses remain from this period of development in the area:

- 229–231 Domain Road which was built in 1969 but significantly altered in the early 2000s.
- Clerehan House at 90–96 Walsh Street built in 1960 to a design by Neil Clerehan as his own home.

A significant place within the area is as below.

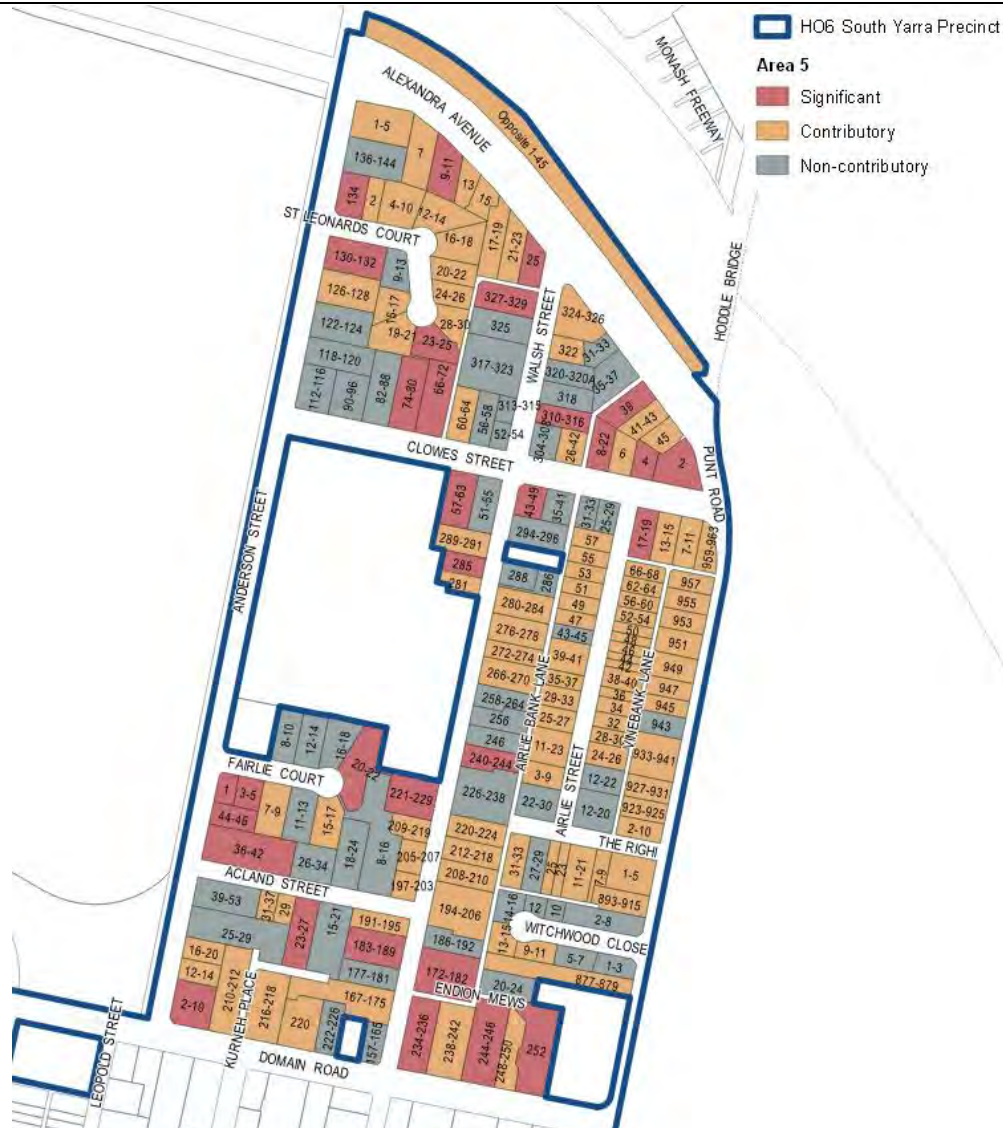
Table 37. Significant place developed from 1945 to the 1970s in Area 4.

Place	GML image (2021–22)
<p>Designed by renowned modernist architect Neil Clerehan in 1967 as his own home, 90–96 Walsh Street is two-storey flat roofed building constructed of silver grey besser concrete blocks. Sited on a narrow strip of land with two street frontages, Clerehan designed a contemporary terrace house that is north facing, blocks out the western sun and incorporated a sophisticated neutral palette of white terrazzo floors, exposed off-form concrete ceilings and floor to ceiling glazing. The house is distinguished by its sophisticated internal planning that utilises wall panels and joinery of mountain ash, zoned living and sleeping spaces separated by an internal bridge and a giant circular opening cut into the grey concrete block wall between the sitting and dining rooms.</p>	

Dominating the streetscape along Punt Road is the South Yarra Telephone Exchange building. Built in 1950–51, it was designed by John McMahon Keane of the Commonwealth Department of Works and exhibits characteristics associated with postwar Modernist style and government designed infrastructural buildings. For further details refer to the individual place citation for the site.

5.7 HO6 AREA 5

STREET ADDRESS	8–34 and 15–53 Acland Street, 20–24 Airlie Bank Lane, 3–57 and 12–68 Airlie Street, 1–45 Alexandra Avenue, opposite 1–45 Alexandra Avenue, 2–144 Anderson Street, 2–96 and 7–63 Clowes Street, 210–252 Domain Road, 1–17 and 8–22 Fairlie Court, , 877–963 Punt Road, 2–30 and 9–25 St Leonards Court, 1–33 and 2–30 The Right, 157–329 and 172–326 Walsh Street, and 1–15 and 2–16 Witchwood Close, South Yarra
PROPERTY ID	Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

HERITAGE INVENTORY	Refer to schedule	HERITAGE OVERLAY	HO6 South Yarra Precinct
PLACE TYPE	Heritage Precinct	MAJOR CONSTRUCTION PHASE	1845 onwards
PERIOD OF DEVELOPMENT	Victorian Federation Interwar Postwar	ASSOCIATION WITH BUILDER OR ARCHITECT	Refer to history

OVERVIEW

This area covers Crown Allotment 5, sold in 1845; Crown Allotments 8, 9 and 10, 10 acres each, sold in 1846; and Crown Section Y sold between 1910 and 1913.

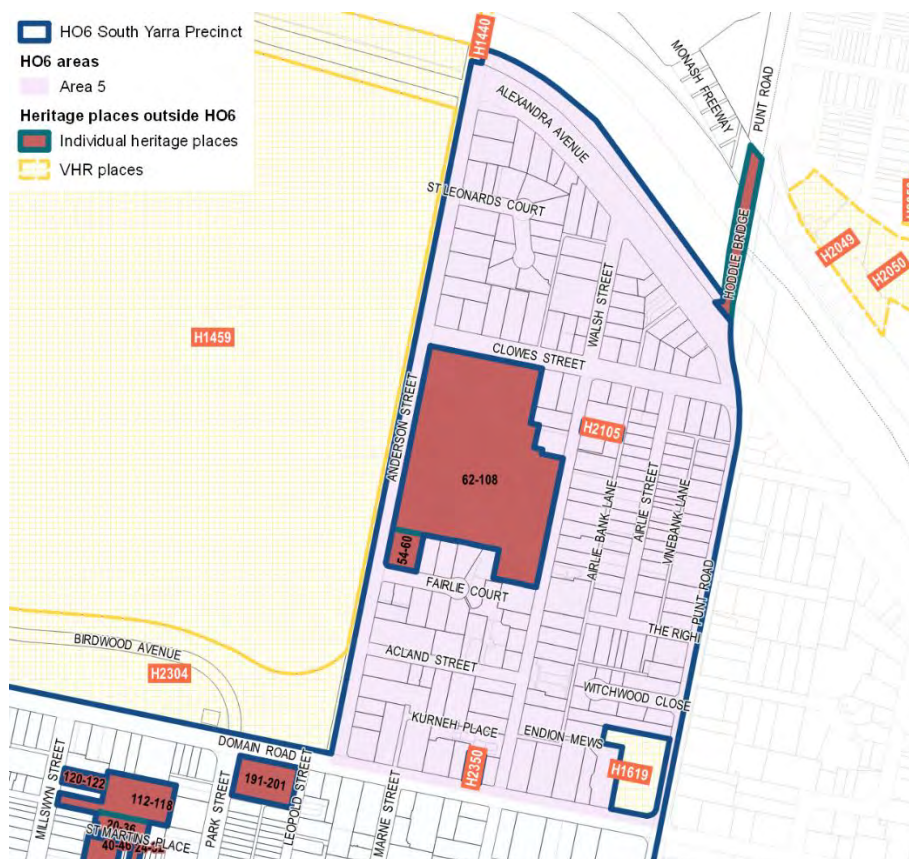
Area 5 is distinguished from other areas of HO6 by its topography and its position adjacent to the Botanical Gardens (Anderson Street) and the Yarra River (Alexandra Avenue). Known as Punt Road Hill, it is situated on a significant rise which slopes down towards Alexandra Avenue and the Yarra River to the north. The area is historically important as an area of early residential development (from the mid-1840s) and also evidences a later Crown land sale (Section Y) in the 1910s following the completion of flood prevention work which commenced in 1896. There are distinct pockets of interwar building stock, consistent Victorian-era streetscapes in Airlie Street, and fine postwar buildings dispersed around the area.

Two places in this general area are assessed as individual heritage places outside HO6 in *South Yarra Heritage Review 2022*. These are:

- The Fairlie flats at 54–60 Anderson Street.
- Melbourne Girls Grammar School at 62–108 Anderson Street.

The area borders parklands: Domain Parklands (VHR H2304), Royal Botanic Gardens (VHR H1459) and Fawkner Park (VHR H2361). An early residence ‘Airlie’ remains at 254–260 Domain Road (VHR H1619). Two significant postwar houses also included in Area 5: ‘Robyn Boyd House II’ at 290 Walsh Street (VHR H2105) and ‘Fenner House’ at 228 Domain Road designed by architect Neil Clerehan (VHR H2350).

The extent of Area 5 and other heritage places outside HO6 are shown below.



AREA HISTORY

This area occupies the traditional Country of both the Bunurong and Wurundjeri Woi Wurrung people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 5 covers Crown Allotments 5, 9½ acres fronting Yarra River, sold in 1845; Crown Allotments 8, 9 and 10, 10 acres each, sold in 1846; and Crown Section Y, sold from 1910 to 1913, all within Parish of Melbourne South. Each Crown Allotment was developed in different periods to create the subject precinct in evidence today (Figure 58).

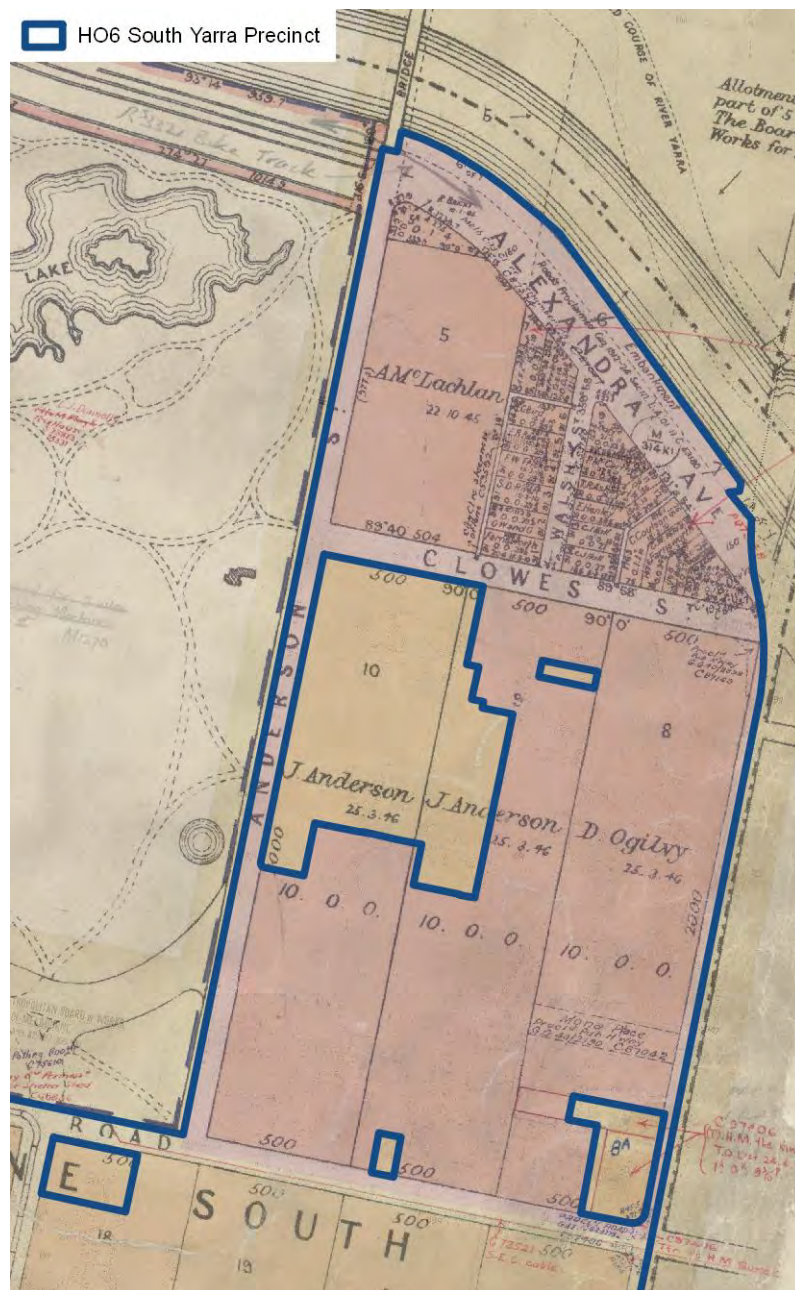


Figure 58. Detail from the parish plan showing Area 5 covering Crown Allotments 5, 8, 9 and 10, and Section Y. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

Development: 1845–1901

Limited development occurred to the north of Clowes Street during the Victorian period.

Merchant Archibald McLachlan purchased Crown Allotment 5, comprising 9 ½ acres fronting the Yarra River, in 1845. Here he built a residence, 'St Leonards', in 1846–47 (Figure 59) (Department of Crown Lands and Survey 1922; Slater in Gould 1985:np). By 1858, the property had been acquired by Robert Turnbull MLC (*Argus*, 14 October 1858:5). In 1900 only two properties were in existence on this allotment: 'St Leonards' and 'Riversdale' (Figure 59). The majority of development on the allotment did not occur until the 1930s (*Age*, 29 July 1881:2).

Another building established near the north-western intersection of Clowes Street and Punt Road was the Concordia Club (a German club). The club was demolished in the early twentieth century.

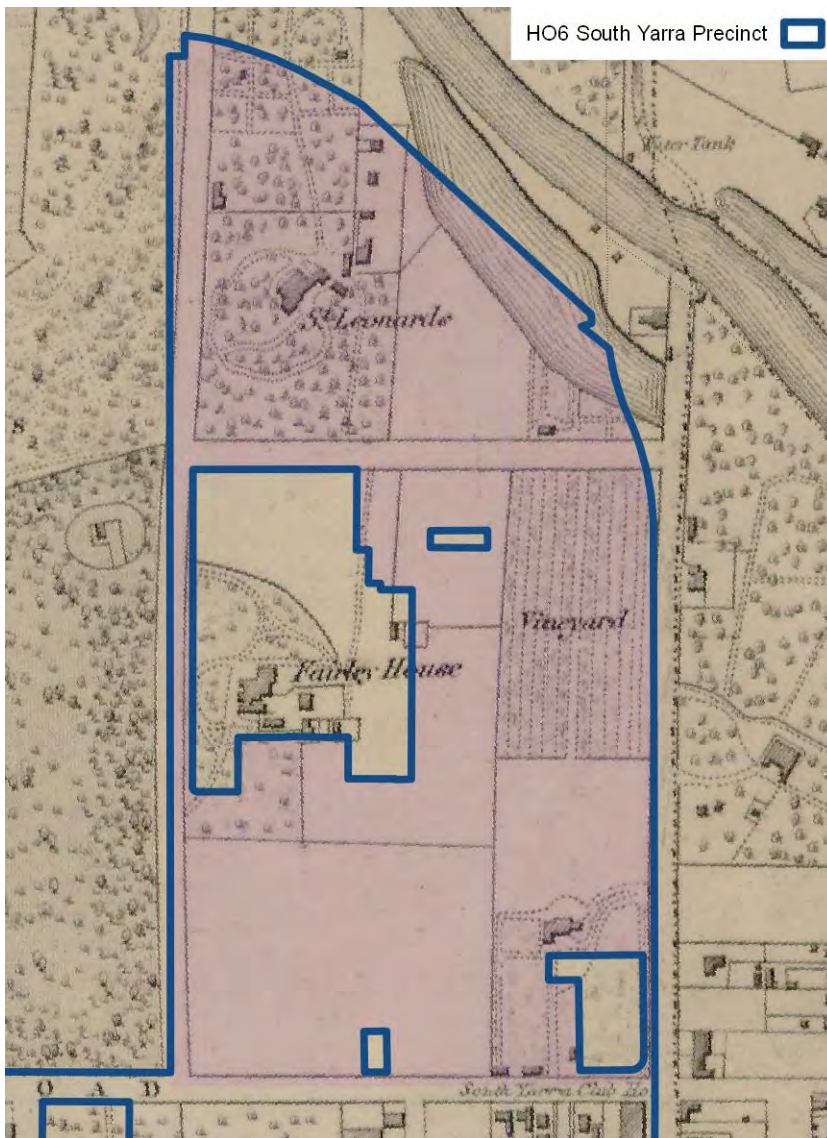


Figure 59. Showing development in Area 5 by 1855. Note the southern bank of Yarra River prior to the flood prevention works. (Source: Kearney 1855, State Library of Victoria: Victorian county maps with GML overlay)

More active residential development was observed to the south of Clowes Street during this period.

Solicitor David Ogilvie purchased Crown Allotment 8, comprising 10 acres, in 1846, and built 'Airlie Bank' on the land in 1847 (Department of Crown Lands and Survey 1922; Oscar Slater in Gould

1985:np). By 1855, a vineyard was established on the northern portion of this allotment, to the north of 'Airlie Bank' (Figure 59). A new mansion 'Airlie' was built for Elizabeth Ogilvie, David Ogilvie's widow, c1872, and enlarged in the 1920s. Airlie remains at 254–260 Domain Road (VHR H1619) (Slater 1987:13). The 'Airlie Banks', by then named 'Witchwood', was demolished in 1960 (Slater 1987:14).

Francis Boardman Clapp occupied Airlie as a tenant from c1887, and in 1890–91, built 'Endion' (later 'Kingsgate') next door, where he remained until his death in 1920. Guyon Purchas was the architect. The building remains at 252 Domain Road. In 1980, the building was converted to four apartments (Lewis MMD; Slater 1987:12, 13, 15, 16; Gould 1984:np).

Crown Allotments 9 and 10, comprising 10 acres each, were purchased by Colonel Joseph Anderson in 1846 (Department of Crown Lands and Survey 1922). In 1847, Anderson erected an imported prefabricated timber house, modelled on Government House on Norfolk Island, at the site, which he named 'Fairley' (also spelt Fairleigh and Farlie) (Figure 59) (Slater in Gould 1985: np; Colman 1972:11).

By 1881, two houses were built on the southern portion of Crown Allotment 10, between Acland Street and Domain Road:

- 'Ithaca' at 183–189 Walsh Street was built in 1874 to a design by architect George Alfred Badger for the owner William H Jarret (Gould 1984:np).
- 'Arnside' at 240 Domain Road (demolished) was built by 1881 to a design by architect Lloyd Tayler for the owner George L Dickson (Gould 1984:np).

