City of Port Phillip Heritage Review

Address:	**41 Ruskin Street, Elwood**
Category:	**Residential: House**
Style:	**Federation/Edwardian with Arts and Crafts influences**
Constructed:	**1914**
Designer:	**Unknown**
Amendment:	**TBA**
Comment:	**Revised citation**

Heritage Precinct: Not applicable

Heritage Overlay: HO306

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house constructed in 1914 at 41 Ruskin Street, Elwood is significant.

Alterations and additions are not significant.

How is it significant?

The house at 41 Ruskin Street, Elwood is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house is of aesthetic significance as a visually distinct transitional Federation era residence with Arts and Crafts bungalow influences. It incorporates elements from both the Federation and Arts and Crafts styles, and key features include its Dutch gable roof, prominent roughcast gable end with half timbering and overhanging eaves, exposed rafter tails, triple bay window with stained-glass offset with the gable above, L-shaped verandah with turned timber posts and decorative timber fretwork, as well as a corbelled chimney with chimney pots.. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
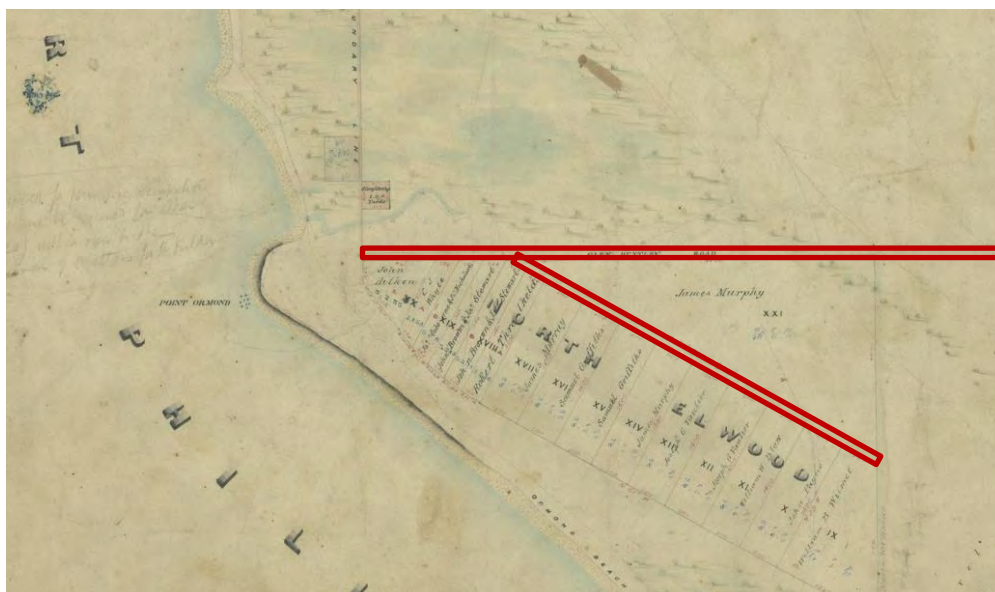

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). While development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

House, 41 Ruskin Street, Elwood

41 Ruskin Street, Elwood appears to have been constructed in 1914, with a sewerage plan depicting the cottage, its generous front setback and backyard, its front verandah, along with a list of works carried out to it (refer Figure 3). The plan also references Rose Bros, 6 Bridport Street, South Melbourne as the owners. Noticeably, it was erected as an identical pair with 43 Ruskin Street, Elwood, although this has since been demolished.
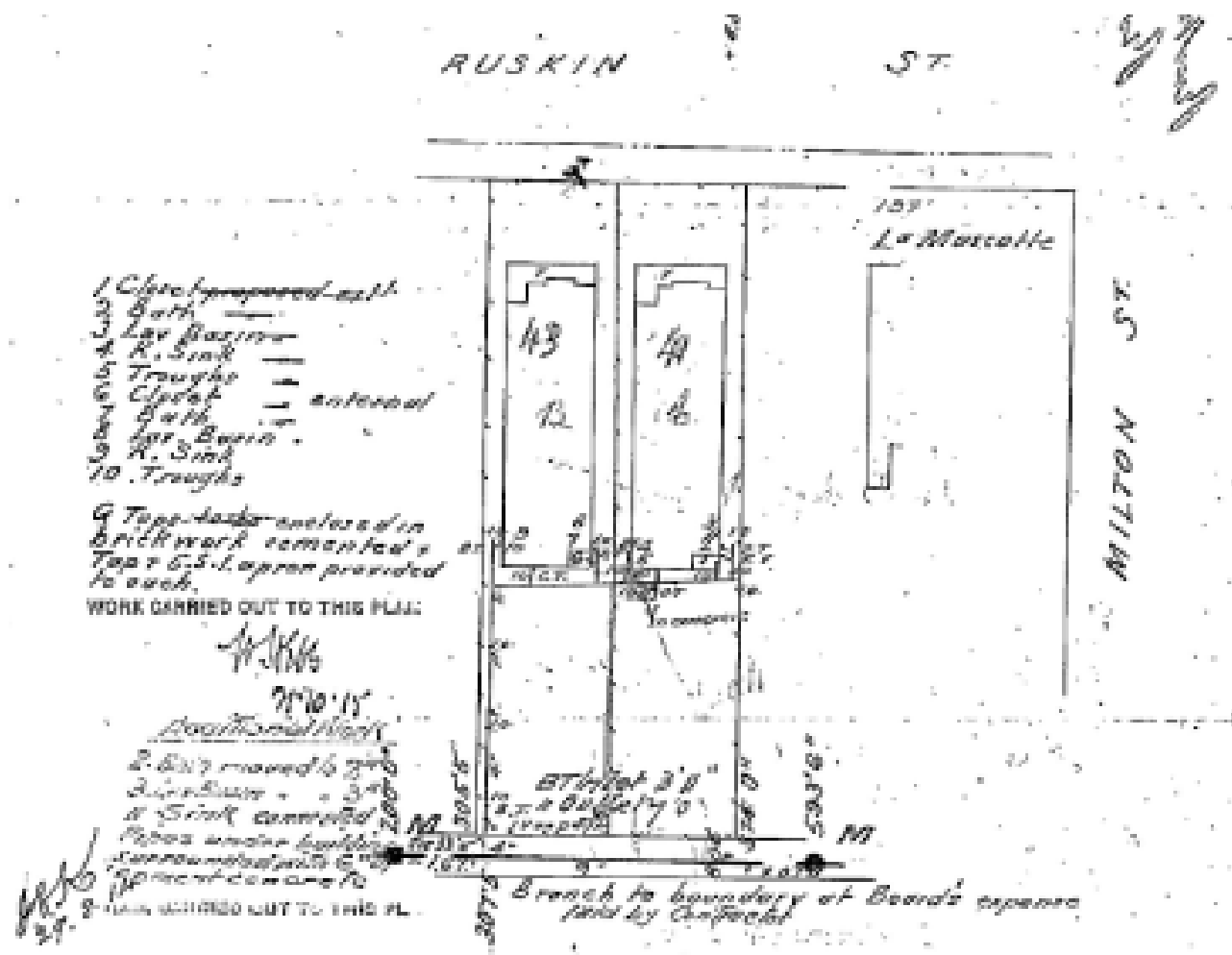

Figure 3. 1914 Property Drainage Plan of 41 Ruskin Street, Elwood. Source: The Melbourne and Metropolitan Board of Works. 1914. Property Drainage Plan no. 96049. Textual records. South East Water.

The property appears on the Sands & McDougall directory from 1915 onwards with John H. Miller listed as occupant (Sands & McDougall 1915). In 1927, the property was advertised for sale by auction. It was described as a 'modern weatherboard villa containing six exceptionally large rooms, beautifully decorated throughout and in excellent order,' and there was mention of its splendid position and proximity to the beach and trams, along with its motor garage (The Argus 1927, 2). By 1950, 41 Ruskin Street was owned and occupied by Sturgis M. Pearson (Sands & McDougall 1950).

Pearson held the property for at least a period of 25 years during which time he made some changes (Sands & McDougall 1950-75). Alterations were carried out by Pearson in 1951 and included the addition of a fibro cement sleep out in the form of a rear lean to extension (City of St Kilda Building Register). Further alterations subsequently took place in 1976, a builder named Falcon Equip Pvt Ltd was employed to add a carport, however this no longer appears to be extant (City of St Kilda Building Register). The property was overpainted by 1998 and has also been repainted since (refer Figure 4).

The property has been sold several times since the late 1900s, the latest being 2021. It still functions as a residence and is largely intact.

Figure 4. Extract from 1945 aerial photograph of Elwood showing subject site outlined in red. Source: Photographer unknown. 1945. Historic Aerial Photography – 1930s to 1990s. Photograph. Landata (website).

References

City of St Kilda Building Register nos.: 1097, 16 May 1951; 5962, 28 April 1976.

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Eidelson, M. 2006. *Flood, Fire and Fever. A History of Elwood.* St Kilda: St Kilda Historical Society. http://skhs.org.au/~SKHSflood/.

Ellender, I, and F Weaver. 1994. An Archaeological Survey of Port Philip Bay. Melbourne: Victorian Archaeological Survey.

Finn, Edmund. 1888. *The chronicles of early Melbourne, 1835 to 1852: historical, anecdotal and personal.* Melbourne: Fergusson and Mitchell.

Davison, G. 2004. *The Rise and Fall of Marvellous Melbourne*. Carlton, Vic: Melbourne University Press.

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The Caulfield and Elsternwick Leader. 1889. 'Elsternwick Improvement Committee.' *The Caulfield and Elsternwick Leader.* 11 May 1889, 4.

Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

The house at 41 Ruskin Street, Elwood is a single-storey, weatherboard clad transitional Federation era residence with Arts & Crafts bungalow influences. The residence presents a Dutch gable roof with corrugated galvanised iron, exposed rafter tails and a face brick, corbelled chimney with two terracotta pots. The front façade is distinguished by a projecting triple timber sash bay window with fixed top lights that is offset from the projecting gable above. Expressed studwork between the weatherboard clad sections flank the bay window. The main entrance is set back to the right of the bay window and consists of a panelled and glazed door and sidelight with fanlights featuring leadlight stained glass.

A raised verandah is detailed with turned timber posts, shaped valences and timber strapwork featuring a flower motif. It includes a distinct projecting open gable with overhanging eaves extending from the roof line. The half-timbered gable is situated above unusual, curved timber brackets, set between curved rough cast timber panels which project the gable past the verandah towards the street. The gable is finished with a roughcast render and vertical timber battens.

The residence is painted with a white and off-white colour scheme. Contributing to the house's character is its front landscaped garden setting, comprising curved face brick paving and ornamental plantings, and low timber front picket fence. The rear of the residence has a small single-storey lean-to addition. The rear yard includes paved and soft landscaping, and a single-storey carport with rear lane access.

Known alterations and additions to the property include:

- The aforementioned rear lean-to addition
- Corrugated iron cladding to roof
- Overpainting of external walls in 1998 and again in the early twenty-first century.

While the front boundary picket fence is unlikely to be original fabric, it is sympathetic and considered contributory to the place. The property is considered to be in good condition and is of moderate to high integrity overall.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

Although most Federation era bungalows were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints, the freestanding bungalow eventually evolved into the Arts & Crafts and California bungalows of the early 1920s, which were primarily distinguished by their gabled roofs, verandah piers and balustrades, timber joinery and double hung or casement stained glass windows. Low front fences also emphasised the connection between the house and the street, and some early examples drew from their Victorian predecessors and were designed as two identical houses.

41 Ruskin Street, Elwood comprises an early Federation era residence with Arts and Crafts bungalow influences. Part of the first phase on interwar development in Elwood, it is transitional in style and embodies several key elements associated with the Arts and Crafts architectural movement, including a roughcast gable end with half timbering and overhanging eaves, exposed rafter tails, and a relatively wide low-pitched roof form and triple stained-glass bay window, while also making use of a Federation style L-shaped verandah with turned timber posts and decorative timber fretwork, as well as a corbelled chimney with chimney pots. Its unusual roof form comprising a projecting open gable is particularly noteworthy and renders it distinct from other dwellings constructed around this period. Other key distinguishing features include its garden setting to the front setback, which contribute to its 'garden suburb' character. Within the City of Port Phillip, there are several other known transitional Federation bungalows with Arts and Crafts influences that were also constructed during this initial phase of interwar development. These include:

- **Former Cogan Residence, 506 City Road, South Melbourne (Citation 2371).** Also constructed in 1914, the Former Cogan Residence comprises a Federation era residence with Arts and Crafts influences. Although composed of brick as opposed to weatherboard, it draws clear comparisons through its defining projecting bay window, prominent gable end, steeply pitched hipped roof. Moreover, it harks back to its Victorian predecessors via the use of corrugated sheet metal while incorporating key Arts and Crafts features including exposed rafter ends and an ornamented gable.

- **157 Neville Street, Middle Park (Contributory).** 157 Neville Street, Elwood comprises a freestanding transitional weatherboard bungalow that also maintains the form and detailing of a Federation era residence, including a verandah with turned timber posts and front facing gable end. Key comparative Arts and Crafts features of note include half-timbered gable ends, as well as decorative cross timbers. It is noticeably less intact than 41 Ruskin Street particularly due to its unsympathetic monochromatic colour scheme.

- **Eumana, 76 Blessington Street, St Kilda (1914) by D. McKechnie, builder (Citation 297).** Eumana comprises an attic villa distinguished by its unusual, truncated party wall design, overhanging terracotta tiled upper floor level supported by curved beams rather than the more usual bracketing, and fine leadlight name plate, windows, and Doric columned porch. Although it differs from 41 Ruskin Street, Elwood in terms of overall form and materials, it similarly incorporates transitional Federation Arts and Crafts features, including the incorporation of terracotta finials, a chimney with chimney pots and exposed rafter tails.

- **37 Southey Street, Elwood (1916) by W.H. Smith, architect (Citation 922).** Although more impressive than 41 Ruskin Street, Elwood in terms of scale, siting and complex roof form, 37 Southey Street, Elwood is also comparable as an early bungalow that adopts a mixture of two styles - Federation Queen Anne and Arts and Crafts. Key comparable features include roughcast gable ends with half-timbering, overhanging eaves with exposed rafter tails, leadlight windows, and tall chimneys with terracotta pots.

- **329 Barkly Street, Elwood (1916) by Pike & Co, architect and builders (Citation 194).** Distinguished by its bold roof form clad with terracotta tiles, roughcast walls and shingled gables, 329 Barkly Street, Elwood is similarly defined by its transitional Federation Arts and Crafts style. Although it is a more fully realised example of a freestanding bungalow owing to its prominent rendered verandah piers and shingled gables, it nevertheless compares in terms of its overhanging eaves with exposed rafter tails, grouped windows, projecting gable end and incorporation of roughcast.

Other pre-1920s transitional Federation style residences with Arts and Crafts bungalow influences in the municipality include:

- 29 Westbury Street, St Kilda East (1913) by Leonard J. Flannagan, architect (Citation 956).
- Dartington, 14 Selwyn Avenue, Elwood (1914) by W.G. Pollard, builder/designer (Citation 802).
- 31 Redan Street, St Kilda (1914-15) by Edwin J. Ruck, architect (Citation 787).

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place with external paint controls and solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5. Overview of façade.

Figure 6. Oblique view of façade.

Figure 7. Detail view of projecting gable end and windows.

Figure 8. Detail view of face brick profiled chimney with chimney pots.

Figure 9. Detail view of turned timber posts, verandah fretwork and entrance door.

City of Port Phillip Heritage Review

Place name: **Surf Side**
Other names: **Flats**

Address:	**46 Ormond Esplanade, Elwood**	**Heritage Precinct:**	**Not applicable**
Category:	**Residential: Apartment**	**Heritage Overlay:**	**HO353**
Style:	**Post-war: Functionalist**	**Graded as:**	**Significant**
Constructed:	**1963**	**Victorian Heritage Register:**	**No**
Designer:	**Michael R. E. Feldhagen**		
Amendment:	**TBA**		
Comment:	**Revised citation**		

Significance

What is significant?

Surf Side, designed by Michael R. E. Feldhagen in 1963 at 46 Ormond Esplanade, Elwood is significant. The 1966 carport also contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Surf Side is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Surf Side is of historical significance as flats constructed during the post-war apartment boom in Elwood. While the apartment boom of the 1920s and 1930s had abated considerably by the early 1940s following labour and materials restrictions stemming from World War II, the lifting of building restrictions, combined with the post-war population growth and the Own-Your-Own (OYO) legislation by the mid-1950s, precipitated a second wave of apartment development. This not only saw a new generation of Functionalist style flats characterised by rectilinear forms, flat roofs and broad windows, but also paved way for works by European trained émigré Modernist architects who settled in Melbourne's southern suburbs. As a post-war flat designed by the German trained Michael R. E. Feldhagen, Surf Side forms a tangible link to this period of development and is also demonstrative of the design contributions made by architects of the European diaspora during the post-war period. (Criterion A)

Surf Side is of aesthetic significance as a visually prominent and articulated example of a three-storey post-war flat design with Functionalist influences. It is distinguished by its site responsive stepped arrangement allowing for maximisation of sea views, symmetrical footprint, overhanging flat roof, large aluminium framed windows, and discernible combination of materials including face cream brick, contrasting brown brick with alternating expressed courses and concrete breezeblocks. These features, along with its siting on a prominent corner lot overlooking the beach, combine to form a visually striking building within the streetscape. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing: Flats and high-rises: Émigré architects)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

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Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
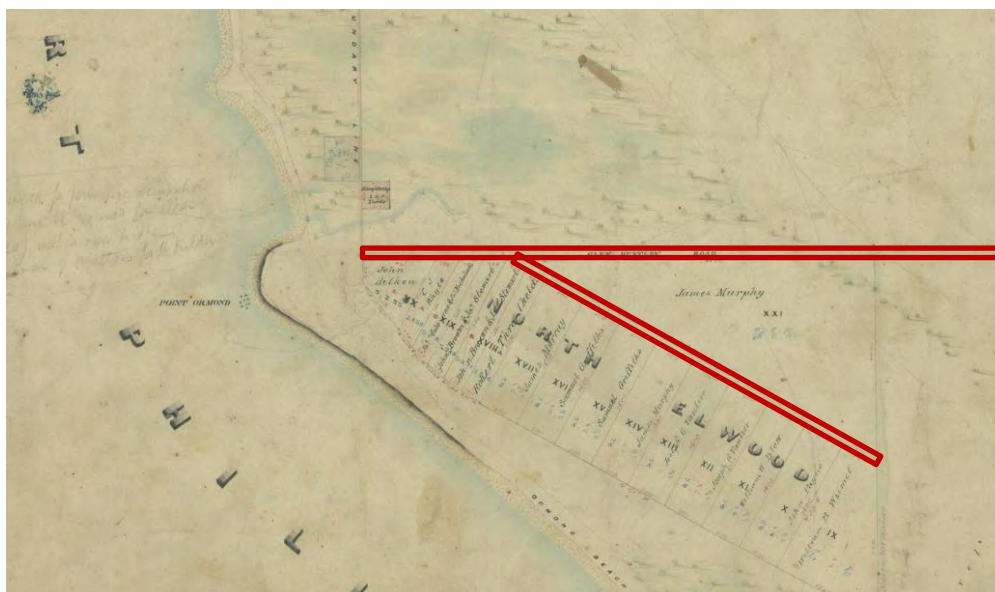

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23).

