

# City of Port Phillip Heritage Review

**Place name:** House and fence  
**Other names:** -

**Citation No:**  
**348**



**Address:** 14 Maryville Street, Ripponlea

**Heritage Precinct:** Brunnings Estate & Environs

**Category:** Residential: House

**Heritage Overlay:** **HO7**

**Style:** Interwar: Spanish Mission

**Graded as:** Significant

**Constructed:** 1934

**Victorian Heritage Register:** No

**Designer:** Alder & Lacey

**Amendment:** TBA

**Comment:** Revised citation

## Significance

### *What is significant?*

The house, designed by architect, Alder & Lacey and built in 1934 by E. Ollson for Alexander R. Sacks, at 14 Maryville Street, Ripponlea is significant. The front fence contributes to the significance of the place.

Alterations and additions are not significant.

### *How is it significant?*

The house and front fence at 14 Maryville Street, Ripponlea are of local aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

The house is of aesthetic significance as a fine and well-detailed example of the Spanish Mission-style with characteristic form and detailing including the low-pitch tile roof, roughcast render walls, timber multi-pane windows. It is notable for the use of Cordoba tiles for the whole of the roof, the 'dovecote' style chimneys and the pergola along the west side, which features broad piers with shaped bases. The setting of the house is complemented by the front fence, which has unusual details such as the timber panels and Art Deco style metal grilles. (Criterion E)

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## Thematic context

### Victoria's framework of historical themes

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

### Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.3 Suburban bungalows)

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## History

### Contextual history

Private development in the City of Port Phillip began from the time of the first sales of Crown land in the 1840s and 1850s. The gradual development of infrastructure, including roads, public transport networks and utilities, paved the way for increasing development of private land. Private subdivision within the broad framework set out by Hoddle's survey saw neighbourhoods in the City of Port Phillip grow into populated, thriving communities.

Significant population growth after World War I created a demand for housing, leading to the subdivision (or re-subdivision) of the remaining pockets of vacant or underdeveloped land in the City of Port Phillip. This included vacant land previously thought to be unsuitable for housing, such as in Fishermans Bend, as well as the re-development of the remaining mansion estates. Apart from the mansion estate subdivisions, there were two major interwar subdivisions at either end of the City of Port Phillip: The 'Garden City' estates in Port Melbourne and the Brunnings Estate subdivision in Ripponlea.

The Brunnings Estate was established on the site of George Brunning's nursery in St Kilda (Balaclava), which had been in that location since 1884. Subdivision and sales commenced in 1920, but most of the estate was surveyed and subdivided into 53 blocks in 1927. Los Angeles Court has been identified as the first cul-de-sac in Melbourne and other notable features included concrete roads, street lamps and consistent low brick fences to all properties. At least 17 stylish, detached houses were built on Los Angeles Court and Brighton Road by the late 1930s in a range of popular styles including Old English, Spanish Mission and Moderne and a high proportion of these were architect-designed. As a result, the Brunnings Estate contains perhaps the most comprehensive and intact collection of interwar housing styles in Port Phillip.

### Place history

Maryville Street is one of the earliest streets in Ripponlea. It was created in the 1850s and named after the first house, which was a substantial brick residence constructed c.1858 on the north side for Thomas Hale. Several years later, another brick residence was built beside Maryville and in the late nineteenth century George Brunning established his nursery to the west of these two houses. On the south side of the street were two houses, Alma, and Somerleyton (MMBW). The latter was built for George Edward Brunning, the eldest of George Brunning's sons, and named after the Suffolk town where he was born.

No further development occurred in Maryville Street until the subdivision of the Brunnings Estate in 1927. This property was lot 50 in the subdivision and the house, designed by Alder & Lacey, architects, was built in 1934 by E. Ollson for Alexander R. Sacks (BP).

### References

Bick, David with Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, 1984

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1450 (dated 1899) and 1451 (dated 1904)

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Port Phillip Thematic Environmental History (TEH) **Version 1, July 2020**

St Kilda Council building permit (BP) no. 8496, 28 February 1934 (includes working drawings and specifications)

St Kilda Council rate books 1934/35 no. 11502, Alexander R. Sacks, Barrister, N.A.V. £140, Miss R. Grosby on specification

Sands & McDougall Directories (SM) 1935, 1940

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## Description

This is an interwar Spanish Mission-style house, which has a low-pitch hipped roof with a projecting central gable that extends at one side to form a porch over the entry, which has compressed arch openings. The roofs are clad in original Cordoba tiles, the walls are finished in rough trowelled render, and there are four tall rendered 'dovecote' style chimneys with arched openings and Cordoba tiles. The timber framed windows are multi-paned with arched or square heads, and some have leadlight glass. The projecting bay features tall paired French doors with geometric leadlight glass.