Anderson's original block was subdivided into residential allotments, advertised as the Fairlie estate. Acland and Anderson streets were created in 1881. The advertisement for the sale of Fairlie estate shows the two buildings existed to the south of Fairlie (Figure 60) (City of Melbourne, plan of subdivision of part of portion No. 9, South Yarra 1881, Vale Collection, State Library Victoria).

David Aubrey, a speculative builder, also constructed a row of six houses in Airlie Street (numbers 24–26, 28–30, 32, 34, 36 and 38–40) between 1887 and 1890 (Slater 1987:15; Gould 1984:np).

The 1890s economic depression slowed development on the remaining lots in the area until the turn of the century (Figure 62) (Slater 1987:15).

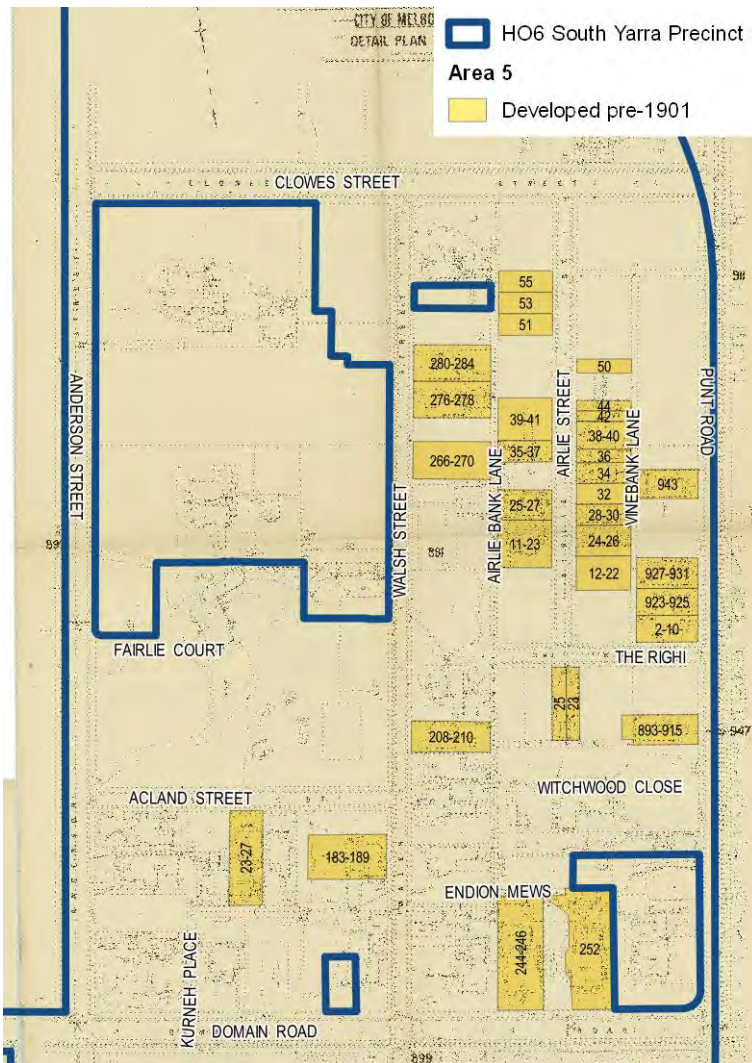


Figure 62. Extract of MMBW Detail Plan No 890, 1895, with GML overlay showing the locations of the Victorian period buildings extant today. Some land remained vacant until the turn of the century as the result of the economic depression in the 1890s. (Source: State Library Victoria)

Development: 1901–1918

The economic depression of the 1890s slowed development in the area subdivided in the Victorian era. A number of residential buildings were constructed on the land south of Clowes Street at the beginning of the twentieth century, taking up vacant allotments of the Victorian-era estates.

During the Federation period, speculative development of terrace houses was common. Terrace houses from this period are in evidence today at:

- 39–41 Airlie Street, a pair of two-storey villas, both built in 1901 to a design by architect J F Neville (Slater 1987:16).
- 36–42 Anderson Street, a substantial two-storey house built 1907 to a design by architects Klingender and Alsop (Slater 1987:18).
- 17–19 Clowes Street, a fine Queen Anne style house built in 1907.

- 12–20 The Righi, built in 1906 to a design by architects Smith and Ogg, with additions in 1910.
- 130–132 Anderson Street, built in 1916.
- 248–250 Domain Road, built in 1917 (Gould 1984:np).

During the Federation period, the area north of Clowes Street rapidly transformed. In 1906, a portion of Crown Allotment 5, located on the north-eastern corner of Anderson and Clowes streets, was subdivided as the South Yarra Hill Estate, with five mansion and villa lots (Figure 63). Houses subsequently erected on the estate included:

- ‘Stanton’ (later ‘Nainton’) at 74–80 Clowes Street, built in 1908 to a design by architects Harry B Gibbs and Finlay (Gould 1984:np)
- 66–72 Clowes Street, built in 1912 and also designed by architects Harry B Gibbs and Finlay (Gould 1984:np)
- 118–120 Anderson Street, built in 1913 (since demolished) (Gould 1984:np).

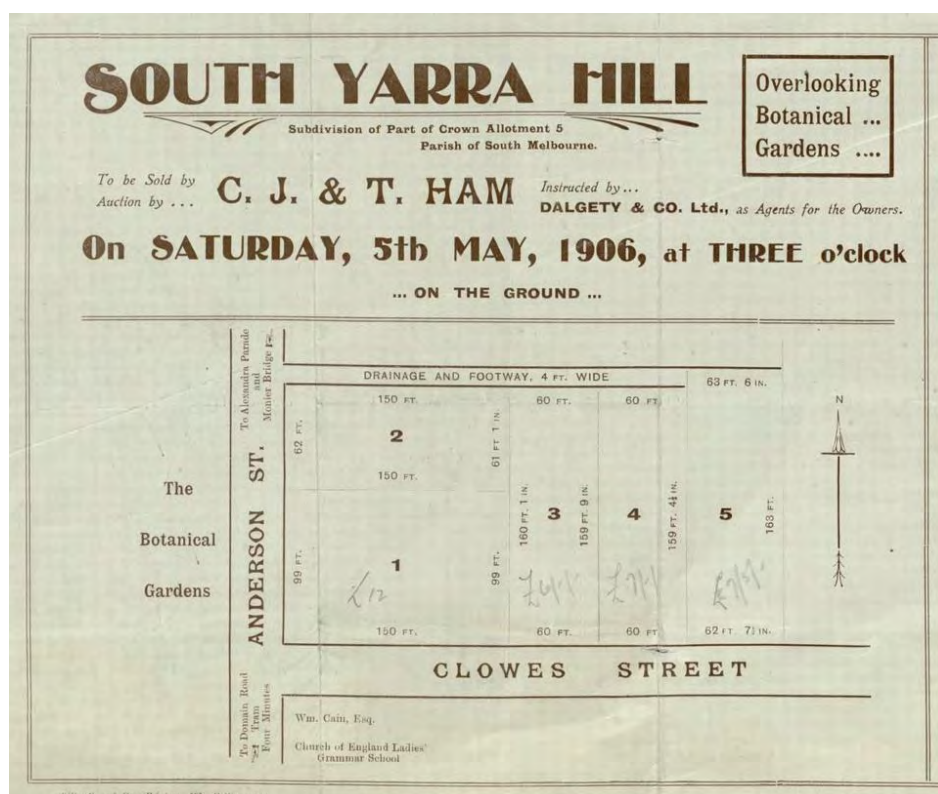


Figure 63. Showing a plan of the South Yarra Hill subdivision, 1906. (Source: ‘South Yarra Hill’ 1906, State Library Victoria)

Immediately adjacent to the precinct is Melbourne Girls Grammar School at 62–108 Anderson Street. Originally established as Merton Hall at 249–251 Domain Road (in Area 4), the school moved to Anderson Street following the construction of a new purpose-built building that was opened in 1900. Following the growth of the school in its early years at the new Anderson Street site, the school began to purchase neighbouring properties to use, including the original Fairlie House (now demolished) built for Joseph Anderson in the late 1840s. Further buildings, including the school assembly hall (now Chapel of St Luke) along with various extensions, were built between 1910 and 1919.

In 1929 the school acquired the nearby Yarra House (1881–82) from the Grimwade family. This acquisition provided further accommodation, which was enhanced with a large extension in 1930 and a further building being constructed in 1937. The school has continued to acquire surrounding land to build further facilities. The Melbourne Girls Grammar School was assessed as an individual place as part of this Review.

Further changes followed in an area bounded by Clowes Street, Punt Road and Alexandra Avenue. As part of flood prevention works, which began in 1896, the southern bank of the Yarra River was straightened at Anderson Street to form a lagoon, with the first part of Alexandra Avenue, then gardens and lawns, opening in 1901 (*Age*, 27 June 1906:10). Work on an extension of Alexandra Avenue to form a highway from the Botanic Gardens to the Glen Iris valley was planned, and by 1916 the section between Anderson Street and Walsh Street had been completed (*Herald*, 11 September 1916:7). The Walsh Street extension through to the intersection of Alexandra Avenue was also formed by this time. As part of the construction of the road, it appears that the lagoon near Anderson Street was filled in and the resultant Crown land (Section Y) subdivided into allotments fronting Walsh Street, Clowes Street and Alexandra Avenue, and offered for sale between 1910 and 1913 (Figure 64) (Department of Crown Lands and Survey 1922).

Built c1914 by builder Charles E Fox, 327–329 Walsh Street was one of the earliest buildings and is the oldest surviving building in Section Y.



Figure 64. Extract of the plan titled 'Building Allotments, South Yarra', 1913, showing subdivision of Section Y. (Source: State Library Victoria)

Development: 1918–1945

Residential development

Building gathered pace again from the first decade of the twentieth century, and particularly from the 1920s economic boom after World War I. Residential development in Area 5 at this time comprised both houses and blocks of flats (Figure 65).

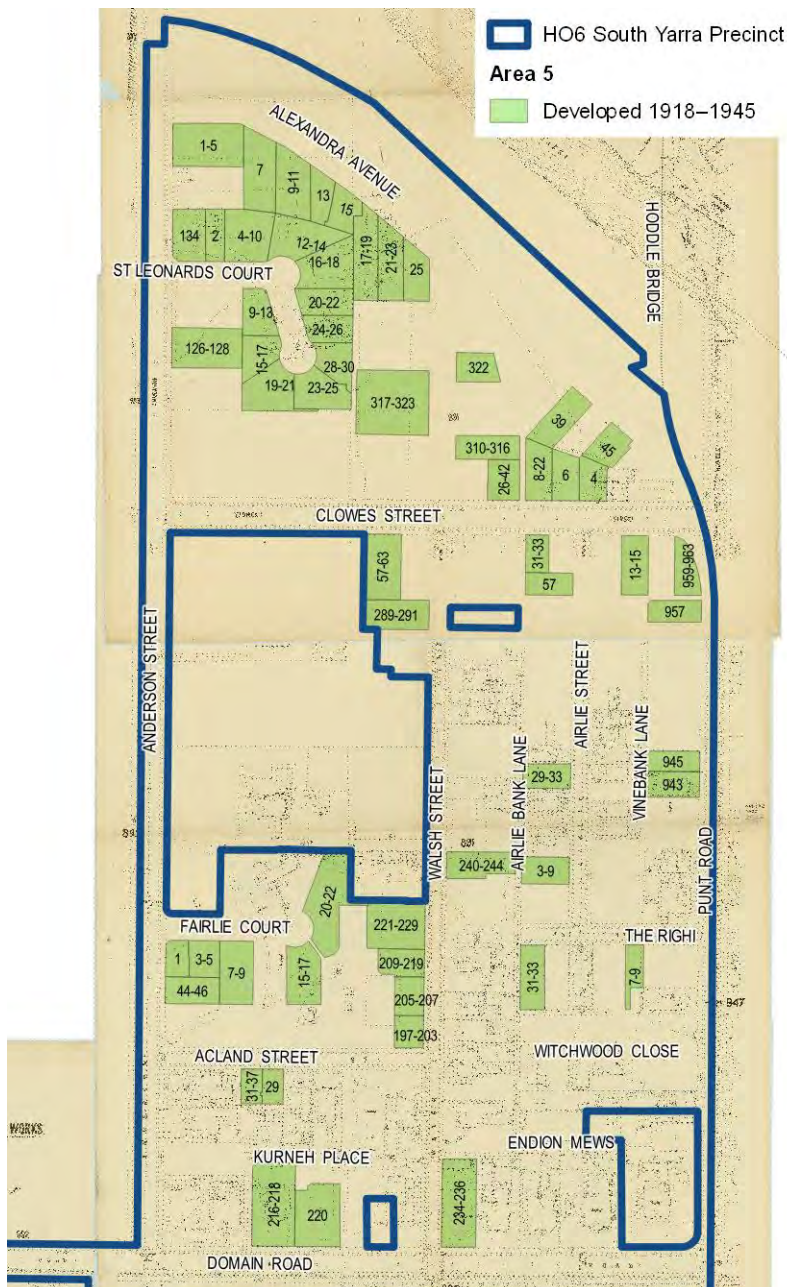


Figure 65. Extract of MMBW Detail Plan No 890, 1895, with GML overlay showing the locations of the buildings developed between 1918 and 1945 extant today. (Source: State Library Victoria)

Following the Crown land sale of Section Y, blocks of flats were erected in Alexandra Avenue and Walsh Street. Examples of these early blocks of flats include:

- 'The Ivel' at 322 Walsh Street, built in 1918 and attributed to architect H R Lawson (Sawyer 1982:106).
- 'Tretusis' (demolished) at 33 Alexandra Avenue, built by H R Lawson in 1918 (Sawyer 1982:106).
- 'Chadwick Mansion' at 45 Alexandra Avenue, built in 1918 (MBAI).

Further development of flats occurred in the precinct in the 1930s, when there was increased construction of flats across the City of Melbourne more generally. In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984), including:

- 15 Alexandra Avenue, built c1935.
- 240–244 Walsh Street, built c1935 to a design by Marcus Martin, with a central courtyard designed by Edna Walling and feature pond by sculptor Ola Cohn.
- The ‘Langham’ flats at 234–236 Domain Road, initially built in 1935 with a new block added in 1968. The architect was Robert Hamilton & Associates with Akan Devereux & Marcus H. Norris.
- 9–11 Alexandra Avenue, a block of flats with a fine Old English style design built in 1936.
- ‘Clowes’ at 4 Clowes Street, built in 1937 to a design by architect I G Anderson.
- ‘Greenford’ at 134 Anderson Street, a fine, substantial block of flats built in 1939, to a design by architect W W Plaistead (CoM building application record).
- ‘Clovelly Flats’ at 310–316 Walsh Street, a highly intact block of flats built in 1939 to a design by architect Arthur Plaisted (Lovell Chen 2021b:1).
- ‘Heyington’ at 21–23 Alexandra Avenue, built in 1939–40.
- ‘Springfield’ at 25 Alexandra Avenue, built in 1940 to a design by H R Lawson (Sawyer 1982:102; Gould 1984:np).

Although construction of flats was highly popular in the interwar years, residences were also built in the general area, evidenced today by:

- ‘Colby’ at 221–229 Walsh Street, a two-storey house built c1921.
- ‘Greystones’ at 39 Alexandra Avenue, a large bungalow with a refined design built 1924.
- 8–22 Clowes Street, a fine Old English style house built 1927.
- 31 Airlie Street, built in 1929.
- 31 Clowes Street, built c1930 (since altered).
- ‘Rushen’ at 57–63 Clowes Street, a three-storey Spanish Mission style bungalow built c1925.
- 216–218 Domain Road, built in 1935.
- 220 Domain Road, built c1935 (Gould 1984:np; Allom Lovell & Associates 1999:np).

Notable interwar residential development in Area 5 continued in the late 1930s, with the subdivision of the ‘Fairlie’ estate and the formation of St Leonards Court. The Fairlie estate was subdivided into 12 allotments fronting Anderson Street, Acland Street and Fairlie Court, which were sold from 1937 (*Argus*, 6 November 1937:18). A new street, Fairlie Court, was subsequently created in 1938 (*Argus*, 8 June 1938:20). Development in this area includes:

- Maisonettes at 1 and 3–5 Fairlie Court built in 1938 to a design by architect Geoffrey N Sommers
- Two brick maisonettes built at 20–22 Fairlie Court in 1940 to a design by architects Marcus Martin and Tribe (Figure 66) (*Herald*, 24 April 1940:16).
- The house at 15–17 Fairlie Court built in 1938 to a design by architects Hughes and Orm (Butler 1985:np).
- The house at 7–9 Fairlie Court built in 1939 to a design by architects Marcus Martin and Tribe.
- The house at 11–13 Fairlie Court (since demolished) was home to US Consul-General Richard Fyfe Boyce and his family in 1947 (*Argus*, 19 May 1947:6).



Figure 66. An illustration of maisonettes built at 20 Fairlie Court in 1940. (Source: *Herald*, 24 April 1940:16)

Further to the north, the street named St Leonards Court was formed in 1937 on the grounds of the Victorian-era residence, 'St Leonards', which was demolished c1938 after the death of its occupant, Arthur Bright (*Argus*, 22 May 1937:27; *Age*, 17 September 1938:2). Residential development in St Leonards Court commenced soon after, with the construction of the following buildings with intensive development over a short period of time resulting in the consistent character of the court.

- 'Konetta' at 16–18 St Leonards Court, built in 1937 (since altered) to a design by Ian McCready of Stephenson and Meldrum
- 2 St Leonards Court, built in 1938–39 to a design by architect C N Hollinshead
- 12–14 St Leonards Court, built in 1943, also to a design by Ian McCready (Butler 1985:np; *Argus*, 22 November 1943:2).
- Blocks of flats designed by architects Gordon and Bruce Sutherland:
 - 'Salgate House' at 15–17 St Leonards Court, built in 1939–40
 - 'Islington' 19–21 St Leonards Court, built in 1939
 - 'Nalinga' at 20–22 St Leonards Court, built in 1940
 - 24–26 St Leonards Court, built in 1939
 - 'St Leonards' at 23–25 St Leonards Court, built in 1939–42
- 28–30 St Leonards Court, built in 1940 (Butler 1985:np; Gould 1984:np).

The virtual cessation of residential building in Melbourne after wartime controls were introduced in 1941, including the building of flats, led to a reluctance by investors to commit funds to rental properties at this time (O'Hanlon 199:248). The block of flats at 25 Alexandra Avenue, built in 1940–41, was among the last investment blocks constructed before the 1941 introduction of wartime restrictions (Gould 1984:np).

Area 5 comprises the Golden Elm Reserve at 2 Clowes Street, which was formed by the late 1930s.

In January 1937, the Melbourne City Council public works committee approved a design from the Country Roads Board for a low-level bridge across the Yarra River at Punt Road (*Argus*, 13 January 1937:7). The bridge was named Hoddle Bridge in May 1938 (*Argus*, 19 May 1938:2). With the construction of the Hoddle Bridge, Punt Road was widened. In May 1938, while the Hoddle Bridge was under construction, the Melbourne City Council purchased the land at 2 Clowes Street (allotment 18 of Section Y), measuring 110 feet by 100 feet, required for the purpose of widening Punt Road at the southern approach to the Bridge for £3400 (*Age*, 24 May 1938:15). A Golden Wych Elm (*Ulmus glabra* 'Lutescens') was planted shortly after this in 1938 (Solness 1999:104; *Melbourne Living*, 7 October 1980:21; Allen 2009). The Golden Wych Elm at 2 Clowes Street is on the Significant Trees register of the National Trust of Australia (Victoria) and considered as 'the state's oldest and finest example of the species' (Solness 1999:104).