Following the 1905 completion of reclaiming the wetlands, and the expansion of the tramway networks soon after, land became more available and accessible. While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock. By the mid-1920s, Elwood had been transformed into a comfortable middle-class residential estate. An established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route can be seen in a c.1925 aerial photograph (refer Figure 3). By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Figure 3. c.1925 photograph of Elwood looking southeast. Source: Charles Daniel Pratt. c.1925. *Elwood area on Port Phillip Bay.* **Photograph. State Library of Victoria.**

The last distinct phase of residential development in Elwood took place in the post-war period, seeing the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). This surge was fuelled by population growth and a housing shortage after World War II, as well as changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (Way Back When Consulting Historians 2021, 97). Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (Way Back When Consulting Historians 2021, 97). Meanwhile, the designs of post-war Modernist flat buildings were increasingly being influenced by European émigré architects who settled in Melbourne's southern suburbs. Examples include Dr Ernest Fooks' post-war Modernist flats at 15 Beach Avenue, Elwood (1969), Michael R. E. Feldhagen's Surf Side flats at 46 Ormond Esplanade, Elwood (1963) and Ted Berman's post-war Modernist flats at 76 Mitford Street (1961-62).

Surf Side, 46 Ormond Esplanade, Elwood

In the early nineteenth century, mansion estates defined early permanent housing in Elwood. The estates were located in four distinct clusters that included the remote 'sea-side' estates along Ormond Esplanade (City of Port Phillip 2021, 83). Elwood experienced two waves of apartment development, one at the turn of the century as the suburb was still underdeveloped, and another in the mid-1950s due to restrictions on building activity being lifted (Heritage Alliance 2005, 29). The development tended to occur on streets such as Ormond Esplanade as they were near the foreshore and the pressure for redevelopment was the greatest there. Unlike its interwar predecessor which was defined by relatively low-scaled walk-up flats, post-war flat development was typified by mid-rise flats of four or more storeys that often integrated ground floor carports.

46 Ormond Esplanade, Elwood, also known as Surf Side, comprises a three storey, post-war flat building designed by Michael R. E. Feldhagen and constructed in 1963. The owners and builders of 46 Ormond Esplanade were C. & C. Attard (City of St Kilda Building Register Cards). An advertisement from 1958 lists the original dwelling on site as being offered for sale to 'investors' (The Australian Jewish News 1958, 15). The original dwelling was demolished in 1963 and a three-storey apartment block consisting of fourteen flats was constructed the very same year (refer Figure 4 & Figure 5)(City of St Kilda Building Register Cards). The owners oversaw the addition of a carport to the apartment block in 1966 and the enclosure of the balcony in flat 14 in 1968 (City of St Kilda Building Register Cards).
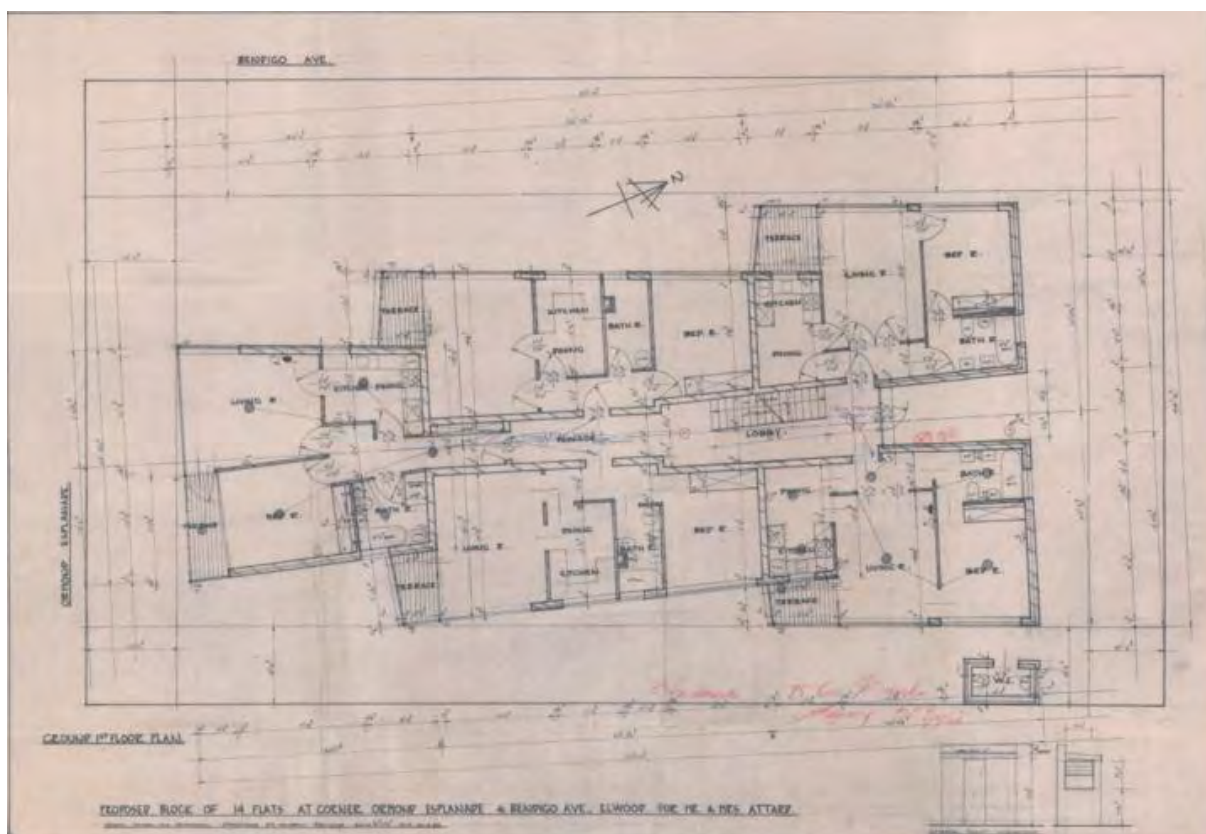

Figure 4. Proposed block of 14 flats at corner of Ormond Esplanade & Bendigo Ave., Elwood for Mr & Mrs Attard (ground floor plan). Source: Michael R. E. Feldhagen. 1963. Drawings of 46 Ormond Esplanade, Elwood. Council Records. City of Port Phillip,
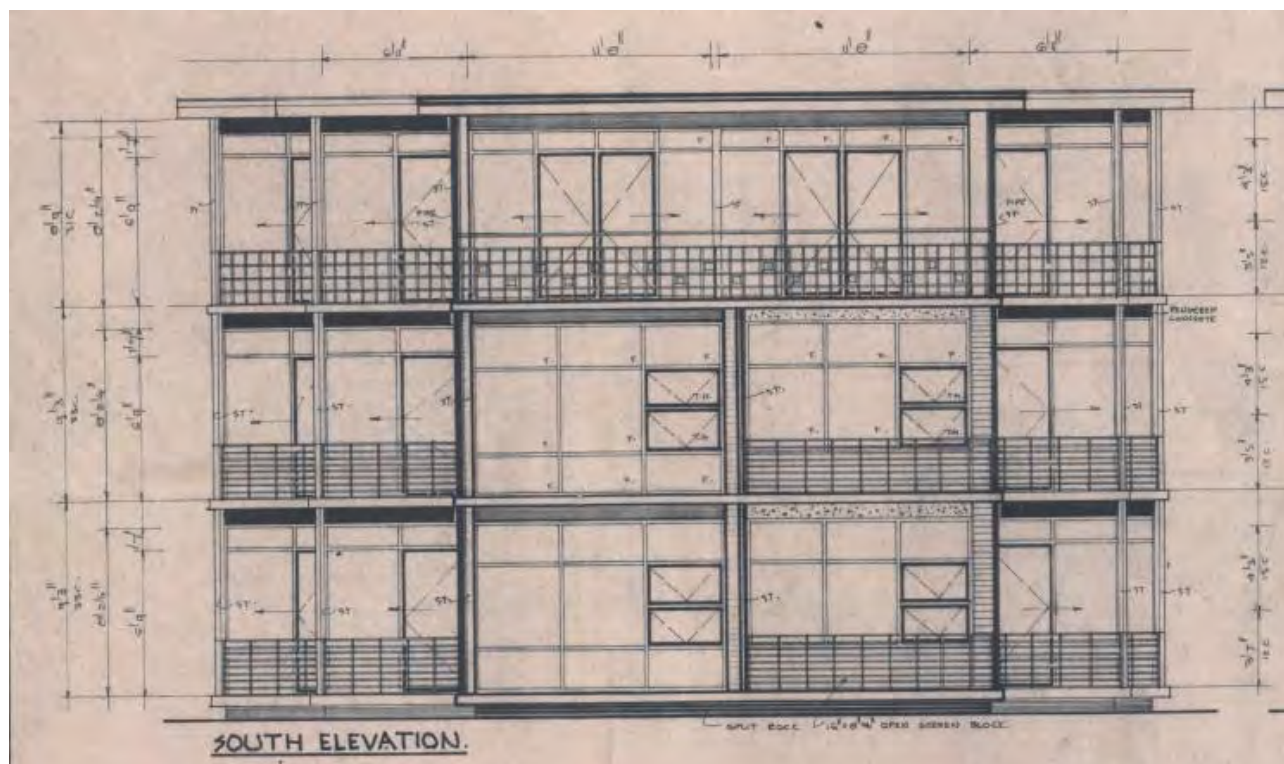
SOUTH ELEVATION.