There is a terrace beside the porch and along the west side adjacent to the laneway is a pergola, which has rendered piers. These rendered piers, and the chimney behind, have shaped bases that show the Baroque influence. At the rear is an integrated garage, which faces to the side laneway.

The 1984 heritage study identified original internal detailing including arched recesses to either side of the lounge fireplace, various internal arches and the fittings to the main rooms, and original bathroom wall tiles in the shower and bath recesses.

The house is good condition and has good integrity. Alterations and additions include the wrought iron and opaque Perspex that have infilled the openings to the pergola along the lane, and re-rendering of the east and south elevations.

This house is set back behind a mature garden and is complemented by the front fence, which is unusual in design and composed of cubic rendered brick piers with timber infill panels and Art Deco style metal grilles to each bay. The fence has good integrity – it has been sympathetically reconstructed using original materials or replaced 'like for like' where required.

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## Comparative analysis

Following the economic depression of the 1890s, there was concern that inner Melbourne was becoming overcrowded. Terrace houses fell out of favour, as they were perceived as being cold and dark with limited garden space. Instead, detached bungalows became the most popular form of housing from the Federation/Edwardian period onward.

This concept of a 'garden suburb' (as distinct from the consciously-planned model Garden City estates that came later – see below), comprising a reasonably spacious single-family dwelling in a secluded garden setting, became the ideal expression of urban living in the early twentieth century. Facilitated by improvements to public transport networks, particularly the electrification of the tram and railway networks, this housing defines the suburbs that developed during this era, including much of Middle Park, St Kilda East, Elwood and Ripponlea.

Spanish Mission is a romantic and evocative style. It emerged in the late nineteenth century in the United States and was popularized in the 1920s, particularly in California and Florida. In Australia, awareness of the style owed much to the influence of Hollywood and the first examples appeared by the mid-1920s. It is characterized by use of light tones and colours, exploitation of sunlight and shadow and concentrations of elaborate ornament contrasted with plain surfaces. Buildings are generally asymmetrical with stuccoed wall surfaces with simulated handcrafted texture. Roofs are medium pitched and often feature half-round tiles. Distinctive features include arcaded loggias and balconies, often supported by 'barley twist' columns, and

use of decorative wrought-iron work, ceramic tiles or plaster ornament, often invoking classical features. Fences were often high and solid. (Apperly, 1989:179, Cuffley 2007:94-97).

14 Maryville Street is a fine and intact example of an interwar Spanish Mission Revival-style villa, which is part of a collection of housing in the Brunnings Estate that are representative of the diverse architectural styles popular in the 1920s and 30s. As well as possessing many features and details that are typical of the style such it is notable for the use of Cordoba tiles for the roof and the 'dovecote' style chimneys (the only other example with a full Cordoba tile roof is 36 Tennyson Street, Elwood – see Citation 373), as well as the pergola along the west side.

The house compares favourably with other Spanish Mission style houses included in the HO in Port Phillip include:

- House, 11A Charnwood Road, St Kilda (1927) designed by Leslie J.W. Reed (Citation 956)
- Granada, 28 Eildon Road, St Kilda (1927) designed by F.D. Meadows (Citation 899)
- Midlothian, 64 Brighton Road, Ripponlea (1929) constructed by Dickson & Yorston (Citation 307)
- House, 36 Tennyson Street, Elwood (1929) designed by Gordon J. Sutherland (Citation 373)
- House, 4 Los Angeles Court (1930) designed by Schreiber & Jorgensen (Citation 341)
- House, 20 Monkstadt Avenue, Ripponlea (1931) designed by Marcus Barlow (Citation 356)

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## Assessment

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

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## Recommendations

Retain in the Heritage Overlay with paint controls.

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## Primary source

City of Port Phillip, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations (Part 2)*, 2022

## Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Bick, David with Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, 1984

Robert Peck von Hartel Trethowan, *St Kilda 20<sup>th</sup> century architectural study*, Volume 3, 1992



## Other images



*(Left) The house and fence c.1998 (Source: Port Phillip Heritage Review) (Right) Front fence in 2022 following repair and conservation works*



*The original rendered piers of the side pergola and two of the 'dovecote' chimneys*



*Rear elevation showing the garage*