The tree is believed to have been planted by property developer Leon Rossiter Stahle. Family lore suggested that as a condition of his redevelopment in Clowes Street, South Yarra, Melbourne City Council required Stahle to create a triangular garden and plant the golden elm (*Age*, 5 July 2010). There are conflicting stories as to whether the tree was planted as a young sapling or semi-mature tree (NTAV file). By c1950–54, the reserve edges were formalised with and a footpath along the edge of the Alexandra Avenue and Clowes Street intersection has been constructed. In 1979, some of the branches of the tree were raised slightly to clear the pathways for pedestrians. Bolts were drilled through some branches and wires suspended between them elevating the sprawling limbs and revealing the footpath below (*Melbourne Living*, 7 October 1980:21). The existing fencing was added by 2007 (Google Streetview).

The tree, in its distinctive position beside a major arterial intersection is appreciated by many commuters. As part of Urban Forest Visual website initiative launched in 2013, trees on public land within the City of Melbourne are allocated an ID and individual email addresses. This was originally designed as a tool for the public to inform the council about tree damage. However, the public began sending personal messages to the trees instead. The tree is notable as the most emailed tree within the City of Melbourne database in 2015 (ABC 2015), which demonstrates the existence of a group with a strong attachment to this tree.

Development: 1945 onwards

A shortage of building materials continued after the end of World War II in 1945, which slowed new developments. Building works resumed in Area 5 in the 1950s.

In 1955 Witchwood Close was formed, and eight allotments were created on the land of the 'Witchwood' (formerly Airlie Bank) residence (*Age*, 24 September 1955:34). 'Witchwood' was demolished in 1960 (Slater 1987:14).

Many architect-designed Modernist style houses were constructed in this area in the postwar period. These included:

- 'Robyn Boyd House II' at 290 Walsh Street (VHR H2105, HO453 City of Melbourne), built in 1958 to a design by Robyn Boyd as his own home.
- 'Motstone' at 172–182 Walsh Street, a block of flats featuring full curtain walls and carparking on the ground level built in 1960 to a design by architect Charles J White for Mrs J C Farrin Webb (CoM building application record).
- 'Fairlie' flats at 54–60 Anderson Street, a high-rise block of flats built in 1961 to a design by Yuncken Freeman by E A Watts Pty Ltd. The Fairlie flats is assessed as an individual heritage place in this Review.
- The residence at 13–15 Witchwood Close, built in 1961 to a design by architect Charles J Lipsett (CoM building application record).
- The residence at 5–7 Witchwood Close, built by 1962 to a design by architect Ernest Fooks (*Age*, 20 January 1962:57 and 26 June 1965:51).
- 'Fenner House' at 228–230 Domain Road, built in 1965–66 to a design by architect Neil Clerehan and (VHR H2350).
- 43–49 Clowes Street, a block of flats built in 1966 to a design by architect Sol Sapor.
- 'Kurneh' at 2–10 Anderson Street, a block of flats built in 1966–67 to a design by architects Bernard Joyce & Associates.

Construction of new blocks of flats and houses continued in more recent periods, including 'Winwick' at 194–206 Walsh Street and 191–195 Walsh Street, both designed by architect Wayne Gillespie in the late twentieth century.

AREA DESCRIPTION

Urban character

Area 5 is bound in the north by Alexandra Avenue, in the south by Domain Road, in the west by Anderson Street and in the east by Punt Road. The area includes Kurneh Place, Acland Street, Fairlie Court, Clowes Street, St Leonards Court, Airlie Bank Lane, Airlie Street, Endion Mews, Vinebank Lane, Witchwood Close and The Righi. The area comprises mostly houses and walk-up flats with the exception of Melbourne Girls Grammar School in Anderson Street.

The area is distinguished by its typography and its position adjacent to the Botanical Gardens (Anderson Street) and the Yarra River (Alexandra Avenue). Known as Punt Road Hill, it is situated on a significant rise which slopes down towards Alexandra Avenue and the Yarra River in the north. Historically, it developed from the 1840s, when the original Crown allotments were first sold, with further subdivisions during the 1880s creating Acland Street, Anderson Street and the south side of Walsh Street in 1881 and Airlie Street and The Righi in 1886. After the economic depression of the 1890s further subdivisions occurred, with the western end of Clowes Street being subdivided in 1906 and its eastern end (including lots facing Alexandra Avenue) in 1913. Fairlie Court and St Leonards Court were both formed in 1937, and Witchwood Close in 1955. This pattern of successive subdivisions has resulted in the area having an overall mixed character. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate patterns of fenestrations, and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

In contrast to the overall mixed streetscape character of the area there are three individual pockets that have retained relatively homogeneous streetscapes. Airlie Street has a cohesive streetscape of Victorian-era houses, while St Leonards Court, and to a lesser degree Fairlie Court, retain most of their interwar places.

All streets have bluestone kerbs and gutters, with the exception of Fairlie Court, St Leonards Court and Witchwood Close which have concrete kerbs. Airlie Bank Lane, Viewbank Lane and Endion Mews are entirely bluestone. All streets have asphalt footpaths and Fairlie Court, St Leonards Court, Witchwood Close, Alexandra Avenue and Domain Road have grassed verges. Street trees throughout the area are mixed in both maturity and species. The northern edge of the area is distinguished by a group of mature trees planted on the stretch of reserve along the Yarra River (opposite 1–45 Alexandra Avenue), which enhances the riverside setting. Mature trees of note include two Canary Island Date Palms (*Phoenix canariensis*), Washingtonia (*Washingtonia robusta*), Schinus Peppercorn Tree (*Schinus areira*) and Eucalyptus Bangalay (*Eucalyptus botryoides*). Area 5 also includes an important Golden Wych Elm (*Ulmus glabra* 'Lutescens') at Golden Elm Reserve, 2 Clowes Street. Overlooking the Yarra River, the broadly triangular reserve is located at the intersection of Alexandra Avenue, Punt Road and Clowes Street.

Anderson Street and Alexandra Avenue are both distinguished by their orientation towards the Royal Botanical Gardens and the Yarra River respectively and the area is noted for having Melbourne Girls Grammar School (assessed as individual heritage places outside HO6 in this Review) immediately adjacent to it at 62–108 Anderson Street.

Punt Road and Alexandra Avenue both carry heavy traffic while Domain Road and Anderson Street are less busy connecting through streets. There is a network of bluestone lanes throughout the area. These include Airlie Bank Lane, Endion Mews, Viewbank Lane, an east–west section of Airlie Street, and a lane

that runs between 285 and 291 Walsh Street, between Clowes Street and Walsh Street, and between Clowes Street and Alexandra Avenue.

Built form: 1845–1901

Developed from 1845 onwards, the south-eastern portion of the area comprises the highest proportion of Victorian houses (Figure 67).

Immediately adjacent to the precinct is 'Airlie', 254–260 Domain Road (VHR H1619, HO399 City of Melbourne) built in 1873 for David and Elizabeth Ogilvie. 'Airlie' is a two-storey rendered brick Italianate mansion with ruled ashlar blockwork, hipped slate roof and elaborate eaves brackets. A coach house and stables complex, designed by William Salway, was built in 1890. Substantial additions were made in 1924, including the front portico, the surrounding verandah with Ionic columns and the open balcony on the first floor. For further information refer to the Victorian Heritage Database.

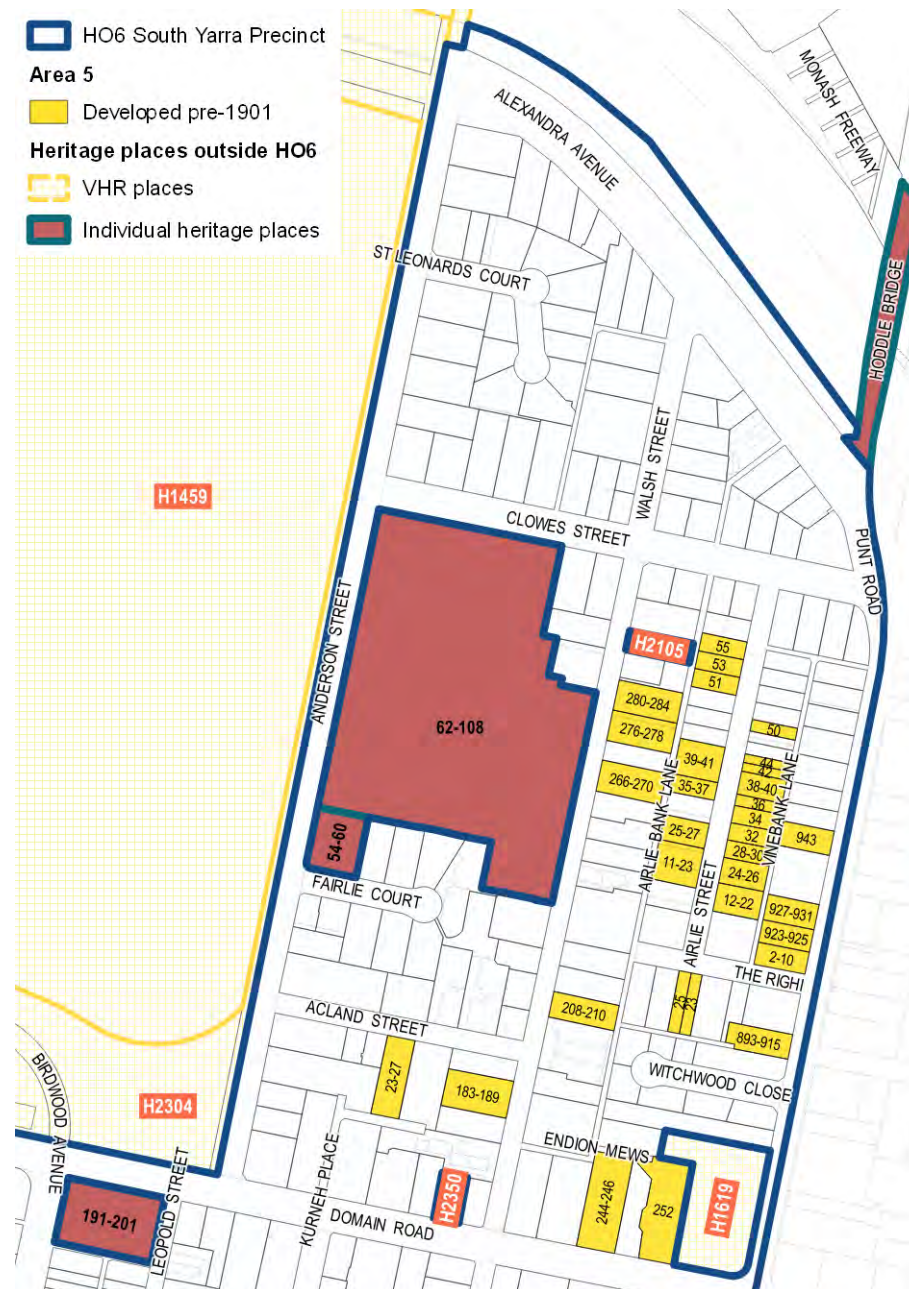






Figure 67. Diagram showing the buildings developed between 1845 and 1901 in Area 5.

The earliest extant house in the area is 'Ithaca' at 183–189 Walsh Street. Significant Victorian period places in this area are as follows.

Table 38. Significant Victorian period places in Area 5.

Place	GML image (2021–22)
<p>'Ithaca' at 183–189 Walsh Street was built in 1874. It is a two-storey rendered brick Victorian Italianate house with a hipped slate roof. The principal elevation of the asymmetrical house faces west and features a double-storey cast iron verandah, canted bay window and eaves brackets. Note that the principal façade now faces west and is not visible from the public domain.</p>	
<p>'White Oaks' at 23–27 Acland Street was built in 1888. It is a two-storey rendered brick house with a hip and gable slate roof. The principal façade features two projecting gable bays with barge boards with lobed ends that sit either side of a recessed porch at ground level with a flattened pointed arch. Of note are the eaves brackets, render rosettes and substantial brick chimneys. In 1900 the building was occupied by the French consulate general Leon de Jardi.</p>	
<p>'Endion (later 'Kingsgate') at 252 Domain Road was built in 1890 to a design by Guyon Purchas. It is a finely detailed, two-storey red brick house with steeply pitched terracotta tiled gabled roof with traceried barge boards and timber finials. Of particular note are the tall terracotta chimney pots. The house and stables at its rear have been converted into residential flats.</p>	
<p>'St Neots' at 244–246 Domain Road was built in 1890 to a design by Hyndman & Bates. It is a substantial two-storey Hawthorn brick house with red brick window voussoirs. The house is an early example of the emerging Queen Anne style that gained popularity in the first part of the twentieth century. Notable features include the steeply pitched gable roof with half-timbered gable ends and gable roofed entry porch with large turned timber posts and decorative pierced timber gable end. The house has been converted into residential flats.</p>	

Several other houses remain from the Victorian era in the area particularly along Airlie Street. These exhibit characteristics of the Victorian Italianate style to different degrees. This style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. Extant examples include:

- 25–27 Airlie Street (1887)
- 36 Airlie Street (1887)
- 38–40 Airlie Street (1887)

- 927–931 Punt Road (1888, designed by architect Robert Adamson)
- 24–26 Airlie Street (1889)
- 28–30 Airlie Street (1889)
- ‘Corio’ at 23 The Righi (1888–89)
- ‘Erica’ at 25 The Righi (1888–89)
- 39–41 Airlie Street (1901, designed by architect J F Neville)
- 11–23 Airlie Street (nd)
- 32 and 34 Airlie Street (1890)
- 35–37 Airlie Street (nd)
- 42 Airlie Street (1889)
- 44 Airlie Street (1889)
- 50 Airlie Street (nd)
- 51 Airlie Street (1901)
- 53 Airlie Street (1901)
- 55 Airlie Street (1897)
- 2–10 The Righi (also known as 919–921 Punt Road, c1887)
- 893–915 Punt Road (nd)
- 923–925 Punt Road (c1887)
- 208–210 Walsh Street (1886, designed by architects Reed Henderson & Smart)
- 276–278 Walsh Street (c1887, designed by architects Reed Henderson & Smart)
- 280–284 Walsh Street (c1890, designed by architects Reed Henderson & Smart).

Built form: 1901–1918

Residential development in Area 5 slowed during the economic depression of the 1890s, but development had recommenced by the turn of the twentieth century (Figure 68).

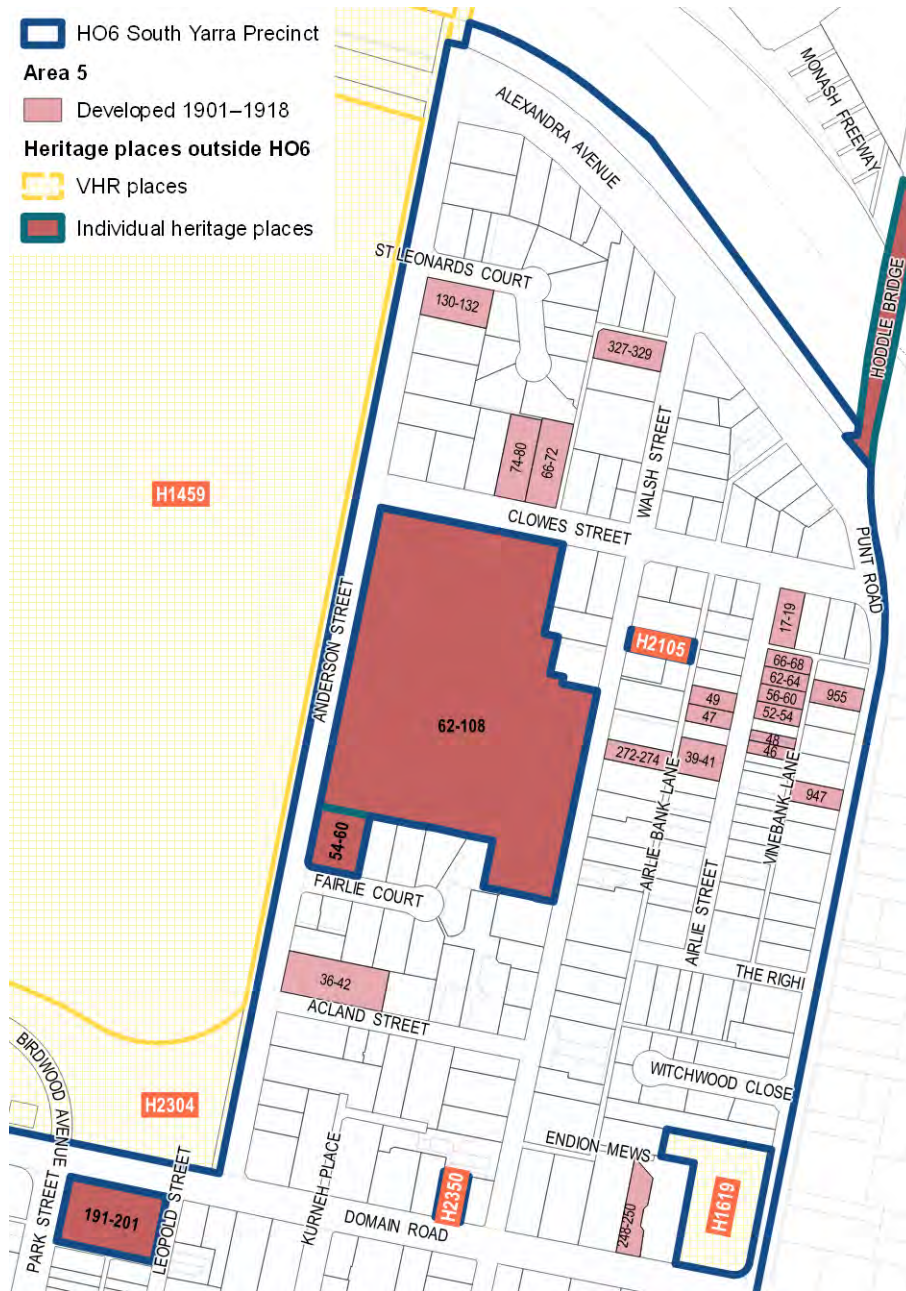


Figure 68. Diagram showing the buildings developed between 1901 and 1918 in Area 5.

The Federation-era buildings were largely influenced by two key architectural styles that were popular during this period: the Queen Anne and Arts and Crafts styles.

Queen Anne

Houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseilles-pattern

terracotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with art nouveau inspired leadlight. Significant places in this area are as follows.

Table 39. Significant places with Queen Anne style influences in Area 5.

Place	GML image (2021–22)
<p>17–19 Clowes Street, built in 1907, is a highly intact single storey red brick house with steeply pitched terracotta tiled gable roof with attic. Notable features of the Queen Anne style include flying gables with half-timbered and rough cast gable ends, diagonal emphasis created by the splayed corner of the return verandah with matching bay window under, heavy turned timber building posts and fret work, smooth rendered banding and wall panel, art nouveau leadlight to timber casement windows and strapped red brick chimneys with terracotta pots. The overall composition is enhanced by what appear to be the original or early bluestone entry steps off the corner of Clowes and Airlie streets and a small red brick building at the rear of the site which appears to be an original stable.</p>	
<p>'Stanton' (later 'Nainton') at 74–80 Clowes Street was built in 1908 to a design by Ginns Harry B and Finley. It is an elegantly detailed two storey red brick Queen Anne style house with terracotta tiled hip and gable roof. The asymmetrical form is distinguished by a central canted bay flanked by verandahs. Notable features of the Queen Anne style include the flying gable with half-timbered and rough cast rendered gable end and fretted brackets, terracotta shingles to the bay window and window hood, square timber verandah posts and fretwork, terracotta ridge cappings and finials, rough cast rendered walls under the eaves and prominent red brick chimney set at the angle with four terracotta pots.</p>	
<p>66–72 Clowes Street was built in 1912 to a design by Harry B Ginns and Finley who designed the adjacent building at number 74–80. It is a brick (overpainted) and roughcast rendered house with steeply pitched terracotta shingle roof with prominent attic dormers. The house features many typical characteristics of the Queen Anne style including an asymmetrical picturesque form, casement windows, and exposed rafter ends and half timbering to the gable ends.</p>	

The influence of the Queen Anne style can also be seen to different degrees in other buildings throughout the area. Examples include:



- 955 Punt Road (1912)
- 248–250 Domain Road (1917)
- 46 Airlie Street
- 52–54 Airlie Street
- 56–60 Airlie Street

- 62–64 Airlie Street
- 66–68 Airlie Street
- 947 Punt Road
- 272–274 Walsh Street.