Figure 5. Proposed block of 14 flats at corner of Ormond Esplanade & Bendigo Ave., Elwood for Mr & Mrs Attard. Source: Michael R. E. Feldhagen. 1963. Drawings of 46 Ormond Esplanade, Elwood. Council Records. City of Port Phillip.

An advertisement from 1972 lists an individual apartment, 12A, for sale by auction. It describes the flat as a 'beach front flat with outstanding bay views, an attractive one bedroom, a spacious lounge with a smart kitchen, bathroom carpets and security doors' (The Australian Jewish News 1972, 28). 46 Ormond Esplanade remains in use as an apartment block today, with fourteen flats. Some are privately owned and occupied, while others are rented out.

Michael R E Fledhagen

The following architect biography has been adapted from the proposed 'Feldhagen Flats Group Listing I' citation (HO7 Review citation no. 2445 which is subject to a planning scheme amendment process as of June 2023) and is augmented with additional research undertaken by Extent Heritage.

Born on 23 December 1932 in the Prussian city of Bresalu (now Wroclaw in western Poland), Michael R E Feldhagen undertook his architectural training at the renowned Universität der Künste Berlin (Berlin University of Arts, formerly in West Berlin), the largest art school in Europe during the 1950s. Following graduation, he worked in an architect's office in Berlin. Disturbed by the political instability of the time, Feldhagen and his wife Helga migrated to Australia with their young daughter, arriving in Melbourne on 13 September 1958 (Built Heritage n.d.).

Upon arrival, Feldhagen secured a position with the Housing Commission of Victoria, which, at that time, was starting its own regime of multi-storey public housing. By 1960, he had taken a position in the office of fellow noted European émigré architect Ernest Fooks (1906-1985) who was well established as one of the leading architects to Melbourne's thriving post-war Jewish migrant community (Built Heritage n.d.). He subsequently established his own practice based in St Kilda by 1963. Known as M Feldhagen & Associates Pty Ltd by 1967, his early output included a number of small factories, but his practice soon established a reputation as a designer of large houses. During this period, Feldhagen frequently collaborated with fellow European émigré professionals (Built Heritage n.d.).

From the late 1960s, when easing restrictions prompted a boom in apartment construction, Feldhagen became one of the leading exponents of the type. In 1970, Feldhagen expanded into building works and formed a second company, M Feldhagen Constructions Pty Ltd. Feldhagen declared bankruptcy in 1975, and his two public companies were subsequently de-listed. Nevertheless, he resumed practice as an architectural designer, with his teenage son as his draftsman and sole employee. The practice continued into the 1980s under the name of Michol Designs. Feldhagen retired to Queensland in the 1990s and died on 21 January 2013, aged 80 years (Built Heritage n.d.).

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Description

The apartment at 46 Ormond Esplanade, Elwood is a three-storey post-war flat designed with Functionalist influences. The main building presents a symmetrical footprint with a stepped form. The structure consists of a face cream brick laid with a stretcher bond. The hipped roof overhangs the structure and balconies with enclosed eaves concealing the gutters.

The apartment features banks of aluminium framed windows and corner windows with access to an enclosed porch on the ground level, and balconies with metal rails and posts on the upper two levels. The windows are detailed with contrasting dark brown brick with alternating expressed courses and concrete breezeblocks. The contrasting materials and distinct patterning of the breezeblocks articulate the stepped corners and front façade of the building fronting Ormond Esplanade.

Concrete paved parking areas and driveways are located along the eastern and western sides of the building, occupying most of the open landscape area on the allotment. The street front boundary along Ormond Esplanade and Bendigo Avenue is demarcated by a raised concrete kerb. Narrow in ground garden beds demarcated with raised concrete edging are located along the Ormond Esplanade frontage. A garage structure and the concealed main entrance to the building is located off the northern (rear) elevation.

Known alterations and additions to the property include:

- Rear carport addition (1966).
- Enclosing of front balcony in flat 14 with fixed glass panes (1968).
- Subsequent enclosing of remaining balconies on the southern elevation with aluminium framed glazing.
- Replacement of the roof cladding with steel corrugated iron roofing (2015).
- Minor accretions, including the replacement of downpipes, the addition of HVAC units and contemporary light fixtures affixed to the external walls, and ventilation fans to some windows.

The property is in good condition and is of high integrity overall.

Comparative analysis

Designed in a Functionalist style, Surf Side is emblematic of flat development in Elwood during the post-war period. As mentioned previously, while the suburb's apartment boom of the 1920s and 30s had abated considerably by the early 1940s following labour and materials restrictions stemming from World War II, the lifting of building restrictions by the mid-1950s precipitated a second wave of apartment development. While many flats were homogenous in terms of materials, compositions and detailing, and made use of stark rectilinear volumes, flat roofs, expressed stairwells and cream or orange brick, several were particularly distinguished by their use of detailing and site responsiveness. (Heritage Alliance 2005, 64). Michael R E Feldhagen was one of several European émigré architects that was active in the area and at the forefront of the evolution of this building type along with architects Mordecai Benshemesh, Dr Ernest Fooks and Kurt Popper. Critically, these architects drew on their training in Europe, and pioneered new approaches to post-war Modernist flat development within the municipality. Within the City of Port Phillip, there are several post-war residential flats on designed by Fledhagen that Surf Side can be directly compared to. These include:

- **247 Inkerman Street, Balaclava (1962) (Citation 2445).** Although smaller in scale and elongated in form, these flats are directly comparable to Surf Side in terms of the distinct use of materials, including Featurist style concrete breeze blocks and dark brown brickwork. Of particular note is its intricately moulded blockwork on the end walls. The contained and consistent rectilinear form is

comparably less articulated when viewed against the unique stepped arrangement that underpins Surf Side's composition.

- **99 Westbury Street, Balaclava (Citation 2445).** Designed in 1963 and constructed in 1963-64, 99 Westbury Street comprises a two-storey building of nine flats with an L-shaped footprint with two discrete wings to the front and rear. While smaller in scale than Surf Side and more contained than Surf Side's stepped arrangement, it is comparable in terms of its symmetrical composition, incorporation of Featurist style concrete breeze blocks, fenestration and flat roof form. Unlike Surf Side, its detailing is more elaborate owing to its metal balustrade with oblong detailing and spandrel panels.

- **169 Hotham Street, Balaclava (Citation 2445).** Designed in 1961/62, 169 Hotham Street comprises a three-storey footprint distinguished by its articulated decorative brickwork and central panel of breeze blocks. Although more representative of the International style due to its largely blank side walls with fenestration contained along the side elevations, it shares similarities with Surf Side including its scale, use of decorative textured concrete breeze blocks, symmetrical composition and flat roof form.

- **21 Dickens Street, Elwood (1965-66) (Contributory).** Comprising a three storey rectilinear block defined by its contained massing and consistent articulation, 21 Dickens Street, Elwood lacks the distinct stepped form and overhanging eaves that characterise Surf Side. It nevertheless shares some similarities including Functionalist style features such as its flat roof form, decorative restraint and a combination of aluminium and brick materials. Overall, it is less articulated than Surf Side in terms of composition, and incorporates black faceted metal panels to the upper level balconies as opposed to breeze blocks.

- **1 Hartpury Avenue, Elwood (1970) (Contributory).** 1 Hartpury Avenue, Elwood consists of three-storey flats distinguished by tan brick and rendered spandrels with distinctive parabolic arched screen to ground floor façade and canted balconies, and a projecting flat roof with a raked fascia. While more visually striking than the above example at 21 Dickens Street, Elwood, it is less visually prominent than Surf Side due to it more modest scale and siting.

- **22-24 Eildon Road, St Kilda (1966) (Contributory).** 22-24 Eildon Road, St Kilda comprises a rectilinear block of three-storey flats composed of cream brick. While it also lacks the distinct stepped form of Surf Side, it compares well in terms of its materials, particularly its incorporation of Featurist style breeze blocks, albeit along the façade as opposed to the balcony. Its recessed balconies provide some articulation to its form, however the building is overall consistent and contained in massing owing to its symmetry.

In terms of Feldhagen's other designs, Surf Side comprises a particularly strong and intact example of a Functionalist influenced post-war residential flat. It is more striking than the above examples owing to its unique site responsive stepped arrangement allowing for the maximisation of sea views, impressive scale and prominent siting on a corner lot. Its use of materials, including a mixture of tan and brown brick and Featurist derived breeze blocks, and banks of aluminium framed windows are also of note, and add further interest to the design.

Other comparable émigré designed post-war flats currently included within the local Heritage Overlay include:

- Benshemesh Flat Group Listing II, St Kilda and St Kilda East (Citation 2429).
- Rocklea Gardens, 46-50 Hotham Street, St Kilda East, constructed in 1960 to designs by architect Theodore Berman (Citation 2017).
- Park View, 5 Herbert Streety, St Kilda, designed by Dr Ernest Fooks (Citation 2427).

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place with external paint controls and solar energy system controls. Designate outbuildings as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. North-east facing view from Bendigo Avenue.

Figure 7. North-east facing view from corner of Bendigo Avenue and Ormond Esplanade.

Figure 8. North-east facing view from corner of Bendigo Avenue and Ormond Esplanade.

Figure 9. North facing view from Ormond Esplanade.

Figure 10. North-west facing view from Ormond Esplanade.

Figure 11. North facing detail view of enclosed balcony and breeze blocks.

Figure 12. North-east facing detail view of enclosed balcony and breeze blocks.

Figure 13. North-east facing detail view of balcony, fenestration and breeze blocks.