Arts and Crafts

The buildings with Arts and Crafts style influences share a number of stylistic details, including heavy verandah piers, timber framed sash windows, the use of contrasting materials such as roughcast render and red brick work and hipped or gable roofs with exposed rafters. Significant places in this area are as follows.

Table 40. Significant places with Arts and Crafts style influences in Area 5.

Place	GML image (2021–22)
<p>36–42 Anderson Street was built in 1907 to a design by Klingender and Alsop. Built to appear as one house, this pair of residences exhibits characteristics of the Arts and Crafts movement with its informality of planning, massing and pattern of fenestrations. The steeply pitched terracotta shingled gable roof dominates the composition, while the large, tapered chimneys, canted bay with flat roof (Anderson Street) and asymmetrical catslide roof along Acland Street all contribute to its picturesque quality.</p>	
<p>130–132 Anderson Street was built in 1916 (altered 1928), as a two-storey brick and roughcast residence. Its principal façade facing Anderson Street is symmetrically arranged with a terracotta tiled transverse gable roof with a central projecting gable roofed porch and balcony, flanked by box bay windows at ground level. Of note is the round arched entry with gumleaf motifs, the baroque bracket to the bowed balcony above and the timber window hoods supported off timber brackets.</p>	

Other examples of Arts and Crafts influenced buildings within Area 5 include:

- ‘The Ivel’ at 322 Walsh Street (c1918),
- ‘Chadwick Mansion’ at 45 Alexandra Avenue (1918).

Built form: 1918–1945

Development in the area continued during the interwar years. This was brought about by the opening up of land along Clowes Street, Walsh Street and Alexandra Avenue and the subdivision of large Victorian-era properties such as Fairlie and St Leonards, which created Fairlie Court, and St Leonards Court respectively (Figure 69).

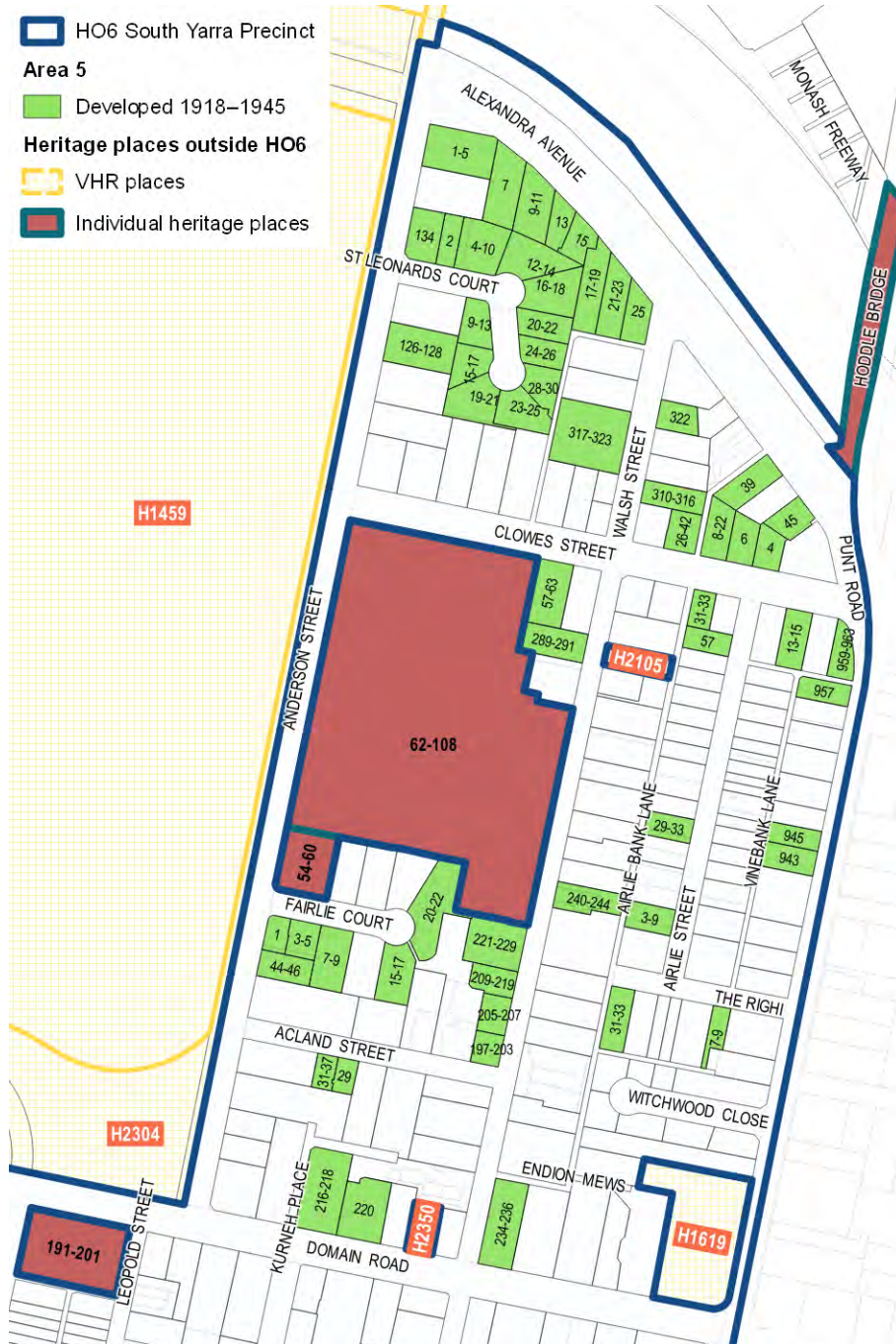



Figure 69. Diagram showing the buildings developed between 1918 and 1945 in Area 5.

One unique development in Area 5 is the Golden Elm Reserve at 2 Clowes Street, formed in 1937–38. Description of this reserve is provided below.

Table 41. Significant public reserve in Area 5.

Place	GML image (2021–22)
<p>An important Golden Wych Elm (<i>Ulmus glabra</i> 'Lutescens') is at Golden Elm Reserve, 2 Clowes Street. The Golden Wych Elm occupies the centre of the site, filling most of the Reserve with its extensive canopy. The canopy extends to the Punt Road boundary in some places and low branches rest on the ground. The tree sits within a triangular-shaped mulched bed, which is surrounded by low chain link fencing that marks the perimeter of the Clowes Street and northern sides of the Reserve. An asphalt timber-edged footpath follows these boundaries outside the fence. Garden beds with a variety of sparse planting fill the area to the northwest of the site, between the residential properties and pathway connecting Clowes Street to Alexandra Avenue. Site furniture includes chain link fencing, wayfinding signage, and service boxes.</p> <p>The Golden Wych Elm has been a long-standing local landmark at the intersection of Punt Road and Alexandra Avenue. The tree is notable for its form, size and maturity and landmark qualities. The reserve setting, which has enabled the relatively unhindered growth pattern of the tree, contributes to the ability to appreciate its substantial size and spreading canopy and forms an important part of its setting.</p>	

Buildings dating from this period are representative of a variety of architectural styles. It is important to note that the application of stylistic typologies to describe buildings can be limited, with many architects and designers calling upon numerous influences when designing a building. It is very unusual for any one building to be a 'pure' representation of a type with most incorporating elements from different styles.

Arts and Crafts

The earlier houses and blocks of flats from this period demonstrate characteristics of the interwar bungalow style incorporating elements of the Arts and Crafts movement. These buildings are typically characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. Significant places within this area are as below.

Table 42. Significant places with Arts and Crafts style influences in Area 5.

Place	GML image (2021–22)
<p>'Colby' at 221–229 Walsh Street, built in c1921, is an unusual two-storey adaptation of the 1920s bungalow style with an austere red brick façade and a projecting rendered half round room with slender pilaster extended to a first-floor balcony above. Entry is via a large round arched opening and an arcaded verandah along the southern façade sits under the main terracotta tiled hip roof. The tall red brick fence and incorporated garage appears original or early.</p>	
<p>'Greystones' at 39 Alexandra Avenue was built in 1924. It is a large brick (overpainted) bungalow with a terracotta tiled transverse jerkin-headed gabled roof and projecting jerkin-headed gable to its principal façade. Elevated on a rock faced limestone base, the street-facing flat-roofed verandah has deep eaves and exposed rafters and is supported by paired Doric colonettes. Under the verandah two bow windows retain their timber-framed windows with bevelled glass, triangular patterned upper sashes, while windows down the side elevations are divided by diamond patterned mullion. The street facing attic window is a recent addition.</p>	

Other Arts and Crafts influenced building from this period can be seen in different intensities within Area 5. These include:

- 289–291 Walsh Street (1923)
- 'Marlborough Flats' at 1–5 Alexandra Avenue (1928)
- 29–33 Airlie Street (1929).

Old English

The interwar Old English Revival style is seen in different expressions throughout Area 5, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double-hung sash windows. Significant places in this area are as follows.

Table 43. Significant places with Old English Revival style influences in Area 5.

Place	GML image (2021–22)
<p>8–22 Clowes Street, built in 1927: a clinker brick attic residence with a steeply pitched tiled hip roof with a dominant street facing projecting gable above a recessed porch. The house is finely detailed with prominent rubble stone chimneys, timber strap work to the gable ends with decorative brick infills, diamond patterned leadlight windows and rubble stone gate pillars.</p>	
<p>9–11 Alexandra Avenue, built in 1936, is a two-storey clinker brick house with a steeply pitched tiled hipped roof with exposed rafter ends and a prominent street facing gable. Notable details include the rubble stone chimneys, half timbering to the gable end, diamond-patterned leadlight window and curved catslide porch roof. The low brick front fence appears original or early as could be the two hipped roofed garages.</p>	



Other examples of the interwar Old English style can be seen to different degrees within Area 5. These include:

- 13 Alexandra Avenue (1938)
- 15 Alexandra Avenue (1938)
- 24–26 St Leonards Court (nd)
- 6 Clowes Street (nd)
- 3–9 Airlie Street (c1940s).

Moderne

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are shown in the following table.

Table 44. Significant places with Moderne style influences in Area 5.

Place	GML image (2021–22)
<p>240–244 Walsh Street was built in c1935 to a design by Marcus Martin as a two-storey rendered brick house with hipped tiled roof and boxed eaves. The house is simply but elegantly detailed with a carefully modulated form that incorporates a single storey bay with flat roof that projects forward towards the street and includes a garage, and a 'V'-shaped entry accessed off the northern side of the building. Details of note include the cantilevered flat window hoods over the western windows on the ground floor, multi-paned double-hung timber sash windows, timber shutters and tall rendered chimneys with projecting brick detailing forming a simple cap. Of note is that Marcus Martin built this house as his own home and lived here until the early 1960s, after which time it was converted into two flats. The site also includes a rear courtyard designed by Edna Walling with a feature pond by noted sculptor Ola Cohn.</p>	
<p>285 Walsh Street was built in c1935–36 to a design by Marcus Martin as a two/three-storey rendered brick house, elevated above a generous front garden. The building is cubic in form and presents asymmetrically to the street and features hipped roofs clad in Marseille-patterned tiles with broad eaves and a simple parapet. The residence is entered via brick stairs with a stepped balustrade in contrasting face brick. The landing to the entrance has a cantilevered canopy and refined rendered grille. The building features sash windows and rendered sills. An attached garage to the north side of the dwelling with open deck above is integral to the design (Lovell Chen 2021a:2).</p>	
<p>'Clowes' at 4 Clowes Street was built in c1937 to a design by IG Anderson. It is a two-storey block of rendered brick residential flats with a terracotta tiled hipped roof concealed behind a straight parapet. The building is distinguished by its stepped form that addresses the adjacent parkland and its use of interlocking rectilinear and curved wall planes. Of note is the projecting string course at window head height and the horizontal glazing bars of the timber framed sash window both of which emphasise the horizontal. These are in contrast to the verticality of the chimney breast and the multi-paned window above the side entry. Although now overpainted, the low brick front wall appears original as does the metal name plaque above the front door.</p>	

Other examples of the interwar Moderne style can be seen to different degrees within Area 5. These include:

- 'Araluen' at 7 Alexandra Avenue (1940)
- 17–19 Alexandra Avenue (1939, substantially altered)
- 'Allambi' at 26–42 Clowes Street (1940)
- 'Airlie Mews' at 945 Punt Road (nd)
- 957 Punt Road (1940)

- 959–963 Punt Road (1941)
- ‘Salgate House’ at 15–17 St Leonards Court (1939–40)
- ‘Nalinga’ at 20–22 and 28–30 St Leonards Court (1940)
- 216–218 Domain Road (1935, designed by architect Marcus Martin)
- 209–219 Walsh Street (1937).

Georgian Revival

The most prevalent interwar stylistic influence within Area 5 is the Georgian Revival. The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper middle-class notions of good taste. Typical exterior characteristics of the style include: symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows.

There are two relatively intact interwar streetscapes within Area 5: Fairlie Court and St Leonards Court.

A number of interwar houses remain in Fairlie Court which was originally built out exclusively in the interwar Georgian Revival style. Extant examples include nos. 1 and 3–5 (1938 architect Geoffrey Sommers, see above), 7–9 (1939 architect Marcus Martin & Tribe), 15–17 (1938 architects Hughes & Orme) and 20–22 (1940 architects Marcus Martin & Tribe, see above). Although other houses in the court have been demolished the houses that replace them have been designed using a similar scale, materiality and in most instances Georgian Revival details. For this reason the court remains legible as an exclusive residential enclave of classically proportioned and detailed houses.

St Leonards Court also survives as a highly intact streetscape with many of its buildings showing influences of the interwar Georgian Revival style. These include: ‘The Manor’, 2 St Leonards Court (1938–39, architect CN Hollinshed), 4–10 St Leonards Court (1938–39, architects Oakley & Parkes), 12–14 St Leonards Court (1937, architect Ian H McCready c/o Stephenson & Meldrum), ‘Islington’, 19–21 St Leonards Court (1939, architects Gordon J & Bruce Sutherland), ‘Nalinga’, 20–22 St Leonards Court (1940, designer DC Armstrong), and ‘St Leonards’, 23–25 St Leonards Court (1939–42, architects Gordon J & Bryce Sutherland).

Significant places in this area are shown below.

Table 45. Significant places with Georgian Revival style influences in Area 5.

Place	GML image (2021–22)
<p>'Springfield' at 25 Alexandra Avenue was built in 1940 by builder H R Lawson. It is a four-storey block of flats (three levels above garaging underneath) with two principal frontages, occupying a prominent corner site on the corner of Walsh Street. Constructed of cream brick with a red clinker brick base and a tiled hip roof, the building's curved corner rises above the roof line creating a vertical emphasis. With an air of respectable and conservative elegance it incorporates classically derived details such as console brackets (on which projecting box windows rest), multipaned vertical timber sash windows and a dentil course at cornice level and for the chimney caps. These contrast with the Moderne curves of the corner tower, and the projecting concrete balcony floors. The building appears highly intact retaining its mild steel balustrades and name plaque and original or early garage doors.</p>	
<p>'Langham' at 234–236 Domain Road was built in 1935 to a design by Robert Hamilton & Associates (additions at rear 1968). The site was developed in two stages with the front block of flats facing Domain Road and the garages facing Airlie Bank Lane built in 1935 and the central block of flats built in 1968. The front block is a three-storey red brick building with a hipped tiled roof concealed behind a straight parapet. The building is symmetrically arranged with a recessed central section and projecting bays either side with oriel bay windows at the first and second levels. The building is elegantly detailed with a regular pattern of vertically proportioned multi-paned timber sash windows, modillion brackets under the eaves, rendered keystones to the window head arches, an entry porch with fluted columns and a dentil mould cornice and a feature window above the entry with an open-crowned pediment and urn. The rear garage block built in 1935 is two-storey with garaging underneath and flats above. Also constructed in red brick with a tiled hip roof concealed behind a straight parapet it has similarly detailed multipaned window and oriel bay windows that face Airlie Bank Lane. The central three-storey block built in 1968 mimics the details of the earlier main block with the exception of not having its roof concealed behind a parapet and no modillion eaves brackets.</p>	

Place
GML image (2021–22)

1 and 3–5 Fairlie Court was built in 1938 to a design by Geoffrey M Sommers. It is a pair of two-storey maisonettes built of orange linear roman bricks and a single transverse gable slate roof with brick chimneys. Each residence is entered off Fairlie Court via a classically detailed portico with Doric columns, concrete balusters and a triangular (no. 1) or segmental (nos 3–5) pediment. The principal façade facing Fairlie Court and Anderson Street is finely detailed with a regular pattern of vertically proportioned multi-paned timber sash windows with rendered keystones, projecting brick patterning at the buildings corners that create a stylised quoining and a dentil patterned cornice under the eave and decorative gutter clips. Alterations and additions were undertaken to the building in 2016 and are visible along Anderson Street. These alterations and additions do not distort an understanding of the original built form of the place.



20–22 Fairlie Court, built in 1940 to a design by Marcus Martin and Tribe is a pair of two-storey maisonettes built of cream brick with a hipped tiled roof. The building has an unusual, cranked plan that takes advantage of the wedge-shaped block. Entry is via a recessed porch with a stylised classical door surround with Art Deco influences. Overall the detailing of the building is very restrained with a simple brick dentil course under the eave and timber framed multipaned windows with timber shutters.



'Clovelly Flats' at 310–316 Walsh Street was built in 1939 to a design by architect Arthur Plaisted. It is a three-storey block of residential flats, built of dark orange brick with hipped terracotta tiled roofs. Asymmetrically planned, the projecting front rooms have at ground and first floor levels, a shallow bow window with a mild steel balustraded balcony above. Curved deep cantilevered balconies reflect Moderne-style influences and also feature mild steel balustrading. Windows are multipaned, timber double-hung sashes. The orange brick and mild steel front fence dates from the original construction.



'St Leonards' at 23–25 St Leonards Court was built in 1939–42 to a design by architects Gordon J & Bryce Sutherland. It is a substantial three-storey block of flats constructed of salmon brick on a brown rusticated brick base, with hipped roof and two gabled bays to the principal façade. Gable ends retain blind ocul and 'sputnik' motifs.



Place
GML image (2021–22)

'Greenford' at 134 Anderson Street was built in 1939 to a design by W W Plaistead. It is a substantial three-storey block of residential flats built of cream brick with a tiled hip roof. Prominently sited on large corner block (corner St Leonards Court) overlooking the Botanical Gardens the building is elevated above street level at its northern end on a base of brown brick, providing garaging underneath. The principal façade facing Anderson Street is symmetrically arranged with balconies at each end featuring heavily rusticated brick piers. Two projecting parapeted canted bays flank the central section of the façade which houses a triangular pedimented porch with Corinthian columns. The building features multi-pane timber-framed sash windows, some with mild steel balustrades and subtle brickwork detailing to the chimneys, eaves and parapets. The low cream brick fence that curves to the entry appears original or early.



44–46 Anderson Street is a finely detailed single-storey cream brick residence built in 1941 in the Georgian revival style. The house is symmetrical arranged with a central front door and portico and multipaned sash windows with shutters either side. It features a terracotta tiled roof with mitred hip ridges which add to the overall simplicity of its composition. It is distinguished by sophisticated yet subtle detailing as evidenced in the iron balustrades to the windows, matching iron screen door, stylised cornice line with raised modillions, plaster rosette above the portico, and curved rainwater heads. The house has been carefully integrated into its site with a single garage underneath, raised stacked stone garden beds and marble entry steps and is designed around a north facing central courtyard. It is highly intact and retains its original garage door and cream brick garden walls with an integrated gate.