City of Port Phillip Heritage Review

Address:	**4A Meredith Street, Elwood**	**Heritage Precinct:**	**Not applicable**
Category:	**Residential: Apartment**	**Heritage Overlay:**	**HO365**
Style:	**Interwar: Old English**	**Graded as:**	**Significant**
Constructed:	**1934-1935**	**Victorian Heritage Register:**	**No**
Designer:	**James H. Wardrop**		
Amendment:	**TBA**		
Comment:	**Revised citation**		

Significance

What is significant?

The Farmado Flats, designed by James H. Wardrop in 1934-35, at 4A Meredith Street, Elwood is significant.

Alterations and additions are not significant.

How is it significant?

Farmado Flats is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Farmado Flats is of aesthetic significance as a fine and intact example of an Interwar Old English flat building. It is distinguished by its striking and highly detailed clinker brickwork consisting of sections of angled soldier course, keystone motifs and arched architraves, and encompasses the key elements associated with the Old English Revival style, including projecting gabled roofs clad with terracotta tiles, profiled chimneys capped with brickwork, and walls detailed by a combination of render and decorative brickwork. These features, along with its wraparound band of red face brick paving along the length of the dwelling and siting on a prominent corner lot combine to form a striking and picturesque building within the streetscape (Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing – Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history of Elwood

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
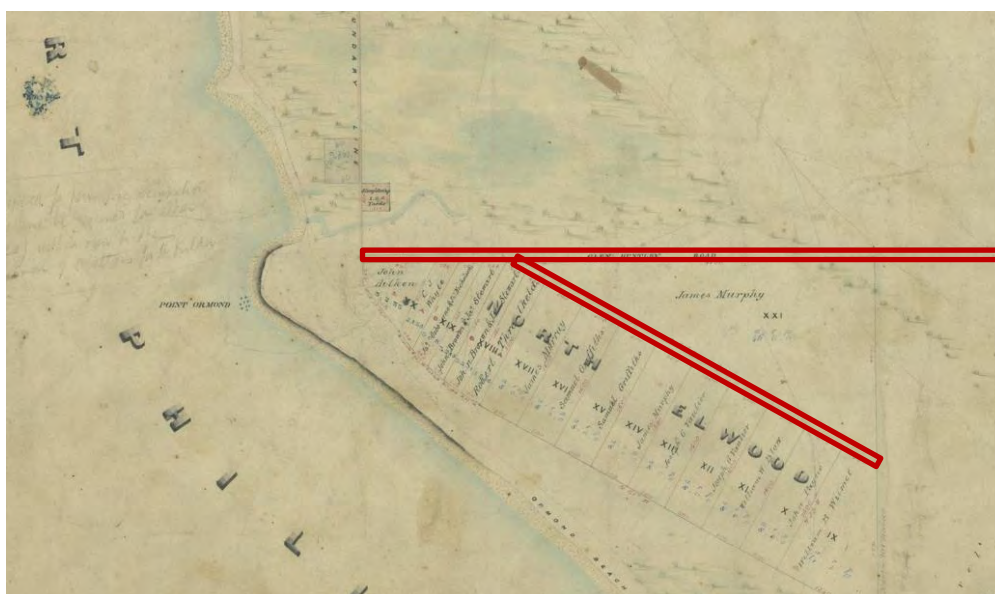

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

While newly erected stock predominantly comprised of freestanding middle-class bungalows, there were also several more modest semi-detached Federation villas that hark back to the Victorian era in their form and detailing. The area was also a popular location for purpose-built residential flats built in fashionable interwar styles, such as the Old English style Hartpury Court at 9-11 Milton Street, Elwood (HO191) and the Moderne style Windermere Flats at 49 Broadway, Elwood (HO67). Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021).

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28).

Flats, 4A Meredith Street, Elwood

While development was predominantly concentrated on Ruskin Street, several houses along the western half of Meredith Street were also erected by 1914 (Heritage Alliance 2005, 33). Meanwhile, 4A Meredith Street, Elwood, remained vacant until the subsequent boom of residential development during the 1920s and 1930s.

Built by E. Jennings and Sons Pty Ltd of Caulfield between 1934-1935 to designs by the noted architect James H. Wardrop, 4A Meredith Street, Elwood, known as 'Farmado Flats', was a result of the trend towards higher density living during the interwar period (The Herald 1935, 16; Sands & McDougall 1940; The Argus 1935, 16). 4A Meredith Street was subsequently completed in early 1935 as a block of four flats and advertised for sale as early as January 1935 (The Argus 1935, 16). Notably, each flat was planned as a self-contained and independent unit and was described in one newspaper article as 'completely away from any communal feeling' (The Herald 1935, 16). At the time of its completion, the following description was provided:

> *'Each contains an attractive and roomy lounge separated by the hall from the dinette, two bedrooms placed to trap the maximum of sunlight and air, bathroom with colored fittings, and a kitchen with built-in cabinets, cool ventilated cupboards and enameled gas stove. Hot and cold water, separate staircase and entrance, segregated drying area and laundries are embodied in the small but comprehensive scheme...Externally, bright colors blended in the roof, walls and woodwork are well suited to the clear Australian atmosphere, particularly in a seaside suburb.'* (The Herald 1935, 16)

Figure 3. 1935 sketch of 4A Meredith Street, Elwood. Source: *The Herald*. **1935. 'Property and Architecture.' 20 February 1935.**

While directories do not provide an indicator of the owner during its initial decade, primary records reveal that known flat occupiers from the 1940s onwards included the Feld family during the 1940s and the Lee family in Flat 1 during the 1950s (The Australian Jewish News 1944, 2; The Australian Jewish News 1959, 16). Designed as a block of spacious self-contained units lacking in communal spaces, the building was largely conducive to middle-class family living.

Figure 4. **1945 aerial showing subject site outlined in red. Source: Adastra Airways Pty Ltd. 1946.** *Photo-Map Melbourne D2B.* **Map. Melbourne: Department of Lands and Survey.**

Property sewerage plans indicate that internal plumbing works, including renovations to a first-floor bathroom, took place in the year 1987 (Property Sewerage Plan 1987). The original timber framed sash windows, as depicted in the 1935 sketch (refer Figure 3), have since been replaced, although it is unclear as to when this change took place. More recent alterations comprise the addition of a timber picket front boundary fence fronting Ruskin Street, as well as the overpainting of the structure sometime between 2013 and 2017. Despite these alterations, the building has retained its original form, materials and detailing. Today, the flats continue to be used as private residential dwellings.

James H. Wardrop

The following architect biography has been adapted from the Sheffield Manor & Wansbeck citation (Citation No: 2431) that was prepared for the City of Phillip in 2021 and is augmented with additional research undertaken by Extent Heritage.

James Hastie Wardrop was born in Moonee Ponds into a Scottish Presbyterian family in 1891. His father was a sculptor. He studied architecture and structural engineering under Melbourne architect Charles D'Ebro, designer of Princes Bridge. As a student, he won two medals in RVIA competitions (for the design of a bank branch and a measured drawing) and was elected as an associate of the RVIA in 1913. Wardrop enlisted in the AIF in October 1915, embarking with the 6th Field Artillery Brigade a year later, and returning to Australia in December 1918.

In 1919, Wardrop returned to Europe to study briefly in England. Once back in Melbourne, he was taken on as a partner by Phillip Hudson, whom he had worked under in D'Ebro's practice before the war. Their early work included the neoclassical St Kilda Army & Navy Club in St Kilda (1923) (significant in HO5 St Kilda Hill Precinct) and the Greek Revival styled Shrine of Remembrance (1924-34) (VHR H0858). In 1929 they took on a third partner to assist with the Shrine, being architect and engineer Kingsley Ussher.

The practice of Hudson, Wardrop and Ussher was responsible for a broad variety of work, including a number of notable Arts & Crafts and English Domestic designs such as 13-23 Hull Road, Croydon (1924) (Maroondah City HO30), 97 Argyle Road, Kew (1928) (significant in Boroondara City HO803 Goldthorns Hill and Environs Precinct) 1 Chesterfield Avenue, Malvern (c.1928) (HO523 Stonnington City). Wardrop designed a house for his own family at 24 Alston Grove, St Kilda East, in 1924 (contributory in City of Glen Eira HO74 Lempriere Avenue, Greenmeadows Gardens and Environs Precinct). It is a two-storey Arts & Crafts dwelling, with roughcast rendered walls and a hipped roof.

The practice disbanded in the early 1930s, with Hudson continuing his work in the Old English style. Wardrop's early solo designs were also in this style, before he transitioned to its historical, polar opposite: the Moderne style. Like other architects in the 1930s, such as Harry Norris, Wardrop often combined these two styles for his residential architecture, with examples seen in Port Phillip and beyond. His best-known Moderne buildings are Alkira House at 18 Queen Street, Melbourne (1937) (VHR H0397), and the Former United Kingdom Hotel (now McDonalds) at 199 Queens Parade, Clifton Hill (1938) VHR H0684).

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Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

The building at 4A Meredith Street, Elwood is a two-storey Interwar Old English block of flats. The main building presents a symmetrical footprint with a form punctuated by projecting open gable faces with shaped corbels. The hipped and gable roof is clad with terracotta Marseilles tiles and ridge capping, with exposed rafter tails. The open gable form is further accentuated by thick set terracotta capping. The roof includes two squat, rendered chimneys capped with face brick.

The Meredith Street façade presents a balanced and symmetrical layout, form, fenestration, and detailing. The masonry structure is finished with an off-white stucco, contrasted by face clinker brick detailing. The windows generally consist of banks of double or triple six-pane awning and fixed windows with a bullnosed brick sill. The central bank includes the recessed main entrance, lined with brick forming an arched architrave. A keystone motif extends upwards to meet the chevron angled brick sill of the upper-level feature window.

Projecting open gables flank the main entrance. It includes centred window banks on both levels. Face brickwork define the lower section of the façade, extending upward around the window banks. The brickwork is highly detailed, employed to feature angled vertically laid soldier course sections reading as stylised imitation nogging, stepped patterning, an upper sill course, capped with an arched form.