Other examples of the influence of the interwar Georgian Revival style can be seen to different degrees within Area 5. These include:

- 220 Domain Road (c1935)
- 'Colby' at 197–203 Walsh Street (c1935)
- 205–207 Walsh Street (c1935)
- 'Heyington' at 21–23 Alexandra Avenue (1939)
- 29 Acland Street (1932, designed by architect Robert B Hamilton)
- 31–37 Acland Street (1932, designed by architect Robert B Hamilton)
- 44–46 Anderson Street (1941)
- 7–9 The Righti (1934, designed by architect Robert B Hamilton for Mrs A S Bloomfield).

Mediterranean

The interwar Mediterranean style is closely related to the Georgian Revival style with the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson who saw a similarity between temperate coastal regions of Australia and the Mediterranean. As with the Georgian Revival style architects favouring the Mediterranean style where academically trained and working with affluent clientele. Typical exterior characteristics of the style includes: informal asymmetrical form with medium pitched hip or gabled roofs, wall surfaces usually rendered, often textured, simplified use of classical motifs, exposed rafter ends, round arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash window with shutters. One place is significant within this area.

Table 46. Significant place with Mediterranean style influences in Area 5.

Place	GML image (2021–22)
<p>'Rushen' at 57–63 Clowes Street, built in 1926, is a restrained example that shows influences of the Mediterranean style. It is a two-storey rendered brick house with a tiled hip roof and open car accommodation underneath, the house features decorative cement corner brackets to the area under the building, an entrance terrace area, a round arched colonnade on the ground level (now enclosed) with mild steel balustrading and planter boxes, decorative cement rosettes, a large bow bay window at the ground level and timber-framed multipaned sash window.</p>	

Built form: 1945 onwards

Development in the area from 1945 to the 1970s consisted primarily of blocks of residential walk-up flats (Figure 70). More recent developments (post-1980) incorporated flats and single houses. These are scattered throughout the area and often replaced earlier detached dwellings, therefore significantly increasing the density of the area.

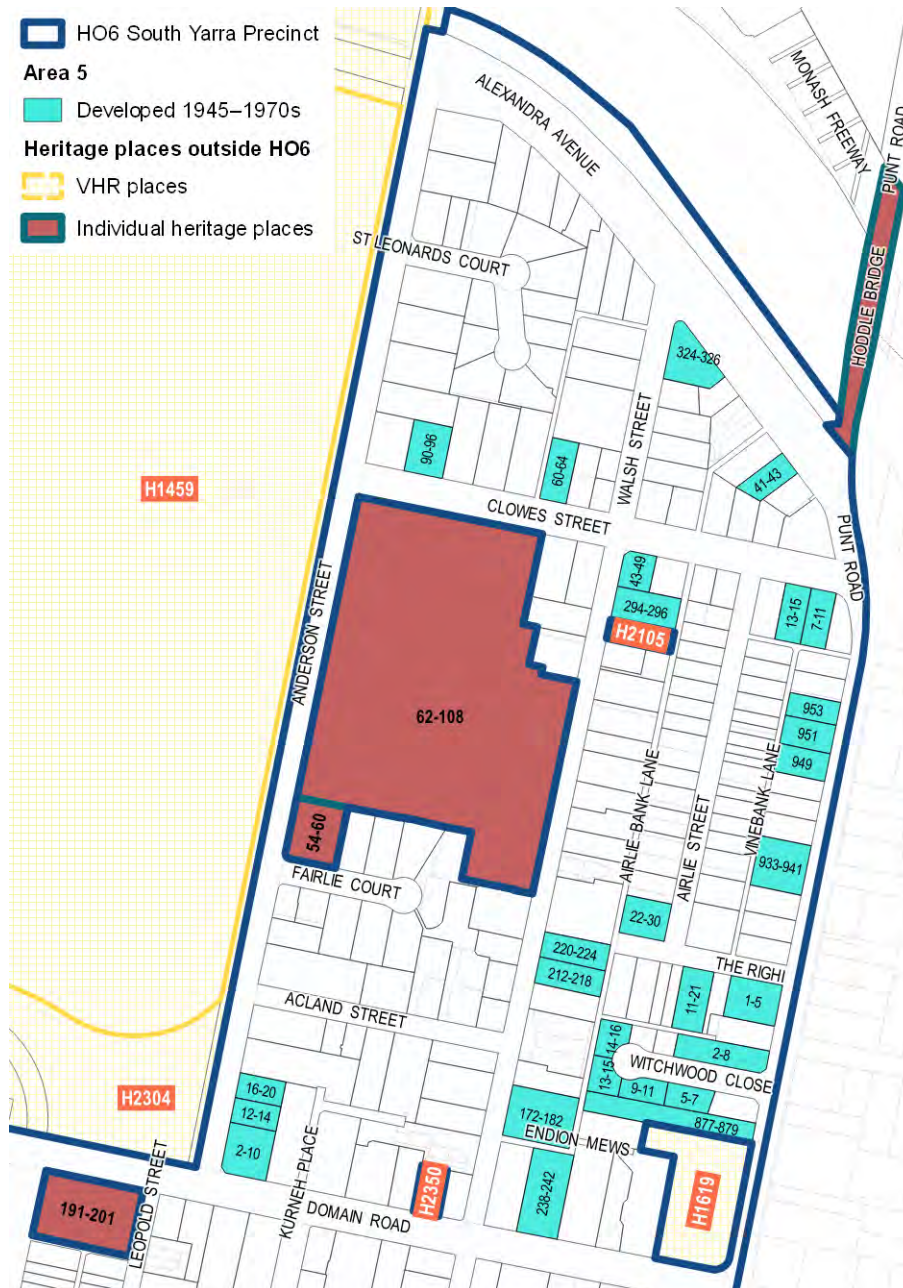


Figure 70. Diagram showing the buildings developed from 1945 to the 1970s in Area 5.

The postwar flats typically display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. An exception to this is 13–15 Clowes Street (1950) which exhibits characteristics of the interwar Moderne style with horizontally proportion steel-framed windows, curved corners and roof concealed behind a parapet.

'Six pack' flats are typically limited to three or four storeys. The earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces, and hip or flat roofs, as seen at:

- 41–43 Alexandra Avenue (1952)
- 'Motstone' at 172–182 Walsh Street (1960)
- 'South Yarra Heights' at 220–224 Walsh Street (1960)
- 212–218 Walsh Street (1961)
- 11–21 The Righi (1963).

Later versions were more commonly built from brown brick with contrasting rendered trim and with flat roofs, as seen at:

- 'Park Gate' at 16–20 Anderson Street (1966)
- 12–14 Anderson Street (1968)
- 7–11 Clowes Street (1970)
- 238–242 Domain Road (c1970s)
- 877–879 Punt Road (c1970s)
- 'Parkview Terrace' at 877–879 Punt Road (c1970s)
- 933–941 Punt Road (c1970s)
- 210–212 Domain Road (1977).

Balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis—a system of columns or piers that lifted the building above the ground giving access underneath (ie 172–182 Walsh Street, 11–21 The Righi, 16–20 Anderson Street, 12–14 Anderson Street, 7–11 Clowes Street, 324–326 Walsh Street and 210–212 Domain Road).



Figure 71. 7–11 Clowes Street, built in 1970 of brown brick with contrasting rendered balconies, and elevated on a pilotis. (Source: GML Heritage 2021)

While there are a number of other blocks of residential flats built within Area 5 during the postwar period, due to alterations and unsympathetic additions, many of these are no longer intact enough to be considered representative of the typology. Significant places in this area are shown in the following table.

Table 47. Significant post-1945 places in Area 5.

Place	GML image (2021–22)
<p>'Motstone' at 172–182 Walsh Street, built in 1960 is a highly intact three-storey block of cream brick flats elevated on a pilotis providing car accommodation underneath. The building is planned in a U shape providing a large central garden court open on its northern side. The building features curtain walls of glass to the west (Walsh Street) and to the east (Airlie Bank Lane) which are divided into six equal bays with solid spandrel panels and bookended by sheer walls of cream brick. Cantilevered concrete balconies with thin metal balustrades and solid infill panels project forward of the main building line. Entry to the building is via a recessed double height glazed entry foyer off Walsh Street at the northern end of the building and is via a crazy-paving slate path and steps.</p>	
<p>'Kurneh' at 2–10 Anderson Street was built in 1966–67 to a design by Bernard Joyce & Associates. It is a two-storey brown brick block of residential flats with a half basement car park. Designed with an H-shaped plan, the building has a cuboid form with sheer unadorned wall planes broken by double-height timber-framed window walls with awning sash windows (painted dark brown) and a flat roof with deep metal fascias (not original) that conceal the gutters. The simplicity of the design is enhanced by the incorporation of matching brown brick fences that return to the building and frame the entry along Domain Road creating courtyard garden spaces. The low rubble retaining wall along Domain Road and Anderson Street appears original or early.</p>	
<p>43–49 Clowes Street was built in 1966 to a design by Sol Sapir. It is a two-storey light brown block of four townhouses that have a modular form with contrasting expanses of unadorned sheer wall planes interspersed with double height timber-framed window walls with awning sash windows (painted dark brown). The overall cuboid form is emphasised by its flat roof with deep fascias (painted dark brown), concealed gutters and matching brown brick fences that return to the building. Due to the slope of the site, car parking is provided in a half basement accessed off Clowes Street.</p>	

Several extant houses remain from this period of development in the area with many of them built in the postwar Modernist style. As is the case across all periods of development, HO6 contains the work of many prominent architects with many choosing to make the area their home.

'Robyn Boyd House II', 290 Walsh Street (VHR H2105, HO453 City of Melbourne) was built in 1958 to a design by Robyn Boyd as his own home. Built on a narrow block that was originally the side garden of the adjacent property, this innovative house is concealed behind a tall brick fence and features a double height front section that contains a floating platform floor that appears to be visually suspended in the space. For further details regarding 'Robyn Boyd House II' refer to the VHR database.

'Fenner House', 228–230 Domain Road (VHR H2350) was built in 1964 to a design by Neil Clerehan: a small three-bedroom house, orientated to the northern rear of the block, with an asymmetrical, balanced arrangement of blank concrete brick walls facing the street front. Positioned close to the front of the block with no front garden, the ground floor is raised half a flight above street level to enable the placement of a double carport below. Walls are of exposed concrete brickwork throughout, and ceilings and joinery are of exposed timber. For further details regarding Fenner House refer to the VHR database.

Other examples of houses designed in the postwar Modernist style include: 9–11 Witchwood Close (1958, altered) and 13–15 Witchwood Close (1961).

5.8 PRECINCT INTEGRITY

The precinct overall has high integrity as an area that has developed over time and yet retained a clear and distinct urban character that is visually cohesive. This is achieved through a consistency in building heights, setbacks, overall forms, pattern of fenestrations and materiality that is uniformly expressed across buildings of different historical eras and architectural styles with most buildings remaining true to their original design intent. This consistency is strengthened by the precinct's public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes, particularly in Areas 2 and 5. Oblique views are possible across sites so that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

Within the precinct there are areas that have a particularly high integrity. These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses, and the interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival places, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of intact interwar shops at the corner of Domain Road and Park Street, including the remodelled Botanical Hotel.

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. While this development has significantly increased the population density of the precinct, the buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality.

Many places exhibit a high architectural quality, with a large number of high-profile architects represented in the precinct. Such places are not confined to any one section of the precinct nor to any one development period and provide for an unusual high aesthetic quality to the streetscapes. This is particularly evident along Park Street (Area 2) and Marne Street (Area 3).

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roof line and chimneys unaltered. Recent development has generally been carefully designed to respect the form, scale and materiality of their neighbours and does not unduly detract from the integrity of the streetscapes.

5.9 COMPARATIVE ANALYSIS

Following the 1836–37 survey of the Melbourne township, land in the immediate surrounds of the Melbourne township were surveyed and alienated from the Crown for sale. Following Crown land sales from 1840s onwards, residential development was well in progress by the late nineteenth century in the earliest suburbs of Melbourne, including East Melbourne, Carlton, North Melbourne, West Melbourne and South Yarra in today's City of Melbourne. Development in Parkville around Royal Park (initially set aside in the 1850s) was slightly later, beginning around 1870.

Outside the city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development within the City of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens by setting aside land for the purpose of public recreation. As a result, Melbourne was developed with a high concentration of public parks and gardens, including an inner ring (including Fitzroy Gardens, Treasury Gardens, Parliament House Gardens, Alexandra Gardens, the Domain and the Royal Botanic Gardens) and an outer ring (including Yarra Park, Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, university, hospitals, benevolent institutions, etc) defined the boundaries of distinctive suburban development in each of the City of Melbourne's early suburban areas.

Today, the historical streetscape and building stock in these early suburbs around the central city of Melbourne are protected by large precinct Heritage Overlays.

HO1 Carlton Precinct

Carlton was developed from the 1850s as part of the extension of Melbourne to its north during a period of significant population growth. Streets run generally on north–south and east–west axes, with some diagonal streets creating irregular allotments and large intersections. Central medians with planting are common throughout the precinct. Victorian development predominates the precinct, with some later examples. The precinct retains the predominant working-class character of the area historically. The precinct is mainly residential, but commercial streetscapes (along Lygon and Elgin streets, and smaller strips on Rathdowne, Nicholson, Faraday and Grattan streets) and commercial buildings (including numerous corner pubs) are scattered throughout. The precinct is close to parks and gardens as well as smaller public 'squares'. Some institutional development and limited small-scale industrial development are also evident. There are relatively more substantial buildings (up to three storeys) south of Faraday Street and closer to the CBD. In other parts, residential streetscapes are predominantly one or two storeys. The use of bluestone (especially north of Faraday Street) and narrow streets with smaller residential allotments (particularly in Charles and David streets) are part of the precinct's key characteristics. The precinct is also distinguished for its retention of some 'quirky' examples, including two-storey timber terraces that rose out of the earlier *Melbourne Building Act 1849*, prior to restrictions of the 1870s. Other important aspects of the precinct include evidence of influences of the postwar migration and the 'slum clearance' program of the 1930s to 1950s.

HO2 East Melbourne Precinct

The East Melbourne Precinct is associated with some of Melbourne's earliest surveys and subdivisions, beginning in the late 1830s. The first Crown land sales were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle

Street) boundaries, and Wellington Parade bisecting the precinct. Central medians with planting are common throughout the precinct. With its relatively large allotments and elevated position, the area attracted affluent residents including professionals such as doctors and dentists, as well as foreign embassies. Victorian-era development predominates the precinct, with some examples of later construction through to the interwar period. It is predominantly residential in character, and renowned for its high-quality historic dwellings, and proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is within the precinct. The views and vista into and out of these parklands to residential areas are part of the important elements of the precinct. Other key aspects of the precinct include the high-quality architecture with some substantial and elaborate mansions and houses, terraces and interwar blocks of flats. Houses are mostly one or two storeys. In Clarendon Street and Victoria and Wellington parades are collections of taller buildings.

HO3 North and West Melbourne Precinct

The North and West Melbourne Precinct is a predominantly Victorian-era precinct associated with the nineteenth-century growth of Melbourne to its north and west during a period of significant population growth. Streets in the centre of the precinct, and north of Victoria Street, were laid down in a grid. The precinct retains wide streets with central medians with planting, as well as 'little' streets, laneways and interconnected rights-of-way. Sloping down from Hotham Hill, the topography of the area influenced the development including elevated buildings. Greater extent and varying industrial development was observed from the earliest period of development, due to proximity to the port and railways. Victorian development predominates the precinct, with some examples of later construction through to the interwar period. The precinct features a mix of intact and less intact streetscapes. It is mainly residential with predominantly working-class housing stock but characterised by its historical mixed-use development. Several commercial streetscapes and corner pubs exist within the precinct. Numerous examples of adaptive reuse and conversion of former commercial and industrial buildings is also part of the defining elements of the precinct. Buildings are mostly constructed of brick, with some examples of timber and stone construction. The building stocks in the precinct vary from rows of workers' cottages to two-storey terraces and detached houses, which are more common in the northern elevated area of the precinct. Commercial and civic development concentrated around Errol, Queensberry and Victoria streets (consisting of highly intact commercial buildings) with some intact examples of corner shops and pubs.

HO4 Parkville Precinct

Parkville Precinct was developed from the 1850s in sections around the perimeter of Royal Park, and is primarily residential. Royal Park has historically comprised the majority of the precinct area, with historic residential subdivisions to the south, east and west of the park. Royal Parade is prominent in the precinct as an important historic thoroughfare. The precinct is notable for its highly intact streetscapes, with limited recent development and visible additions. Streets are wide, with plantings, and have wide footpaths and later grassed medians. Streetscapes are consistent in scale and character, although there is greater diversity along Royal Parade. More substantial buildings and larger allotments are found along The Avenue, while more modest scaled examples are in the south and west of the precinct. High-quality one or two-storey brick terraces and residences are the common typology in the precinct. Significant and contributory development dates from the second half of the nineteenth century, with some limited

development through to the interwar period. There are few commercial or ecclesiastical buildings, and there is a small number of civic and institutional places, mostly in the east and south of the precinct.

HO9 Kensington Precinct

Kensington Precinct was developed in the late nineteenth and early twentieth century. Significant and contributory development predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period. Kensington was part of the City of Essendon by 1861, and later split to form the Borough of Flemington and Kensington in 1882. The residential development in this area was predominantly driven by the opening of the railway and local industry. The topography influenced building form because of high and low sides of streets. There are some street plantings, particularly on main thoroughfares. The precinct is mainly residential, with commercial buildings concentrated in Macaulay Road and Bellair Street. The precinct is characterised by single-storey houses (mainly weatherboard construction but some brick examples) and generally consistent allotment sizes. There are also some variations, including two-storey Victorian terraces, double-fronted dwellings and Federation subdivisions. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall.

Discussion

The HO6 South Yarra Precinct is generally comparable to the above suburban precincts within the municipality, in terms of their proximity to central Melbourne, early development period, early grid-like town planning with generous provision of parklands and reserves for institutions, wider main streets with plantings, and prevalence of Victorian-era buildings as well as later development. What sets the South Yarra Precinct apart is its high concentration of work by notable architects and the visible influence of wealth and privilege in the development of the area, which is reflected in the overall desirability of the area and prestigious location, being situated on a rise, close to the river (but upstream from the city proper), within a pleasant parkland setting.

Most importantly, the HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. By the end of the nineteenth century, the suburban areas situated within the City of Melbourne were almost fully developed. Early suburban subdivision and building stock from the 1850s onwards can be seen in all of the precincts described above. For its retention of high-quality Victorian residences in parts of the precinct (particularly along Domain Road and Toorak Road West, mainly covered by Areas 2 and 5), the South Yarra Precinct is highly comparable to HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct and HO4 Parkville Precinct.

Throughout the twentieth century, remaining vacant lands were taken up for further residential, commercial or industrial development in Melbourne's suburbs. In other cases, some older buildings or estates were redeveloped during the interwar and postwar periods, resulting in multi-layered development pattern in some areas. While the other precincts feature predominantly Victorian-era buildings with some later infill developments, the South Yarra Precinct is distinguished for its more diverse mixed-era development, a result of major subdivisions of large estates in the early decades of the twentieth century.

While suburban subdivision was completed in other suburbs by the end of the nineteenth century, South Yarra had retained an original Crown Allotment (for example, the site of the Maritimo estate, in Area 3) and several large mansion sites (including the site of the former Fairlie mansion in Area 5) through to the

1920s or later. The later subdivision of these estates led to the creation of pockets of consistent interwar (including the wartime construction from 1939 to 1942) and postwar streetscape in parts of the suburb. Collections of later buildings are dispersed across HO6 South Yarra Precinct (evident in parts of Areas 1, 2, 4 and 5). The concentration of luxury interwar flats in Marne Street (Area 3) demonstrates the suburb's continued reputation as a more affluent area in inner Melbourne. HO2 East Melbourne Precinct also has some fine examples of interwar flats, with some examples developed as clusters (for example in Garden Avenue).