The end flanking banks presents a similar fenestration layout and brick detailing as the open gable faces, albeit with a narrower width. The eastern and western elevations present an asymmetrical face with one projecting gable, featuring similar fenestration and brickwork detailing as the Meredith Street façade. The arch capping the upper floor level window presents is wider compared to the arched forms on the Meredith Street façade.

The structure occupies most of the allotment with a minimal open setback on the Meredith Street front, demarcated by a narrow strip paved with red face brick which is distinguished from the concrete footpath. The western side of the structure includes a small private garden. The eastern side of the structure is paved with brick, accommodating an open car parking space. The street front boundaries on the eastern and western extent are demarcated by an unsympathetic timber paling fence.

Known alterations and additions to the building include:

- Rendering of he original face brick soldier course on the upper level of the northern elevation fronting the neighbouring property at 57 Ruskin Street.
- Replacement of the original timber framed sash windows with prominent mullions with the current double and triple six-pane windows.
- Glazing in of the opening to the stairwell.

Between 2013 and 2017, the non-original window frames were repainted from dark green to black, the concrete edged garden bed along the southern elevation was removed and laid with face red brick, and the

render was re-painted. Other minor works undertaken during this period include the addition of two vents to the northern face of the roof, one vent to the western elevation, a new gutter, and downpipes. A timber paling fence has been constructed to the western private garden and eastern open carpark.

The property is in good condition and is of high integrity overall.

Comparative analysis

Designed in the Interwar Old English style, Farmado Flats speaks to the popularity of fashionable revival architectural styles that dominated the 1920s and 1930s. Otherwise referred to as Tudor, Interwar Old English has its roots in the English Arts and Crafts movement of the mid to late nineteenth century. Typically defined by the use of red or clinker brick, modelled chimneys and steeply pitched roofs with terracotta tiles, the style not only evoked the 'Home country' in the British Empire, but also conveyed a sense of wealth and social status through its associations with the manor. The application of this style to a flat building was not uncommon in the suburb of Elwood, and effectively added prestige and identity to this typology. Notable examples of Interwar Old English flats in Elwood also include:

- Surrey Court, 71 Ormond Road, Elwood (1933) by architect Esmond J H Dorney (HO220).

- Kingsley Court, 4-6 Kinglsey Street, Elwood (1934) by architect Harry J Little (HO175).

- Hartpury Court, 9-11 Milton Street, Elwood (1923) by architect Arthur W Plaisted (HO190).

Farmado Flats comprises a fine and substantially intact example of an Interwar Old English flat design. Distinguished by its distinct clinker brickwork consisting of sections of angled soldier course, combination of hipped and gabled roof forms clad with terracotta tiles, and profiled chimney with brickwork capping and central arched opening, the flats form a visually striking building set on a prominent corner lot. As mentioned in the history, Wardrop was well-versed in the style, and other comparable examples of his designs within the municipality include:

- **Mandalay, 17A Albion Street, Balaclava (1934) (Citation 396).** Built in 1934, Mandalay comprises a two-storey block of flats and single storey residence designed in the Interwar Old English style. As with Farmado Flats, it is characterised by distinct clinker brickwork, including windows framed with a soldier course of bricks, brickwork quoining, and arched architraves composed of decorative brick. Other comparable features include the combination of hipped and gabled roofs clad with terracotta tiles, profiled chimneys and contrasting render. While it is somewhat more intact than Farmado Flats, owing to its retention of original timber framed sash windows, it is less visually prominent due to its siting. Its brickwork is also less articulated in comparison to the angled soldier course sections demonstrated at Farmado Flats.

- **Belmac, 1 Goldsmith Street, Elwood (1934) (Contributory).** Also erected in 1934, Belmac comprises a two storey block of four three bedroom Interwar Old English style flats. It similarly occupies a prominent corner lot, and further shares with Farmado Flats sections of distinct clinker brickwork of angled soldier course and a combination of terracotta clad hipped and gabled roof forms. Its decorative brickwork is overall less impressive, lacking the arched architraves, keystone motifs and brickwork capping on the upper floor windows.

- **Zaneth Manor, 33 Brighton Road, St Kilda (1935-36). (Citation 432).** Constructed in 1935-6 by builder J. A. Trencher, Zaneth Manor comprises a highly articulated and visually striking example of a flat building that incorporates both Interwar Old English and Moderne styles. It is evidently more impressive than Farmado Flats owing to its sophisticated application of detailing, including gable end brickwork expressed with a dripped, almost liquid effect, curved Streamline corner bays and open balconies with brick balustrading composed of irregular shaped bricks.

As with the above examples, Farmado Flats demonstrates Wadrop's skill with patterned brickwork. While it is not as impressive as Zaneth Manor (1935-36) and maintains a somewhat ordinary form for the style, it

compares well with both Mandalay and Belmac in terms of its highly detailed angled soldier course clinker brickwork, brickwork keystone motifs, and arched architraves. However, its fenestration and detailing is less intact due to the enclosed stairwell and loss of original sash windows.

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place with external paint controls and solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5. Oblique overview from intersection of Ruskin Street and Meredith Street.

Figure 6. View of façade fronting Ruskin Street.

Figure 7. Overview of gable end fenestration and brickwork detailing.

Figure 8. Overview of fenestration and brickwork detailing.

Figure 9. View of recessed main entrance with arched architrave.

Figure 10. Detail view of sections of angled soldier course.

City of Port Phillip Heritage Review

Address:	**20 Meredith Street, Elwood**	**Heritage Precinct:**	**Elwood: Addison Street & Milton Street**
Category:	**Residential: House**	**Heritage Overlay:**	**HO403**
Style:	**Federation/Edwardian: Arts & Crafts Bungalow**	**Graded as:**	**Significant**
Constructed:	**1915**	**Victorian Heritage Register:**	**No**
Designer:	**Unknown**		
Amendment:	**TBA**		
Comment:	**Revised citation**		

Significance

What is significant?

The house constructed in 1915 at 20 Meredith Street, Elwood is significant.

Alterations and additions are not significant.

How is it significant?

The house at 20 Meredith Street, Elwood is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house at 20 Meredith Street, Elwood is of local aesthetic significance as an intact and fine example of a two-storey Federation Arts and Crafts bungalow. An early example of the style within the municipality, it is distinguished by its bold asymmetrical shingled gable and prominent corner siting. Other key Arts and Crafts style features contributing to its aesthetic significance include its contrasting use of red face brick and roughcast render, roughcast chimneys of varying heights with chimney pots, overhanging eaves with exposed rafter tails, grouped multi-paned casement windows with expressed frames and gabled roofs clad with terracotta tiling. These features are further enhanced by the substantial two-storey scale, which along with 22 Meredith Street, Elwood, forms a prominent pair of larger houses at the intersection with Addison Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). While development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

20 Meredith Street, Elwood

20 Meredith Street, Elwood was constructed in 1915 by Pike and Christian builders (also known as Pike & Co., W. Pike & Co., or simply W. Pike) for a cost of £625. In the 1920 Sands & McDougall directory, the property is listed as 32 Meredith Street (Sands & McDougall 1920). It thus forms one of the earlier properties that were developed on the former wetlands following the completion of reclamation works in 1910 (Heritage Alliance 2005, 23). The street number for the property changes from 32 to 20 Meredith Street by 1930 (Sands & McDougall 1930). From 1935 onwards until the late 1940s, Mrs Alice Ames is listed as the occupant of the property (Sands & McDougall 1935-1950). According to the Sands & McDougall directories, the dwelling was converted into flats by at least 1950 (Sands & McDougall 1950-74).

Auctioneers Eric Weber put out multiple newspaper advertisements in 1951 for sale of the property as three individual flats (The Argus 1951, 21). The property is described as 'a splendid brick attic villa presently being used as 3 furnished flats, at the corner of Addison Street, close to tram, shops and the beach with flats 1 and 3 containing a living room, bedroom and kitchenette and flat 2 containing a living room, bedroom and kitchen' (The Argus 1951, 21; The Age 1951, 19).

In 1990, the property was back in use as a house and was advertised as being a good buy at auctions. It was described as:

> *'Close to Acland Street, St Kilda Marina and the beach, it is a most unusual house with big windows, lots of sunlight and a floor plan which opens up the ground floor level for entertaining. Accommodation includes a formal sitting room with a bay window, an open fireplace and embossed ceilings, a dining room which overlooks the rear courtyard garden, a family room, and a family kitchen. There are three bedrooms, the master having an ensuite and walk in robes, which could also be used as a study or fourth bedroom.'* (The Australian Jewish News 1990, 37)

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Description

The house at 20 Meredith Street, Elwood is a double storey Federation era Attic Villa with Arts & Crafts influences. The residence is located on a prominent corner allotment fronting Meredith Street to the south and Addison Street to the west. The masonry residence features face red brick on the ground level and roughcast render on the upper level, separated by a moulded level course. The broad, gable roof is clad with terracotta Marseilles tiles with exposed rafter tails and timber lined eaves. Three, roughcast rendered chimneys of varying heights with tapered caps and terracotta pots extend from the roof.

The southern elevation presents a symmetrical form defined by a projecting open gable with bracketed eaves and portico. The portico is characterised by wide archways detailed with cornice mouldings. The main entrance consists of a glazed timber door with fanlights and sidelights to the left. The symmetrical form of the southern elevation is juxtaposed with varied sizes and groupings of the window banks which generally consist of multi-paned casement windows with an expressed window frame. A projecting bay window with stained glass fanlights and flat awning is located to the right of the portico and main entrance.

The western elevation is dominated by the asymmetrical open gable form. The ground level includes two window banks. The left bank is protected under a terracotta clad awning with timber brackets. The right bank presents a projecting bay window with similar detailing to the bay window on the southern elevation. The upper level includes a single bank of casement windows and is finished with timber shingle cladding.

The residence is set back from the street, allowing for a narrow front garden along the street side. The eastern elevation includes a single-storey contemporary extension. The street front boundary is demarcated by an unsympathetic tall, timber paling fence.

Known alterations and additions to the property include:

- Addition of timber paling fence.
- Contemporary extension to the eastern elevation.
- Addition of two skylights to the northern plane of the roof.
- Roughcast finish, timber elements including the shingles and brackets, window frames, cornice mouldings, timber soffit and bargeboards repainted.
- Some windows replaced with single-pane windows.
- Minor accretions including the replacement of downpipes and flashing, and the addition of ducting to the eastern elevation.

The property is in good condition and is of high integrity overall.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of a single family dwelling in a garden setting and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

Although most Federation era bungalows and villas were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints, the freestanding residence eventually evolved into the Arts & Crafts and California bungalows of the early 1920s, which were primarily distinguished by their gabled roofs, verandah piers and balustrades, timber joinery, and double hung or casement stained glass windows.

20 Meredith Street comprises a stately two-storey Federation bungalow with Arts and Crafts influences. Part of the initial phase of interwar development in Elwood following swamp reclamation works, it encompasses the key elements associated with the freestanding bungalow, including gabled roofs, shingled gables, prominent verandah piers and balustrades, roughcast walls, overhanging eaves with exposed rafter tails. It is particularly notable for its prominent scale and corner siting, projecting open gable and bold asymmetrical shingled gable along the western elevation. It was constructed by Pike and Christian builders who were responsible for building several properties in St Kilda and Elwood throughout the mid-1910s, including many along Barkly Street. Comparable examples by the builders within the municipality include:

- **329 Barkly Street, Elwood (Citation 194).** Constructed in 1916, 329 Barkly Street, Elwood compares as a substantial two-storey interwar bungalow derived from Arts and Crafts influences. Although its composition and roof plan is evidently more complex than the symmetrical plan of 20 Meredith Street, Elwood, it nevertheless shares several similarities in scale, materials and detailing. Of particular note is its striking shingled gables, use of roughcast and terracotta roof tiling, grouped casement windows, overhanging eaves with exposed rafter tails and its visual prominence along the streetscape evoked from its corner siting.
- **327 Barkly Street, Elwood (Contributory).** Situated on the opposite corner of 329 Barkly Street, 327 Barkly Street is another example of a Federation bungalow with Arts and Crafts influences. Key comparable attributes include its gabled roof clad with terracotta tiling, overhanging eaves with exposed rafter tails, roughcast render, casement windows and a slight asymmetric shingled side gable. Although similar with its prominent scale and corner siting, 327 Barkly Street has a highly visible and dominant third storey addition.

As a ubiquitous housing typology within this area of the City of Port Phillip, the property can also be readily compared to the following Arts and Crafts style attic bungalows:

- **18 Normandy Road, Elwood (Citation 747).** Designed and built by M. Sherlock in 1920, 18 Normandy Road, Elwood comprises a later two-storey Arts and Crafts bungalow constructed during the interwar period. More impressive than 20 Meredith Street, Elwood in terms of its form, well-articulated horizontal emphasis and striking attic storey dormer, the dwelling has been noted for its highly dramatic composition and bold use of detailing. While its Arts and Crafts style features are ultimately more articulated, it shares with 20 Meredith Street, Elwood similarities in detailing, materials and roof forms, including overhanging eaves with exposed rafter tails, gabled roofs, a projecting shingled gable ends, and projecting central front porch/verandah defined by a broad arch and prominent piers.
- **46 Shelley Street, Elwood (Contributory).** 46 Shelley Street, Elwood best compares to 20 Meredith Street, Elwood as a substantial two-storey Federation/Edwardian Arts and Crafts bungalow with similarities in form, detailing and materiality. Also known as 'Ormond,' it is a late example of the typology, having been constructed in 1925. It lacks the strong horizontal emphasis of the above two examples and is instead characterised by a more contained massing. It shares many comparable features with 20 Meredith Street, Elwood, including a contrasting combination of red face brick and roughcast render, a prominent asymmetrical gable end fronting the street, terracotta tiled gable roofs, a projecting shingled open gable, grouped windows with expressed fames, and a red face brick entrance portico defined by archways. Unlike 20 Meredith Street, Elwood however, 46 Shelley Street, Elwood has retained its original front boundary fence.

Other comparable Federation Arts and Crafts bungalows in the municipality also include:

- Yarramundi, 27 Ormond Esplanade, Elwood (Citation 751).
- 12 Normandy Road, Elwood (Contributory).

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place within Addison Street/Milton Street Precinct.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 3. Oblique overview of the western elevation.

Figure 4. Overview of southern elevation.

Figure 5. Detail view of chimneys with chimney pots.

Figure 6. Overview of western elevation.

Figure 7. Detail view of asymmetrical open gable form.

Figure 8. Detail view of upper floor fenestration along southern elevation.

City of Port Phillip Heritage Review

Place name: **House**
Other names: **Inglemere**

Address:	**329 Barkly Street, Elwood**
Category:	**Residential: House**
Style:	**Federation/Edwardian: Arts & Crafts Bungalow**
Constructed:	**1916**
Designer:	**Pike & Co.**
Amendment:	**TBA**
Comment:	**Revised citation**

Heritage Precinct: Elwood: **Addison Street & Milton Street**

Heritage Overlay: **HO403**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

Inglemere, the house designed and constructed by Pike & Co. in 1916 at 329 Barkly Street, Elwood is significant.

Alterations and additions are not significant.

How is it significant?

The house at 329 Barkly Street, Elwood is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house at 329 Barkly Street, Elwood is of aesthetic significance as an intact and stately example of an Arts and Crafts style attic bungalow. It is distinguished by its complex roof plan, steeply pitched gable roof clad with terracotta tiles, grouped casement and timber sash windows, gabled portico supported by prominent piers, and use of Arts and Crafts derived detailing including roughcast walls and shingled gables. The bold scale of the building is further enhanced by its corner siting, which along with 327 Barkly Street, form a striking and visually prominent pair of larger houses at the entrance to Thackeray Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
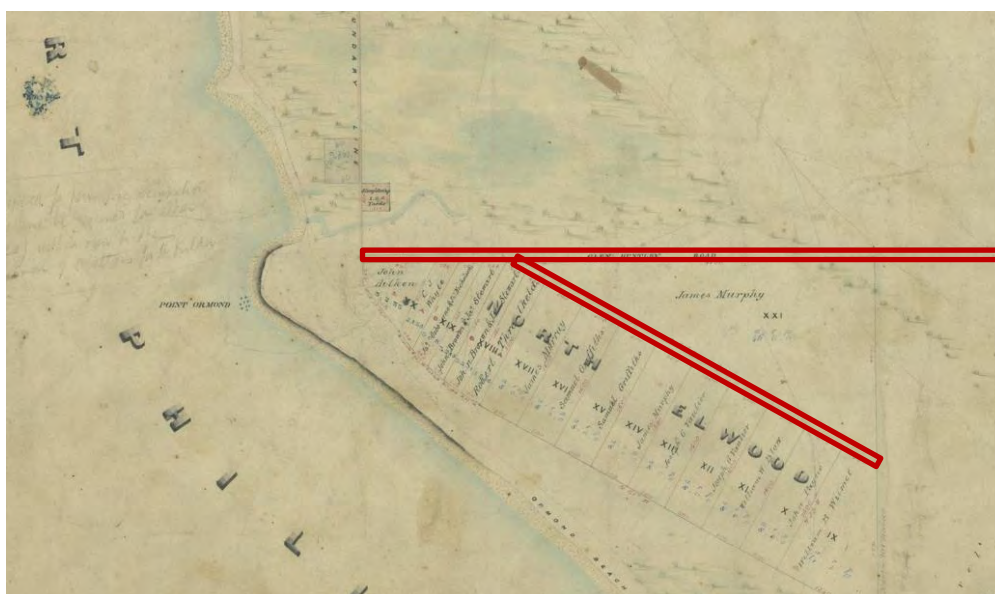

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23).

By 1910, there were five new houses recorded on Marine Parade, and development soon spread down the adjacent portions of Dickens Street, Thackeray Street and Lawson Street. While development further inland was initially concentrated on Ruskin Street and Barkly Street, which first appears in Building Register Cards in 1912, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33). By the mid-1920s, the former wetland had been entirely transformed into a comfortable middle-class residential estate predominantly characterised by freestanding bungalows and villas. The intense housing boom of the 1910s left few vacant allotments remaining when Elwood underwent a subsequent boom of residential development during the 1920s and 1930s. Subsequent development from this era was concentrated in the very few hitherto underdeveloped parts of the precinct, including the portions of Milton and Meredith Street between Addison and Barkly streets, and parts of Addison and Ruskin Street to the south of Meredith Street (Heritage Alliance 2005, 34).

House, 329 Barkly Street, Elwood

329 Barkly Street, Elwood was constructed in 1916 by Pike & Co., builders of 27 Meredith Street, St Kilda, for W. J. Pike. Pike & Co. builders (also known as W. Pike & Co., Pike & Christian or simply W. Pike) constructed several houses in St Kilda and Elwood throughout the mid-1910s. This included W. J. Pike's own residence at 62 Glen Huntly Road, Elwood, built in 1917, as well as the nearby houses at 327, 331, 333 and 343 Barkly Street.,.