South Yarra's architectural and historical importance is further enhanced by a concentration of the work of notable architects, and its association with important individuals who were local residents.

While the commercial and manufacturing activities were centralised within the city grid in the nineteenth and the first half of the twentieth century, the adjacent suburbs were predominantly developed with residences. Established to serve the immediate local areas, small commercial or industrial pockets were also established in other areas that were otherwise mostly residential. This development pattern is evident in South Yarra (particularly in Area 2), and also parts of HO1 Carlton Precinct, HO2 East Melbourne Precinct, and HO3 North and West Melbourne Precinct.

HO2 East Melbourne Precinct is again most comparable in terms of the pattern of industrial development. Larger-scale industrial activities outside central Melbourne are evident in limited areas such as East Melbourne (Victoria Brewery) and South Yarra (Mutual Stores Pty Ltd, generally in Area 2). The establishment of a group of motor garages along St Kilda Road (in Area 1) is an important part of the historical development of the HO6 South Yarra Precinct, reflecting the influence of wealth and prestige in the character of its commercial and industrial activity. Some former interwar and postwar motor garages and manufacturing premises also remain in HO3 North and West Melbourne, including those around Flemington Road, a historically important route to the goldfields to the northwest of Melbourne.

The historical socio-economic background of the HO2 East Melbourne Precinct is the most comparable with the HO6 South Yarra Precinct. Both these areas attracted more affluent residents, such as professionals like doctors and dentists and foreign embassies in the case of East Melbourne, and merchants and professionals as well as wealthy speculators (South Yarra). East Melbourne and South Yarra were the two suburbs where church-run 'public' or grammar schools were established following the government's declaration in 1852 to support the establishment of a major school for each of the four main denominations: Church of England, Catholic, Presbyterian and Methodist. Scotch College (1853) and St Patrick's College (1854) were established in East Melbourne, while Melbourne Girls and Boys Grammar Schools and Wesley College were established in South Yarra. The locations of these early grammar schools reflect the more affluent background of these suburbs in comparison to the more predominantly working-class suburbs of Carlton, West Melbourne and North Melbourne.

On the other hand, West Melbourne and Kensington, suburbs that are adjacent to former railyards, markets, or the port, saw a more mixed-use development comprising residential, commercial and industrial buildings. Unlike in South Yarra, some larger-scale commercial streetscapes are seen within HO1 Carlton Precinct and HO3 North and West Melbourne Precinct.

Overall, like other HO precincts in the City of Melbourne, the HO6 South Yarra Precinct comprises a mix of typologies, periods of development and architectural styles, and demonstrates a highly important development pattern of Melbourne.

5.10 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).

5.11 RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an amendment to HO6 South Yarra Precinct.

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 – Golden Wych Elm (<i>Ulmus glabra</i> 'Lutescens') at Golden Elm Reserve, 2 Clowes Street
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01–4)	Yes – Stables building at the rear of 82–84 Millswyn Street
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

N/A

Precinct category schedule

Area 1

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100180	1–17	Adams Street	Contributory	-	-
100193	16–22	Adams Street	Non-contributory	-	-
100181	19–23	Adams Street	Significant	-	-
100192	24–28	Adams Street	Significant	-	-
100182	25–29	Adams Street	Significant	-	-
100191	30	Adams Street	Contributory	-	-
100183	31–35	Adams Street	Contributory	-	-
100184	37–41	Adams Street	Contributory	-	-
100190	40	Adams Street	Non-contributory	-	-
500484	42A	Adams Street	Contributory	-	-
500485	42B	Adams Street	Contributory	-	-
100185	43–51	Adams Street	Contributory	-	-
100188	44	Adams Street	Contributory	-	-
100187	46–50	Adams Street	Contributory	-	-
100186	53–59	Adams Street	Contributory	-	-
100589	14	Arnold Street	Contributory	-	Yes (brick fences)
100588	16	Arnold Street	Contributory	-	Yes (brick fences)
100587	18–22	Arnold Street	Contributory	-	Yes (brick fences)
100586	24–34	Arnold Street	Contributory	-	Yes (brick fences)
100585	36–40	Arnold Street	Contributory	-	Yes (stone fence and garden edging)
100579	37–41	Arnold Street	Significant	-	-
100580	45	Arnold Street	Significant	-	-
108619	(rear of) 45	Arnold Street	Non-contributory	-	-
100581	47	Arnold Street	Significant	-	-
100582	49–51	Arnold Street	Contributory	-	-
100584	50	Arnold Street	Significant	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100583	52	Arnold Street	Significant	-	-
101276	1–7	Bromby Street	Significant (1865 house) Significant (1960 music school)	-	-
101277	9	Bromby Street	Non-contributory	-	-
101278	11–13	Bromby Street	Contributory	-	-
101279	15–17	Bromby Street	Contributory	-	-
101280	27–29	Bromby Street	Contributory	-	-
101281	31–37	Bromby Street	Contributory (c1915 house) Contributory (c1941 block of flats)	-	Yes (low brick fence only)
101283	55	Bromby Street	Significant	-	Yes (front fence)
101284	57	Bromby Street	Significant	-	Yes (front fence)
101285	59	Bromby Street	Significant	-	Yes (front fence)
101286	61	Bromby Street	Significant	-	Yes (front fence)
101287	63–65	Bromby Street	Contributory	-	Yes (curved walls)
101288	67–69	Bromby Street	Significant	-	-
101289	71–73	Bromby Street	Contributory	-	-
102533	1–31	Domain Street	Non-contributory	-	-
102534	33–35	Domain Street	Contributory	-	-
102535	37–45	Domain Street	Non-contributory	-	-
102536	47–53	Domain Street	Contributory	-	-
102537	55–57	Domain Street	Contributory	-	-
102538	59–67	Domain Street	Contributory	-	Yes (stone garden beds and edging)
102539	69–77	Domain Street	Contributory	-	Yes (low brick fences)
108622	403	St Kilda Road	Significant	-	-
108623	405	St Kilda Road	Significant	-	-
108624	407A	St Kilda Road	Significant	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
108625	407B–407D	St Kilda Road	Significant	-	-
109539	10W–12W	Toorak Road	Significant	-	Yes (fences)
109538	20W–26W	Toorak Road	Significant	-	Yes (brick fences)

Area 2

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102428	12–14	Day Street	Contributory	-	-
102427	18	Day Street	Contributory	-	-
102426	20	Day Street	Contributory	-	-
111370	(rear of) 109	Domain Road	Non-contributory	-	-
102495	119–123	Domain Road	Significant	Significant	-
102496	125	Domain Road	Non-contributory	-	-
102497	127–129	Domain Road	Contributory	-	-
102498	131–133	Domain Road	Significant (1881 corner shop and residence) Contributory (1909 house)	-	-
106645	135–141	Domain Road	Non-contributory	-	-
102499	143–151	Domain Road	Contributory	-	-
102501	155	Domain Road	Non-contributory	-	-
102502	157–159	Domain Road	Non-contributory	-	-
102503	161–173	Domain Road	Significant (1924 hotel) Contributory (1992 single-storey addition)	-	-
102504	175–177	Domain Road	Contributory	-	-
102505	179–181	Domain Road	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102506	183	Domain Road	Contributory	-	-
102507	185–189	Domain Road	Contributory	-	-
102509	203	Domain Road	Contributory	-	-
102510	205–207	Domain Road	Significant	-	-
102511	209–211	Domain Road	Significant	-	-
578356	10–16	Domain Street	Contributory	-	-
102570	20	Domain Street	Contributory	-	Yes (front fence)
102569	22	Domain Street	Contributory	-	Yes (front fence)
102568	24	Domain Street	Contributory	-	-
102567	26–30	Domain Street	Non-contributory	-	-
102566	32–36	Domain Street	Non-contributory	-	-
102565	38–40	Domain Street	Contributory	-	-
102564	42–46	Domain Street	Contributory	-	-
510084	48	Domain Street	Contributory	-	-
510083	50	Domain Street	Contributory	-	-
102562	54–58	Domain Street	Contributory	-	-
558477	60–64	Domain Street	Contributory	-	Yes (front fence)
102560	66	Domain Street	Contributory	-	-
102559	68–70	Domain Street	Contributory	-	-
102558	72–76	Domain Street	Contributory	-	-
102557	78	Domain Street	Contributory	-	-
102556	80	Domain Street	Contributory	-	-
102555	82	Domain Street	Contributory	-	-
102554	92	Domain Street	Contributory	-	-
102553	94	Domain Street	Contributory	-	-
102552	96	Domain Street	Contributory	-	-
102551	98	Domain Street	Contributory	-	-
102550	100	Domain Street	Contributory	-	Yes (garage only)
102549	106	Domain Street	Contributory	Significant	Yes (front fence)
102548	110	Domain Street	Contributory	-	Yes (front fence)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102547	114	Domain Street	Contributory	Significant	Yes (front fence)
102546	118	Domain Street	Contributory	-	-
102545	124	Domain Street	Significant	-	Yes (front fence)
102544	132	Domain Street	Contributory	-	-
102543	136	Domain Street	Contributory	-	-
111371	140	Domain Street	Significant (Victorian period two-storey terraces formerly known as 107–109) Significant (Federation period two-storey house formerly known as 111) Significant (Victorian period two-storey house formerly known as 115)	Significant	Yes (111 only)
102542	142	Domain Street	Significant	-	-
102541	146	Domain Street	Significant	Significant	-
102540	148	Domain Street	Significant	-	-
104929	16	Hope Street	Contributory	Significant	-
104928	18	Hope Street	Contributory	Significant	-
104875	19	Hope Street	Contributory	Significant	-
104927	20	Hope Street	Contributory	Significant	-
104876	21	Hope Street	Contributory	Significant	-
104926	22	Hope Street	Contributory	Significant	-
104925	24	Hope Street	Contributory	Significant	-
104924	26	Hope Street	Contributory	Significant	-
104923	28–30	Hope Street	Contributory	Significant	-
104922	32–40	Hope Street	Contributory	Significant	-
104877	35–37	Hope Street	Contributory	Significant	-
104878	39–45	Hope Street	Non-contributory	-	-
104921	42–44	Hope Street	Contributory	Significant	-
104920	46–48	Hope Street	Contributory	Significant	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
104879	47–49	Hope Street	Contributory	Significant	-
104919	50–52	Hope Street	Contributory	Significant	-
104880	51	Hope Street	Contributory	Significant	-
104881	53–57	Hope Street	Contributory	Significant	-
104918	54–56	Hope Street	Contributory	Significant	-
104917	58–60	Hope Street	Contributory	Significant	-
558478	59–63	Hope Street	Non-contributory	Significant	-
104916	62–64	Hope Street	Contributory	Significant	-
104882	65–67	Hope Street	Contributory	Significant	-
104915	66	Hope Street	Contributory	Significant	-
104914	68	Hope Street	Contributory	Significant	-
104883	69–71	Hope Street	Contributory	Significant	-
104913	70	Hope Street	Contributory	Significant	-
104912	72	Hope Street	Contributory	Significant	-
562502	73	Hope Street	Contributory	Significant	-
104911	74–76	Hope Street	Contributory	Significant	-
562503	75–77	Hope Street	Contributory	Significant	-
104910	78	Hope Street	Contributory	Significant	-
104885	79	Hope Street	Contributory	Significant	-
104909	80–82	Hope Street	Contributory	Significant	-
104886	81–83	Hope Street	Contributory	Significant	-
104908	84	Hope Street	Contributory	Significant	-
104887	85	Hope Street	Contributory	Significant	-
104907	Unit 1–2 86–88	Hope Street	Contributory	-	-
104888	87–89	Hope Street	Contributory	Significant	-
104906	Unit 3–4 88	Hope Street	Contributory	-	-
104905	90–92	Hope Street	Contributory	-	-
104889	91–95	Hope Street	Contributory	Significant	-
631640	96–98	Hope Street	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
104901	100	Hope Street	Non-contributory	-	-
104890	101	Hope Street	Contributory	Significant	-
104902	102–108	Hope Street	Non-contributory	-	-
104891	103	Hope Street	Contributory	Significant	-
104900	110–112	Hope Street	Contributory	-	-
104899	114	Hope Street	Contributory	-	-
111368	117	Hope Street	Non-contributory	-	-
104898	118	Hope Street	Contributory	-	-
104897	120	Hope Street	Non-contributory	-	-
104892	121	Hope Street	Contributory	-	-
104896	122–124	Hope Street	Non-contributory	-	-
104893	123	Hope Street	Contributory	-	-
104894	125	Hope Street	Contributory	-	-
104895	127	Hope Street	Contributory	-	-
111369	129	Hope Street	Non-contributory	-	-
105535	11–17	Leopold Street	Contributory	-	-
105602	14–24	Leopold Street	Significant	-	Yes (low brick fences)
105536	21	Leopold Street	Contributory	-	-
105537	23	Leopold Street	Contributory	-	-
105538	25	Leopold Street	Contributory	-	Yes (brick fences)
105539	27–31	Leopold Street	Contributory	-	Yes (brick fences)
105540	33–35	Leopold Street	Contributory	-	Yes (front fence)
105541	37	Leopold Street	Contributory	-	Yes (front fence)
105542	39	Leopold Street	Contributory	-	Yes (front fence)
105543	41	Leopold Street	Contributory	-	Yes (front fence)
105544	43–45	Leopold Street	Contributory	-	-
105601	44–46	Leopold Street	Contributory	-	-
105545	47	Leopold Street	Contributory	-	-
105600	48	Leopold Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
105546	49	Leopold Street	Contributory	-	-
105599	50	Leopold Street	Contributory	-	-
105547	51	Leopold Street	Contributory	-	-
105598	52–56	Leopold Street	Contributory	-	Yes (low brick fence only)
105548	53	Leopold Street	Contributory	-	-
105549	55	Leopold Street	Contributory	-	-
105550	57–59	Leopold Street	Contributory	-	-
105597	58	Leopold Street	Contributory	-	-
105596	60–68	Leopold Street	Significant	-	Yes (brick fences and garden beds only)
105551	61–63	Leopold Street	Contributory	-	-
105552	65	Leopold Street	Contributory	-	-
105553	67	Leopold Street	Contributory	-	-
105554	69–75	Leopold Street	Contributory	-	Yes (garden beds)
105595	70–74	Leopold Street	Contributory	-	-
105594	76	Leopold Street	Contributory	-	-
518695	77	Leopold Street	Non-contributory	-	-
105593	78	Leopold Street	Contributory	-	-
518694	79	Leopold Street	Non-contributory	-	-
105592	80	Leopold Street	Contributory	-	-
105556	81	Leopold Street	Contributory	-	-
105591	82	Leopold Street	Contributory	-	-
105557	83	Leopold Street	Contributory	-	-
105590	84	Leopold Street	Contributory	-	-
105558	85	Leopold Street	Contributory	-	-
105589	86	Leopold Street	Contributory	-	-
105559	87	Leopold Street	Contributory	-	-
105588	88	Leopold Street	Contributory	-	-
105560	89	Leopold Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
105587	90	Leopold Street	Contributory	-	-
105561	91	Leopold Street	Contributory	-	-
105586	92	Leopold Street	Contributory	-	-
105562	93–95	Leopold Street	Non-contributory	-	-
105585	94	Leopold Street	Contributory	-	-
105584	96	Leopold Street	Contributory	-	-
105563	97	Leopold Street	Contributory	-	Yes (front fence)
105583	98	Leopold Street	Contributory	-	-
105564	99	Leopold Street	Contributory	-	Yes (front fence)
105582	100	Leopold Street	Contributory	-	-
105565	101	Leopold Street	Contributory	-	Yes (front fence)
105581	102	Leopold Street	Contributory	-	-
105566	103	Leopold Street	Contributory	-	Yes (front fence)
105580	104–106	Leopold Street	Contributory	-	-
105567	105	Leopold Street	Contributory	-	-
105568	107	Leopold Street	Contributory	-	-
105579	108–110	Leopold Street	Contributory	-	-
105569	109–111	Leopold Street	Contributory	-	-
105578	112–116	Leopold Street	Non-contributory	-	-
105570	113	Leopold Street	Contributory	-	-
105571	115	Leopold Street	Contributory	-	-
105572	117	Leopold Street	Contributory	-	-
105577	118–124	Leopold Street	Non-contributory	-	-
105573	119	Leopold Street	Contributory	-	-
105574	121	Leopold Street	Contributory	-	-
105575	123	Leopold Street	Contributory	-	-
105576	127–129	Leopold Street	Contributory	-	-
106068	22–28	Little Park Street	Non-contributory	-	-
626950	30–34	Little Park Street	Non-contributory	-	-
106067	42–44	Little Park Street	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106502	14–22	Mason Street	Contributory	-	-
106501	24	Mason Street	Contributory	-	-
106500	26	Mason Street	Contributory	-	-
106499	28	Mason Street	Contributory	-	-
106498	30	Mason Street	Contributory	-	-
106497	32	Mason Street	Contributory	-	-
106496	34	Mason Street	Contributory	-	-
106495	36–38	Mason Street	Non-contributory	-	-
106494	50–54	Mason Street	Contributory	-	-
106472	53	Mason Street	Contributory	-	-
106493	56	Mason Street	Contributory	-	-
106492	58	Mason Street	Contributory	-	-
106491	60	Mason Street	Contributory	-	-
106490	62	Mason Street	Contributory	-	-
106489	64	Mason Street	Contributory	-	-
106488	66	Mason Street	Contributory	-	-
106487	68	Mason Street	Contributory	-	-
106486	70	Mason Street	Contributory	-	-
106473	71–73	Mason Street	Contributory	-	-
106485	72	Mason Street	Contributory	-	Yes (front fence)
106484	74	Mason Street	Contributory	-	-
106474	75	Mason Street	Contributory	-	-
106483	76	Mason Street	Contributory	-	-
106475	77	Mason Street	Contributory	-	-
106482	78	Mason Street	Contributory	-	-
106476	79	Mason Street	Contributory	-	-
106481	80	Mason Street	Contributory	-	-
106477	81	Mason Street	Contributory	-	-
106480	82	Mason Street	Contributory	-	-
106479	86–88	Mason Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106478	87–89	Mason Street	Contributory	-	Yes (brick fence only)
106621	1–9	Millswyn Street	Significant	Significant	-
109529	2–14	Millswyn Street	Contributory	Significant	-
697690	11–23	Millswyn Street	Non-contributory	-	-
106673	16–18	Millswyn Street	Significant	-	Yes (front fence)
106672	20	Millswyn Street	Significant	-	Yes (front fence)
106671	22–26	Millswyn Street	Non-contributory	-	-
106622	25–29	Millswyn Street	Contributory	-	Yes (front fence)
523776	28	Millswyn Street	Non-contributory	-	-
523775	30	Millswyn Street	Non-contributory	-	-
106623	31–37	Millswyn Street	Significant	-	Yes (front fence)
574368	32–34	Millswyn Street	Non-contributory	-	-
574369	36	Millswyn Street	Contributory	-	-
106668	38–42	Millswyn Street	Contributory	-	Yes (front fence)
106624	39	Millswyn Street	Contributory	-	-
106625	41	Millswyn Street	Contributory	-	-
106626	43–45	Millswyn Street	Contributory	-	-
106667	46	Millswyn Street	Contributory	-	Yes (front fence)
106627	47	Millswyn Street	Contributory	-	-
106666	48	Millswyn Street	Contributory	-	Yes (front fence)
106628	49–51	Millswyn Street	Contributory	-	-
106665	50	Millswyn Street	Contributory	-	Yes (front fence)
106664	52	Millswyn Street	Contributory	-	Yes (front fence)
106629	53–59	Millswyn Street	Non-contributory	-	-
106663	54	Millswyn Street	Contributory	-	Yes (front fence)
106662	56–62	Millswyn Street	Significant	-	-
106630	61–67	Millswyn Street	Contributory	-	Yes (garden beds)
106661	64	Millswyn Street	Contributory	-	-
106660	66	Millswyn Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106659	68	Millswyn Street	Contributory	-	-
106631	69	Millswyn Street	Contributory	-	-
106658	70–72	Millswyn Street	Significant	-	-
106632	71	Millswyn Street	Contributory	-	-
106657	74–76	Millswyn Street	Contributory	-	-
106633	77–79	Millswyn Street	Contributory	-	-
106656	78–80	Millswyn Street	Significant	-	-
106634	81–83	Millswyn Street	Contributory	-	-
106655	82–84	Millswyn Street	Significant (former stable building fronting Mason Street) Contributory (1862 building with the 1930s façade)	-	Yes (former stable building fronting Mason Street)
110973	85	Millswyn Street	Contributory	-	-
106654	86–88	Millswyn Street	Contributory	-	-
110974	87–89	Millswyn Street	Contributory	-	-
106636	91–93	Millswyn Street	Non-contributory	-	-
106653	92–96	Millswyn Street	Contributory	-	Yes (front fence)
106637	95–97	Millswyn Street	Contributory	-	-
106652	98–100	Millswyn Street	Non-contributory	-	-
106638	99–101	Millswyn Street	Non-contributory	-	-
106651	102–104	Millswyn Street	Non-contributory	-	-
106639	103–107	Millswyn Street	Contributory	-	-
106650	106	Millswyn Street	Contributory	-	Yes (front fence)
106649	108	Millswyn Street	Contributory	-	Yes (front fence)
106640	109–111	Millswyn Street	Contributory	-	-
106648	(Part of) 112–118	Millswyn Street	Contributory (1871 houses fronting Millswyn Street, known as 116 and 118 Millswyn Street)	-	-
106641	113	Millswyn Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106642	115	Millswyn Street	Contributory	-	-
106643	117–121	Millswyn Street	Significant	-	-
106644	123–131	Millswyn Street	Contributory	-	-
106646	124–126	Millswyn Street	Significant	-	-
107359	1–9	Park Street	Significant	Significant	-
107360	11–15	Park Street	Significant	Significant	Yes (low brick fences)
107421	12–14	Park Street	Significant	Significant	Yes (low brick fences)
107420	16	Park Street	Significant	Significant	-
107419	18	Park Street	Significant	Significant	Yes (front fence)
107361	19	Park Street	Significant	Significant	-
107418	20–22	Park Street	Significant	Significant	Yes (front fence)
107362	21	Park Street	Significant	Significant	-
107363	23	Park Street	Significant	Significant	-
107417	24–28	Park Street	Significant	Significant	Yes (front fence and retaining wall)
107364	25–27	Park Street	Non-contributory	-	-
107365	29–35	Park Street	Contributory	-	-
605904	30–34	Park Street	Significant	Significant	Yes (front fence)
107415	36	Park Street	Significant	Significant	Yes (front fence)
107366	37–41	Park Street	Contributory	-	Yes (front fence)
107414	38	Park Street	Significant	Significant	Yes (front fence)
107413	40	Park Street	Significant	Significant	Yes (front fence)
107412	42–44	Park Street	Significant	Significant	Yes (front fence)
107367	45–47	Park Street	Contributory	-	-
107411	46–48	Park Street	Significant	Significant	Yes (front fence and steps)
107368	49	Park Street	Significant	Significant	Yes (front and side fences)
107410	50–52	Park Street	Significant	Significant	Yes (front fence and steps)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
107369	51	Park Street	Significant	Significant	Yes (front and side fences)
107370	53–57	Park Street	Significant	Significant	Yes (front fences with metal panels, post, gates and handrails)
107409	54–56	Park Street	Significant	Significant	Yes (front and side fences)
107408	58	Park Street	Contributory	Significant	Yes (front and side fences)
107371	59	Park Street	Significant	Significant	Yes (front and side fences)
107407	60	Park Street	Contributory	Significant	Yes (front and side fences)
107372	61	Park Street	Significant	Significant	Yes (front and side fences)
107406	62	Park Street	Significant	-	-
107373	63	Park Street	Significant	Significant	Yes (front and side fences)
107405	64	Park Street	Contributory	Significant	-
107374	65–67	Park Street	Significant	Significant	Yes (front and side fences)
107404	66	Park Street	Significant	Significant	Yes (front fence)
107403	68	Park Street	Significant	Significant	Yes (front fence)
107375	69–77	Park Street	Significant	-	Yes (including the entrance walkway canopy)
107402	70	Park Street	Contributory	Significant	-
107401	72	Park Street	Contributory	Significant	Yes (front and side fence)
107400	74–76	Park Street	Significant	Significant	Yes (front fences)
107399	78–82	Park Street	Contributory	-	-
107376	79–81	Park Street	Non-contributory	-	-
107377	83	Park Street	Contributory	-	-
107398	84	Park Street	Contributory	-	-
107397	86	Park Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
107396	88	Park Street	Non-contributory	-	-
107395	90	Park Street	Contributory	-	-
107378	91	Park Street	Non-contributory	-	-
107394	92	Park Street	Contributory	-	-
107379	93–103	Park Street	Significant	Significant	Yes (front fence)
107393	94–96	Park Street	Contributory	-	-
107392	98–100	Park Street	Non-contributory	-	-
107391	102	Park Street	Contributory	-	Yes (front fence)
107390	104	Park Street	Contributory	-	Yes (front fence)
107380	105–107	Park Street	Significant	Significant	Yes (front fence)
107389	106	Park Street	Contributory	-	-
107388	108	Park Street	Contributory	-	-
107381	109–113	Park Street	Significant	-	Yes (front fence, and garages at the rear parcel fronting St Martins Place)
107387	110	Park Street	Contributory	-	-
107386	112	Park Street	Contributory	-	-
107382	115–117	Park Street	Significant	Significant	Yes (front fence)
107385	116	Park Street	Contributory	-	-
107384	118	Park Street	Contributory	-	-
107383	120–122	Park Street	Significant	-	Yes (front fence)
108684	16	St Martins Lane	Contributory	-	-
108683	18	St Martins Lane	Contributory	-	-
108673	19–23	St Martins Lane	Contributory	-	-
108682	20	St Martins Lane	Contributory	-	-
108681	22	St Martins Lane	Contributory	-	-
108674	25–31	St Martins Lane	Contributory	-	-
108676	33	St Martins Lane	Non-contributory	-	-
108679	34	St Martins Lane	Contributory	-	-
108678	36	St Martins Lane	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
578355	30W	Toorak Road	Significant	Significant	Yes (brick fences)
109536	32W–34W	Toorak Road	Contributory	Significant	-
109535	36W–38W	Toorak Road	Contributory	Significant	-
109534	40W	Toorak Road	Contributory	Significant	-
109533	42W	Toorak Road	Contributory	Significant	-
109531	58W	Toorak Road	Significant	Significant	Yes (brick fences)
109530	60W	Toorak Road	Significant	Significant	Yes (brick fences)
109528	68W	Toorak Road	Contributory	Significant	-
109527	70W	Toorak Road	Contributory	Significant	-
109526	72W	Toorak Road	Contributory	Significant	-
109525	74W	Toorak Road	Contributory	Significant	-
109524	76W–78W	Toorak Road	Significant	Significant	-
591502	80W	Toorak Road	Significant	Significant	-
109523	82W	Toorak Road	Contributory	Significant	-
109522	84W	Toorak Road	Contributory	Significant	-
109521	86W	Toorak Road	Contributory	Significant	-
109520	88W	Toorak Road	Significant	Significant	-
109519	90W–92W	Toorak Road	Significant	Significant	Yes (brick fences and garden beds)
109518	100W–104W	Toorak Road	Significant	Significant	Yes (low brick fence)
109517	106W–110W	Toorak Road	Significant	Significant	Yes (fences and garden beds)
109516	112W–116W	Toorak Road	Significant	Significant	Yes (brick fences)
109515	120W–126W	Toorak Road	Significant	Significant	-

Area 3

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102512	221–223	Domain Road	Significant	-	-
106440	1	Marne Street	Significant	Significant	Yes (brick fences)
109513	2–4	Marne Street	Contributory	Significant	-
106441	3–5	Marne Street	Significant	Significant	-
106467	6	Marne Street	Significant	Significant	Yes (including terrazzo steps and path)
106442	7–9	Marne Street	Contributory	Significant	-
106466	8–10	Marne Street	Contributory	Significant	-
106443	11–21	Marne Street	Significant	Significant	-
106465	12–18	Marne Street	Significant	Significant	-
106464	20–22	Marne Street	Contributory	Significant	-
106444	23–25	Marne Street	Non-contributory	Significant	-
106463	24–26	Marne Street	Contributory	Significant	-
106445	27–29	Marne Street	Contributory	Significant	Yes (brick fence only)
106462	28–30	Marne Street	Significant	Significant	-
106446	31–33	Marne Street	Significant	Significant	Yes (garden beds and stone walls)
106461	32–34	Marne Street	Contributory	Significant	-
106447	35–37	Marne Street	Contributory	Significant	Yes (front fence)
106460	36–38	Marne Street	Significant	Significant	Yes (low masonry walls and stone garden edging)
106448	39–45	Marne Street	Non-contributory	Significant	-
106459	40–42	Marne Street	Significant	Significant	Yes (front and side fences including two lamps and steps)
106458	44–48	Marne Street	Non-contributory	Significant	-
106450	47–49	Marne Street	Non-contributory	Significant	-
106457	50–56	Marne Street	Significant	Significant	Yes (front and side fences)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106451	51–53	Marne Street	Contributory	Significant	-
106452	55	Marne Street	Contributory	Significant	-
106453	57–59	Marne Street	Contributory	Significant	-
106456	58–62	Marne Street	Contributory	Significant	Yes (retaining walls and steps)
106454	61–67	Marne Street	Significant	Significant	Yes (front fence)
106455	64–66	Marne Street	Non-contributory	Significant	-
109514	128W–130W	Toorak Road	Significant	Significant	Yes (low fences)

Area 4

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102513	225–227	Domain Road	Non-contributory	-	-
102514	229–231	Domain Road	Non-contributory	-	-
102515	233–235	Domain Road	Significant	Significant	-
102516	237–239	Domain Road	Significant	Significant	Yes (Porte cochere built to street boundary with no front fence)
102517	241–247	Domain Road	Significant	Significant	-
102518	249–251	Domain Road	Significant	Significant	Yes (front fence)
102519	253–257	Domain Road	Significant	Significant	-
106731	1–5	Mona Place	Significant	-	Yes (low brick fences)
106741	2–4	Mona Place	Significant	-	Yes (low brick fences and garden beds)
106740	6–8	Mona Place	Significant	-	Yes (low brick fences and garden beds)
106732	7	Mona Place	Contributory	-	-
106733	9–11	Mona Place	Significant	-	Yes (front fence and gates)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
106739	10–16	Mona Place	Contributory	-	-
106734	13–15	Mona Place	Significant	-	-
106735	17–23	Mona Place	Non-contributory	-	-
106738	18	Mona Place	Contributory	-	-
106737	20–24	Mona Place	Contributory	-	-
106736	26–30	Mona Place	Non-contributory	-	-
107814	723–731	Punt Road	Contributory	-	Yes (low brick fences)
107815	733–735	Punt Road	Contributory	-	-
107817	745–747	Punt Road	Significant	-	Yes (front and side brick fences)
107818	765	Punt Road	Contributory	-	-
107819	767–771	Punt Road	Non-contributory	-	-
107820	773–783	Punt Road	Contributory	-	-
107821	785–787	Punt Road	Non-contributory	-	-
107823	813–817	Punt Road	Non-contributory	-	-
107824	819–823	Punt Road	Contributory	-	-
107822	1–7	Tivoli Place	Contributory	-	-
109505	2–4	Tivoli Place	Contributory	-	-
109504	6–12	Tivoli Place	Non-contributory	-	-
109497	9–11	Tivoli Place	Contributory	-	-
109498	13–15	Tivoli Place	Contributory	-	Yes (front fences)
109503	14–20	Tivoli Place	Contributory	-	-
109499	17–25	Tivoli Place	Non-contributory	-	-
109502	22–24	Tivoli Place	Non-contributory	-	-
109501	26–28	Tivoli Place	Non-contributory	-	-
109500	27–29	Tivoli Place	Contributory	-	-
109512	146W–150W	Toorak Road	Non-contributory	-	-
109511	158W–166W	Toorak Road	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
109510	168W–172W	Toorak Road	Contributory	-	-
109509	174W–176W	Toorak Road	Contributory	-	-
109508	178W	Toorak Road	Non-contributory	-	-
109507	180W–182W	Toorak Road	Significant	-	Yes (brick fences)
109506	184W–186W	Toorak Road	Contributory	-	-
109870	1–27	Walsh Street	Non-contributory	-	-
109939	12–16	Walsh Street	Contributory	-	-
109938	18–20	Walsh Street	Non-contributory	-	-
109937	22–28	Walsh Street	Non-contributory	-	-
109871	29–35	Walsh Street	Contributory	-	-
109936	30–36	Walsh Street	Contributory	-	-
109872	37–39	Walsh Street	Contributory	-	-
109935	38–42	Walsh Street	Contributory	-	-
109873	41–47	Walsh Street	Contributory	-	-
109934	44–48	Walsh Street	Significant	-	-
109874	49–53	Walsh Street	Contributory	-	-
109933	50–54	Walsh Street	Contributory	-	-
109875	55–63	Walsh Street	Significant	-	-
109932	56–60	Walsh Street	Significant	-	-
109931	62–66	Walsh Street	Significant	-	-
109876	65	Walsh Street	Significant	-	-
109877	67–77	Walsh Street	Significant	-	Yes (brick fences)
109930	68–72	Walsh Street	Non-contributory	-	-
109929	74–78	Walsh Street	Non-contributory	-	-
109878	79–83	Walsh Street	Significant	-	-
109928	80–84	Walsh Street	Non-contributory	-	-
109879	85–105	Walsh Street	Contributory	-	-
109927	86–88	Walsh Street	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
109926	90–96	Walsh Street	Significant	-	Yes (concrete brick walls only)
109925	98–110	Walsh Street	Significant	-	-
109880	107–111	Walsh Street	Significant	-	-
109924	112–120	Walsh Street	Contributory	-	-
109881	113–117	Walsh Street	Significant	-	-
109882	119–123	Walsh Street	Non-contributory	-	-
109923	122–126	Walsh Street	Non-contributory	-	-
109883	125–133	Walsh Street	Non-contributory	-	-
109884	135–139	Walsh Street	Non-contributory	-	-
109885	141–149	Walsh Street	Contributory	-	-

Area 5

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100179	8–16	Acland Street	Non-contributory	-	-
100173	15–21	Acland Street	Non-contributory	-	-
100178	18–24	Acland Street	Non-contributory	-	-
100174	23–27	Acland Street	Significant	-	-
100177	26–34	Acland Street	Non-contributory	-	-
100175	29	Acland Street	Contributory	-	Yes (front and side brick fences)
100176	31–37	Acland Street	Contributory	-	Yes (front and side brick fences)
100430	39–53	Acland Street	Non-contributory	-	-
598621	20–24	Airlie Bank Lane	Non-Contributory	-	-
100262	3–9	Airlie Street	Contributory	-	-
100263	11–23	Airlie Street	Contributory	-	-
100290	12–22	Airlie Street	Non-contributory	-	-
100289	24–26	Airlie Street	Contributory	-	-
100264	25–27	Airlie Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100288	28–30	Airlie Street	Contributory	-	-
100265	29–33	Airlie Street	Contributory	-	Yes (brick fence only)
100287	32	Airlie Street	Contributory	-	-
100286	34	Airlie Street	Contributory	-	-
100266	35–37	Airlie Street	Contributory	-	-
100285	36	Airlie Street	Contributory	-	-
100284	38–40	Airlie Street	Contributory	-	-
100267	39–41	Airlie Street	Contributory	-	-
100283	42	Airlie Street	Contributory	-	-
100268	43–45	Airlie Street	Non-contributory	-	-
100282	44	Airlie Street	Contributory	-	-
100281	46	Airlie Street	Contributory	-	-
100269	47	Airlie Street	Contributory	-	-
100280	48	Airlie Street	Contributory	-	-
100270	49	Airlie Street	Contributory	-	-
100279	50	Airlie Street	Contributory	-	-
100271	51	Airlie Street	Contributory	-	Yes (stone wall)
100278	52–54	Airlie Street	Contributory	-	-
100272	53	Airlie Street	Contributory	-	Yes (stone wall)
100273	55	Airlie Street	Contributory	-	Yes (stone and brick wall)
100277	56–60	Airlie Street	Contributory	-	-
100274	57	Airlie Street	Contributory	-	-
100276	62–64	Airlie Street	Contributory	-	-
100275	66–68	Airlie Street	Contributory	-	-
100386	1–5	Alexandra Avenue	Contributory	-	Yes (including steps, garden edging and layout of the paths)
565514	(opposite) 1–45	Alexandra Avenue	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100387	7	Alexandra Avenue	Contributory	-	Yes (brick fence)
100388	9–11	Alexandra Avenue	Significant	-	-
501132	13	Alexandra Avenue	Contributory	-	Yes (retaining walls and fence, steps, and garages)
501133	15	Alexandra Avenue	Contributory	-	Yes (retaining walls and fence, steps, and garages)
100390	17–19	Alexandra Avenue	Contributory	-	-
100391	21–23	Alexandra Avenue	Contributory	-	-
100392	25	Alexandra Avenue	Significant	-	-
100393	31–33	Alexandra Avenue	Non-contributory	-	-
100394	35–37	Alexandra Avenue	Non-contributory	-	-
100395	39	Alexandra Avenue	Significant	-	-
100396	41–43	Alexandra Avenue	Contributory	-	-
100397	45	Alexandra Avenue	Contributory	-	-
100434	2–10	Anderson Street	Significant	-	-
100433	12–14	Anderson Street	Contributory	-	-
100432	16–20	Anderson Street	Contributory	-	-
100431	22–30	Anderson Street	Non-contributory	-	-
100429	36–42	Anderson Street	Significant	-	-
100428	44–46	Anderson Street	Significant	-	Yes (stacked stone retaining walls, cream brick fences and integrated gate)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
100426	(Rear of) 62–108	Anderson Street	Contributory (c1920s single-storey house known as 281 Walsh Street) Contributory (c1930s double-storey house known as 285 Walsh Street)	-	-
100425	112–116	Anderson Street	Non-contributory	-	-
100424	118–120	Anderson Street	Non-contributory	-	-
100423	122–124	Anderson Street	Non-contributory	-	-
100422	126–128	Anderson Street	Contributory	-	-
100421	130–132	Anderson Street	Significant	-	-
100420	134	Anderson Street	Significant	-	-
100419	136–144	Anderson Street	Non-contributory	-	-
111334	2	Clowes Street	Significant	-	-
102033	4	Clowes Street	Significant	-	-
102032	6	Clowes Street	Contributory	-	-
102014	7–11	Clowes Street	Contributory	-	-
102031	8–22	Clowes Street	Significant	-	Yes (stone pillars only)
102015	13–15	Clowes Street	Contributory	-	Yes (low brick fences with garden beds and integrated steps and handrails)
102016	17–19	Clowes Street	Significant	-	-
102017	25–29	Clowes Street	Non-contributory	-	-
102030	26–42	Clowes Street	Contributory	-	Yes (low brick fences with garden beds)
102018	31–33	Clowes Street	Non-contributory	-	-
102019	35–41	Clowes Street	Non-contributory	-	-
102020	43–49	Clowes Street	Significant	-	Yes (brick walls)
102021	51–55	Clowes Street	Non-contributory	-	-
110918	52–54	Clowes Street	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
102028	56–58	Clowes Street	Non-contributory	-	-
102022	57–63	Clowes Street	Significant	-	-
102027	60–64	Clowes Street	Contributory	-	-
102026	66–72	Clowes Street	Significant	-	-
102025	74–80	Clowes Street	Significant	-	Yes (brick fences)
102024	82–88	Clowes Street	Non-contributory	-	-
102023	90–96	Clowes Street	Non-contributory	-	-
102532	210–212	Domain Road	Contributory	-	Yes (fence and garden edging)
102530	216–218	Domain Road	Contributory	-	-
102529	220	Domain Road	Contributory	-	-
102528	222–226	Domain Road	Non-contributory	-	-
102525	234–236	Domain Road	Significant	Significant	Yes (low brick walls)
102524	238–242	Domain Road	Contributory	Significant	Yes (stone retaining walls)
102523	244–246	Domain Road	Significant	Significant	-
102522	248–250	Domain Road	Contributory	Significant	Yes (front and side brick fences)
102521	252	Domain Road	Significant	Significant	Yes (front fence)
103650	1	Fairlie Court	Significant	-	-
103651	3–5	Fairlie Court	Significant	-	-
103652	7–9	Fairlie Court	Contributory	-	-
103658	8–10	Fairlie Court	Non-contributory	-	-
103653	11–13	Fairlie Court	Non-contributory	-	-
103657	12–14	Fairlie Court	Non-contributory	-	-
103654	15–17	Fairlie Court	Contributory	-	-
103656	16–18	Fairlie Court	Non-contributory	-	-
103655	20–22	Fairlie Court	Significant	-	Yes (brick fences)
107825	877–879	Punt Road	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
107827	893–915	Punt Road	Contributory	-	-
107830	923–925	Punt Road	Contributory	-	-
107831	927–931	Punt Road	Contributory	-	-
107832	933–941	Punt Road	Contributory	-	-
107833	943	Punt Road	Non-contributory	-	-
107834	945	Punt Road	Contributory	-	-
107835	947	Punt Road	Contributory	-	-
107836	949	Punt Road	Contributory	-	Yes (front fence and garden beds)
107837	951	Punt Road	Contributory	-	-
107838	953	Punt Road	Contributory	-	-
107839	955	Punt Road	Contributory	-	-
107840	957	Punt Road	Contributory	-	Yes (front and side fences)
107841	959–963	Punt Road	Contributory	-	Yes (stone garden edging)
108672	2	St Leonards Court	Contributory	Significant	-
108671	4–10	St Leonards Court	Contributory	-	Yes (retaining wall and garden edging)
108662	9–13	St Leonards Court	Non-contributory	-	-
108670	12–14	St Leonards Court	Contributory	Significant	Yes (stone walls)
108663	15–17	St Leonards Court	Contributory	Significant	Yes (stone garden bed)
108669	16–18	St Leonards Court	Contributory	Significant	Yes (low brick fence only)
108664	19–21	St Leonards Court	Contributory	Significant	Yes (stone walls)
108668	20–22	St Leonards Court	Contributory	Significant	Yes (brick fence and posts)

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
108665	23–25	St Leonards Court	Significant	Significant	Yes (including stone walls, brick retaining walls and steps, and garden edging)
108667	24–26	St Leonards Court	Contributory	Significant	-
108666	28–30	St Leonards Court	Contributory	Significant	-
107828	1–5	The Righi	Contributory	-	Yes (brick fences and retaining walls)
107829	2–10	The Righi	Contributory	-	-
108335	7–9	The Righi	Contributory	-	-
108336	11–21	The Righi	Contributory	-	-
108342	12–20	The Righi	Non-contributory	-	-
108341	22–30	The Righi	Non-contributory	-	-
108337	23	The Righi	Contributory	-	Yes (front and side fences)
108338	25	The Righi	Contributory	-	Yes (front and side fences)
108339	27–29	The Righi	Non-contributory	-	-
108340	31–33	The Righi	Contributory	-	Yes (front and side fences)
102526	157–165	Walsh Street	Non-contributory	-	-
109886	167–175	Walsh Street	Contributory	-	-
109922	172–182	Walsh Street	Significant	-	Yes (stone walls)
109887	177–181	Walsh Street	Non-contributory	-	-
109888	183–189	Walsh Street	Significant	-	-
109921	186–192	Walsh Street	Non-contributory	-	-
109889	191–195	Walsh Street	Contributory	-	-
109920	194–206	Walsh Street	Contributory	-	-
109890	197–203	Walsh Street	Contributory	-	-
109891	205–207	Walsh Street	Contributory	-	-
109919	208–210	Walsh Street	Contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
109892	209–219	Walsh Street	Contributory	-	-
109918	212–218	Walsh Street	Contributory	-	-
109917	220–224	Walsh Street	Contributory	-	-
109893	221–229	Walsh Street	Significant	-	-
109916	226–238	Walsh Street	Non-contributory	-	-
109915	240–244	Walsh Street	Significant	-	Yes (curved fence and garage)
696235	246	Walsh Street	Non-contributory	-	-
696236	256	Walsh Street	Non-contributory	-	-
109913	258–264	Walsh Street	Non-contributory	-	-
109912	266–270	Walsh Street	Contributory	-	-
109911	272–274	Walsh Street	Contributory	-	-
109910	276–278	Walsh Street	Contributory	-	-
109909	280–284	Walsh Street	Contributory	-	-
100426	281	Walsh Street (Part 62–108 Anderson Street)	Contributory	-	-
534154	286	Walsh Street	Non-contributory	-	-
100426	285	Walsh Street (Part 62–108 Anderson Street)	Significant	-	-
534153	288	Walsh Street	Non-contributory	-	-
109894	289–291	Walsh Street	Contributory	-	-
109906	294–296	Walsh Street	Non-contributory	-	-
109905	304–308	Walsh Street	Non-contributory	-	-
109904	310–316	Walsh Street	Significant	-	Yes (low brick fence)
109895	313–315	Walsh Street	Non-contributory	-	-
109896	317–323	Walsh Street	Non-contributory	-	-
109903	318	Walsh Street	Non-contributory	-	-
109902	320–320A	Walsh Street	Non-contributory	-	-

CoM Property ID	Number	Street	Category	Significant streetscape	Early/important outbuildings or fences
109901	322	Walsh Street	Contributory	-	-
109900	324–326	Walsh Street	Contributory	-	-
109898	325	Walsh Street	Non-contributory	-	-
109899	327–329	Walsh Street	Significant	-	Yes (stone walls)
110185	1–3	Witchwood Close	Non-contributory	-	-
107826	2–8	Witchwood Close	Non-contributory	-	-
110186	5–7	Witchwood Close	Non-contributory	-	-
110187	9–11	Witchwood Close	Contributory	-	-
535798	10	Witchwood Close	Non-contributory	-	-
535797	12	Witchwood Close	Non-contributory	-	-
110188	13–15	Witchwood Close	Contributory	-	-
110189	14–16	Witchwood Close	Non-contributory	-	-

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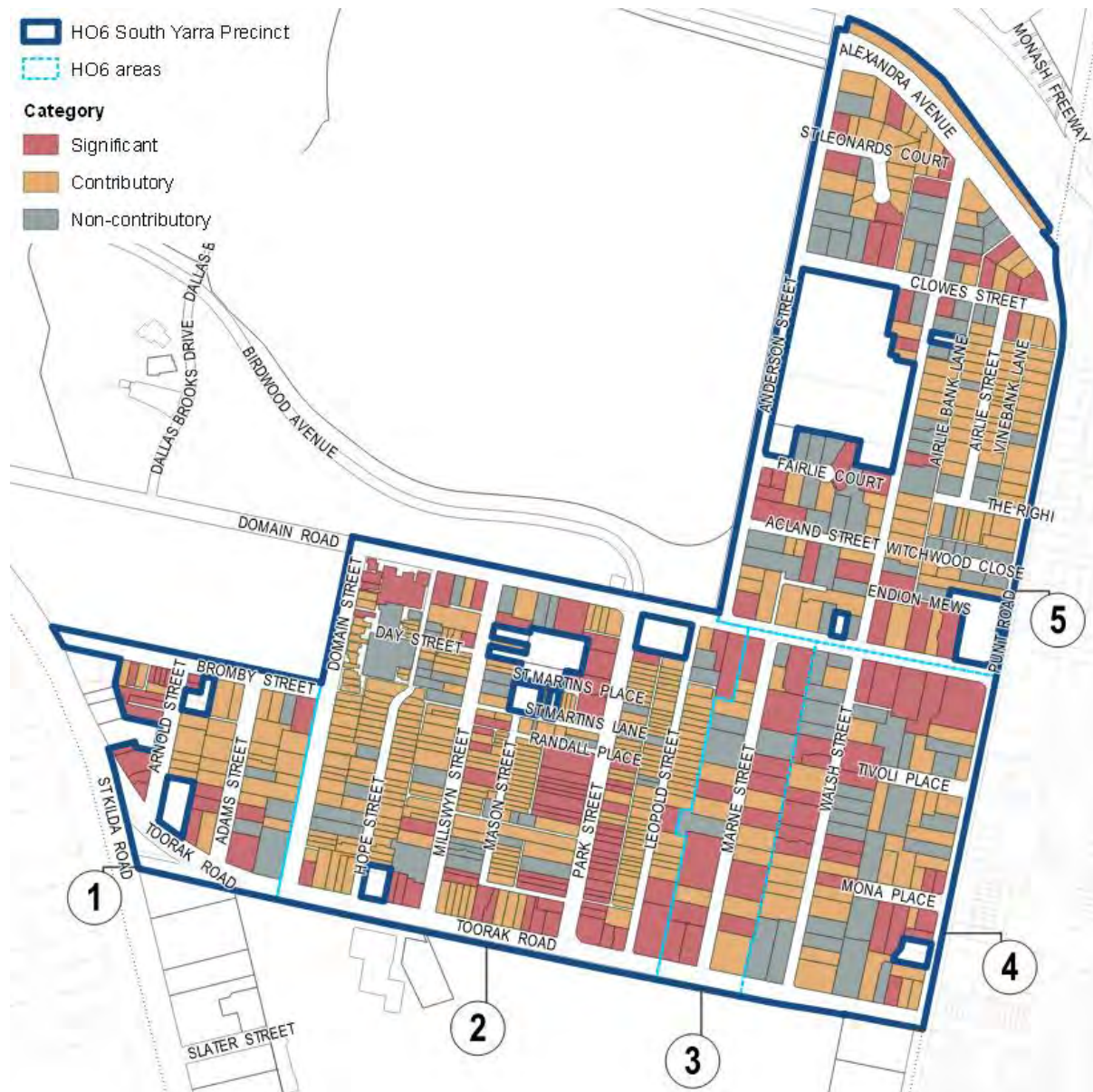
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5.13 STATEMENT OF SIGNIFICANCE

Heritage Place: South Yarra
Precinct

PS ref no: HO6



(For full size map, see Appendix A)

What is significant?

The South Yarra Precinct, South Yarra, incorporating an area in the Parish of Melbourne South developed from the 1840s, is significant.

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

- Area 1, including
 - early pattern of subdivision of the land comprising 14 allotments (Crown Sections 3 and 4), fronting Adams Street, Arnold Street and Bromby Street, sold in 1864

- early pattern of subdivision of the land comprising seven allotments (Crown Section 5), bounded by Bromby Street, St Kilda Road and Arnold Street, sold in 1865.
- mixed-era residential buildings, predominantly interwar and postwar blocks of flats interspersed with nineteenth century building stock
- early twentieth century commercial and industrial buildings in St Kilda Road and Arnold Street, including those that reflect the emergence of motor-related businesses along the major thoroughfare on the St Kilda Road and a former private hospital
- Area 2, including
 - early pattern of subdivision of the land comprising four 9 ½-acre allotments (Crown Allotments 15, 16, 17 and 18) sold in 1849. Residential subdivision by 1850 created wider principal streets (Millswyn Street and Park Street) with large villa blocks. Smaller blocks for workers' houses were created by mid-Victorian subdivisions in narrower street such as St Martins Lane, Little Park Street and Hope Street (including former Montpelier Place), and similar 1880s subdivisions of Mason Street and Leopold Street
 - mixed-era residential buildings including a high concentration of refined architect-designed buildings, particularly evident along Park Street, and represented in other streets such as Millswyn Street, Domain Road and Toorak Road
 - early suburban subdivisions and nineteenth century building stock, especially with consistent pre-1901 streetscapes in Domain Street, Hope Street, Mason Street and Leopold Street
 - nineteenth and early twentieth century commercial buildings in the intersection of Domain Road and Park Street, and along Millswyn Street
- Area 3, including
 - early pattern of subdivision of the land comprising a 9 ½-acre allotment (Crown Allotment 19) sold in 1849. Allotment 19 was the site of a mansion 'Maritimo' until the early twentieth century. The Maritimo Estate was subdivided in 1912–16 into allotments fronting Domain Road and a new street named Marne Street
 - a high concentration of refined architect-designed blocks of flats representing the popularity of flat development that continued into the postwar period
 - high quality interwar building stock, representative of almost every interwar architectural style (including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission) and the work of some of Melbourne's most prominent architects practising in the period
- Area 4, including
 - early pattern of subdivision of the land comprising two 9 ½-acre allotments (Crown Allotments 20 and 21), sold in 1849. Formed in the 1850s, spacious villa allotments fronting Walsh Street, Mona Place and Tivoli Place were among the earliest residential subdivisions in South Yarra
 - mixed-era residential buildings representing the phase of active flat development following demolition and subdivision of nineteenth century estates
 - a number of early houses (such as those at 98–110 Walsh Street and 107–111 and 113–117 Walsh Street and 249 Domain Road and 255 Domain Road) which reinforce the traces of the earliest layer of residential development in this area
- Area 5, including
 - early pattern of subdivision of the land comprising three 10-acre allotments (Crown Allotments 8, 9 and 10), and a smaller allotment (Crown Allotment 5), sold in 1845-46. These allotments were developed with a number of houses in the 1840s and 1850s. Further residential subdivisions

- occurred from the 1880s, creating allotments fronting Walsh Street, Domain Road and Clowes Street, and newly formed streets of Airlie Street and The Righi
- early pattern of subdivision comprising reclaimed land (part of a former lagoon) on Crown Allotment Y, bounded by Clowes Street, Punt Road and Alexandra Avenue, subdivided in 1910-13
 - mixed-era residential building stock characterised by eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission
 - a cluster of intact 1920s–30s Georgian Revival style buildings in St Leonards Court
 - consistent pre-1901 streetscapes in Airlie Street
 - a varying topography with land sloping down towards the river
- the low-scale external form of buildings developed pre-World War I (typically one to three storeys); featuring original hipped and gabled roof forms (sometimes with parapets); early chimneys; timber and masonry construction and finishes (some painted and rendered); the pattern and size of original fenestration; stylistic detailing; and early iron palisade fences on stone plinths or retaining walls
 - the low-scale external form of buildings from 1918–45 (typically one to four storeys) featuring masonry construction and finishes (some painted and rendered), original hipped, gabled and flat roof forms (sometimes with parapets); intact early chimneys; the pattern and size of original fenestration; stylistic detailing; and early low masonry fences (some with integrated letter boxes and garden beds)
 - the typical external form of post-1945 buildings (with varying heights); which have masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistic detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
 - early subdivision patterns as evidenced in the hierarchy of principal and secondary streets and lanes (including the layout and width of streets), allotment sizes, and setbacks from property boundaries
 - public space elements including:
 - the Golden Wych Elm (*Ulmus glabra* ‘Lutescens’) at 2 Clowes Street
 - street trees, especially mature London Plane trees (*Platanus x acerifolia*) planted along Arnold Street and Adams Street and in a verge along Bromby Street
 - a group of mature trees planted on the stretch of reserve along the Yarra River (opposite 1–45 Alexandra Avenue), including two Canary Island Date Palms (*Phoenix canariensis*), Washingtonia (*Washingtonia robusta*), Schinus Peppercorn Tree (*Schinus areira*) and Eucalyptus Bangalay (*Eucalyptus botryoides*)
 - two mature Moreton Bay Figs (*Ficus macrophylla*) at the triangular traffic island at the corner of Toorak Road and St Kilda Road
 - extant street lamp (55 Bromby Street) and street lamp bases (outside 1–9 and 19 Park Street, at the corner Park Street and Mason Street, at the corner Toorak Road and Park Street, and outside 1 Walsh Street)
 - asphalted footpaths, bluestone kerbs and gutters, and the lanes with bluestone pitchers and central drains
 - views into and out of the adjoining parks and gardens.

Early fences and landscaping contribute to the significance of the precinct.

More recent (post-1980s) alterations and additions to significant and contributory buildings are not significant.

How is it significant?

South Yarra Precinct, South Yarra, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

South Yarra Precinct is historically significant for its demonstration of a predominantly residential development pattern that spans from the 1840s through to the postwar period. The concentration of high-quality building stock in the precinct demonstrates the significant influence of wealth and privilege in this part of Melbourne. This is reflected in the prestigious location and desirability of the area associated with its elevated position, proximity to the river and pleasant parkland setting. Area 2 retains most housing stock from the Victorian period. Substantial terraces and detached villas developed by prominent property owners are interspersed with smaller working-class houses built for their servants and those who worked in trades. Several boarding houses, guesthouses and private hotels were established in Park Street. Occupying elevated land and in close proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area. Owing to the social cachet of the area, graziers established town houses here from the mid nineteenth century or later retired to the area. Subsequent suburban subdivisions and nineteenth-century building stock are well represented across the South Yarra Precinct, especially with consistent Victorian streetscapes in Domain Street, Hope Street, Mason Street, Leopold Street (Area 2) and Airlie Street (Area 5). (Criterion A)

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. This is particularly evidenced by the interwar streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928–40. The popularity of flat development continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A)

The South Yarra Precinct is also significant for its retention of nineteenth and early twentieth century commercial and industrial buildings in St Kilda Road (Area 1), Millswyn Street and the intersection of Domain Road and Park Street (Area 2). The latter was the location of one of the earliest commercial developments in the suburb, and was substantially renewed around the time of the electrification of tram lines in 1927. The emergence of automobile-related businesses in the 1910s and 1920s in St Kilda Road (Area 1) and St Martins Lane (Area 2) is evidence of relatively early car ownership in the area. (Criterion A)

The South Yarra Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1840s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature

deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes (the latter are a particular feature of Areas 2 and 5). Throughout the precinct oblique views are possible due to the generous side setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands; it is bound by Fawkner Park to its south, and the Royal Botanic Gardens, and Yarra River to its north. (Criterion E)

Within the precinct there are streets that have a particularly high uniformity that demonstrate subsequent subdivision patterns. These include the intact Victorian streetscapes along Hope Street, Mason Street, Park Street and much of Leopold Street (Area 2) and Airlie Street (Area 5) which retain a large proportion of Italianate style houses. It includes interwar streetscapes of Marne Street (Area 3), St Leonards Court (Area 5) and (to a lesser degree) Fairlie Court (Area 5). These are characterised by an eclectic range of interwar styles and influences, including Arts and Crafts, Georgian Revival, Old English, Moderne, Mediterranean and Spanish Mission. Of note is the large number of interwar Georgian Revival residences, particularly in St Leonards Court and Fairlie Court (Area 5). Area 2 retains a group of intact interwar shops at the corner of Domain Road and Park Street. Early commercial development can also be observed along Millswyn Street (although all buildings are now used for residential purposes). (Criterion E)

The precinct is distinguished by its high concentration of refined architect-designed buildings. This is particularly evident along Park Street, Domain Road and Toorak Road (Area 2) and Marne Street (Area 3) for Victorian and interwar architecture respectively, however such places are not confined to any one section of the precinct nor to any one development period. This, coupled with the general high quality of architectural design and materiality, provides an unusually rich aesthetic quality to the streetscapes across the entire area. (Criterion E)

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E)

Primary source

South Yarra Heritage Review 2022 (GML Heritage)

6 Appendix A

- HO6 South Yarra Precinct
- HO6 areas
- Category**
- Significant
- Contributory
- Non-contributory