In the 1920 Sands & McDougall directory, the property address is listed as 449 Barkly Street, Elwood (Sands & McDougall 1920). The then listed occupant was a Mrs. Alice Gregg. The property numbering changed from 449 to 329 Barkly Street by 1930 (Sands & McDougall 1930). From 1925 onwards, a Leonard C Bult remained as the occupant of the property till at least 1974 (Sands & McDougall 1925-74).

In 1919 the property and its furnishings were advertised for sale by auction. The advertisement mentions the name of the house as 'Inglemere' and describes it as a 'handsome, new, Queen Anne brick villa, containing eight rooms, besides offices and garage' (The Age 1919, 3). The house was up for sale again in 1922. Advertised as a sale by auction, it was then described as:

> 449 Barkly Street, St. Kilda, corner of Thackeray Street, one minute beach (Marine Parade), four minutes E. car and handy cable car. IDEAL BRICK ATTIC BUNGALOW, luxuriously appointed throughout, only requires internal inspection to give complete satisfaction. Eight lovely rooms, dressing room, opening into bathroom, double doors, the whole being exquisitely designed and fitted, double brick garage. EXTREMELY EASY TERMS. £500 cash only required, vendor is leaving state and does not desire to let. (The Herald 1922, 25)

The property remains in use as a residence and was last sold in 2018.

References

City of St. Kilda Building Register no.: 2929, 11 May 1916.

Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

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State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1915-1974 ed.Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

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The Herald. 1922. 'Advertising.' 4 March 1922.

Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

The house at 329 Barkly Street comprises a two-storey Arts and Crafts attic bungalow. The residence is located on a corner allotment fronting Barkly Street to the east and Thackeray Street to the north. The masonry residence is finished with a roughcast render and is defined by its wide, open gables. The steep pitched gable roof is clad with terracotta Marseilles tiles and overhangs the residence with exposed rafter tails. The tall, roughcast rendered chimneys with terracotta pots extend from the western roof face.

The eastern elevation presents a double fronted façade with a projecting gabled portico. The portico is supported on prominent piers. The portico gable and piers are finished with a roughcast render, and contrast against the timber shingle cladding of the upper floor level. The windows on the eastern and northern elevation include a band of timber sash windows on the ground level and timber casement windows on the upper level.

The northern elevation presents an asymmetrical two-storey gable projection. The gable includes the sheltered main entrance to the left corner and verandah on the upper floor level. It is finished with timber shingle cladding with paired dentils.

The western elevation includes a single-storey contemporary extension. The extension is finished with a roughcast render that is consistent with the original finish. The western elevation opens to the backyard

space which includes a timber deck, freestanding studio along the southern boundary, and a garage fronting Thackeray Street. The residence includes a narrow setback from the street and is demarcated by a tall face brick wall with interspaced engaged piers.

Known alterations and additions include:

- Single-storey extension on the western elevation.
- Relandscaped backyard including the additional studio and garage structure.
- Timber elements on the northern and eastern elevations, including the timber shingling and bargeboards, have been finished in a contemporary grey colour scheme.
- Boundary wall has been altered in sections to include timber paneling and entrance gates, and the inclusion of the garage.
- Minor accretions to the residence include the replacement of downpipes and the addition of wall mounted vents extending through the roof.

The property is in good condition and is of moderate to high integrity overall.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of a single family dwelling in a garden setting and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

Although most Federation era bungalows were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints, the freestanding bungalow eventually evolved into the Arts & Crafts and California bungalows of the early 1920s, which were primarily distinguished by their gabled roofs, verandah piers and balustrades, timber joinery and double hung or casement stained glass windows.

329 Barkly Street, Elwood comprises a fine example of an early Arts and Crafts attic bungalow. It encompasses the key elements associated with the freestanding bungalow, including gabled roofs, shingled gables, rendered verandah piers and balustrades, roughcast walls, grouped casement windows with rectangular panes, overhanging eaves and exposed rafter tails. It is particularly notable for its prominent scale and siting, bold roof form and complex plan. As a ubiquitous housing typology within this area of the City of Port Phillip, the property can be readily compared to the following Arts and Crafts style attic bungalows:

- **31 Redan Street, St Kilda (Citation 787).** Constructed in 1915 to designs by architect Edwin J. Ruck, 31 Redan Street, St Kilda comprises an Arts and Crafts attic bungalow similarly characterised by a double fronted façade with prominent gabled roof, roughcast walls, shingling, grouped windows, picturesque asymmetry, and complex floor plan. While more visually impressive owing to its unusual side orientation with dormers and sleep out porch, and use of multi-paned and leadlight windows, it nevertheless compares to 329 Barkly Street, Elwood as a well-resolved two-storey attic bungalow design with consistent materials and detailing.
- **Eumana, 76 Blessington Street, St Kilda (Citation 297).** Constructed in 1914 to designs by D. McKechnie, Eumana comprises an early Arts and Crafts attic bungalow distinguished by its unusual, truncated party wall design, overhanging terracotta tiled upper floor level supported by curved beams rather than the more usual bracketing, and fine leadlight name plate, windows, and Doric columned porch. Key comparative features include its double fronted façade with a projecting gabled portico, incorporation of shingling, casement windows and terracotta tiled roof. Although Eumana is more

detailed than 329 Barkly Street, it is comparatively modest in terms of scale and siting, and adopts a more conventional floor plan. Its overall design is less refined than 329 Barkly Street.

- **11 Hennessy Avenue, Elwood (Citation 2014).** Constructed in 1919 to deigns by Carleton & Carleton, 11 Hennessy Avenue, Elwood consists of an Arts and Crafts style cross-ridged attic villa. Although it lacks the signature verandah piers and projecting gabled portico demonstrated at 329 Barkly Street, it shares several other key similarities including a picturesque symmetry stemming from a prominent gable projection, steeply pitched roofs clad with terracotta tiling, shingled gables, and overhanging eaves with exposed rafter tails. Its paired windows and asymmetrical placement of the chimney breast has been noted as distinguishing features, however its overall composition is more contained than 329 Barkly Street.

Other Arts and Crafts attic bungalows within the municipality include:

- 69A Alma Road, St Kilda (Citation 144), constructed 1920 to a design by Smith & Ogg.
- 48 Blessington Street, St Kilda (Citation 426), constructed 1918 to designs by Gawler & Drummond.
- 18 Normandy Road, Elwood (Citation 747), constructed 1919 to designs by Matthew Sherlock
- Sur La Mer, 382 Barkly Street, Elwood (Citation 2182), constructed 1921 to a design by William Coltman.

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place within Addison Street/Milton Street Precinct.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 3. Oblique view of side elevation fronting Thackeray Street.

Figure 4. Overview of façade.

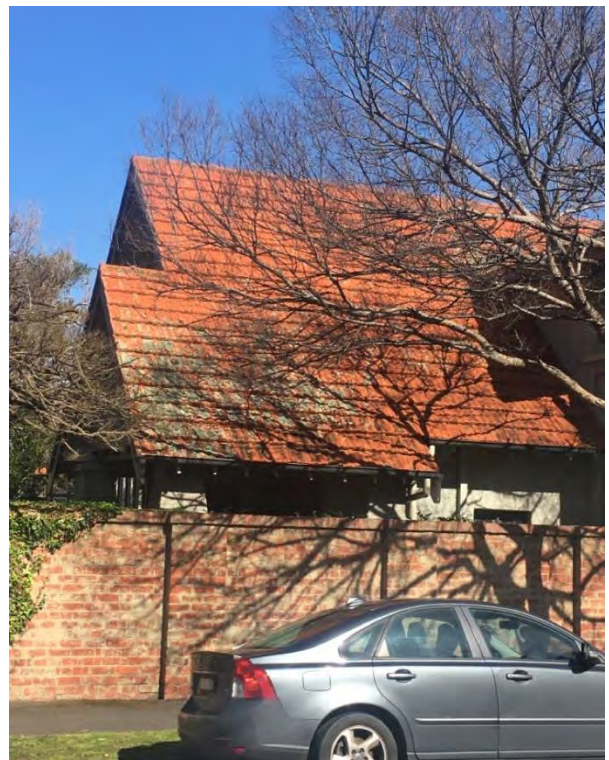
Figure 5. Oblique view of façade.

Figure 6. Detail view of terracotta tiled gabled roof and projecting gabled portico from Thackeray Street.

Figure 7. South-facing view of two-storey gable projection.

Figure 8. Contemporary rear extension.

Figure 9. Detail view of shingled gables and grouped casement windows along two-storey gable projection.

Figure 10. Detail view of projecting gabled portico from Thackeray Street.

City of Port Phillip Heritage Review

Address:	**7 Lawson Street, Elwood**	**Heritage Precinct: Elwood: Addison Street & Milton Street**	
Category:	**Residential: House**		
Style:	**Federation/Edwardian with Arts and Crafts influences**	**Heritage Overlay: HO403**	
		Graded as: Significant	
Constructed:	**1914-15**	**Victorian Heritage Register: No**	
Designer:	**James H. Dean**		
Amendment:	**TBA**		
Comment:	**Revised citation**		

Significance

What is significant?

Caversham, the house designed and constructed by James H. Dean in 1914-15 at 7 Lawson Street, Elwood is significant.

Alterations and additions are not significant.

How is it significant?

Caversham is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Caversham is of aesthetic significance as a picturesque Federation attic villa with Arts and Crafts influences. Although modest in scale and simple in composition, it maintains a distinct presence along a streetscape of more conventional single-storey Federation weatherboard and brick dwellings owing to its steeply pitched roof form. It retains key Federation and Arts and Crafts derived elements, including a prominent gabled roof clad with terracotta tiling, overhanging eaves, tall chimneys with terracotta pots, triple casement windows with a terracotta clad awning, and timber joinery and fretwork. These elements, along with its side garden setting unusually sited on a street corner, combine to form a quaint residential property in this area of Elwood. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
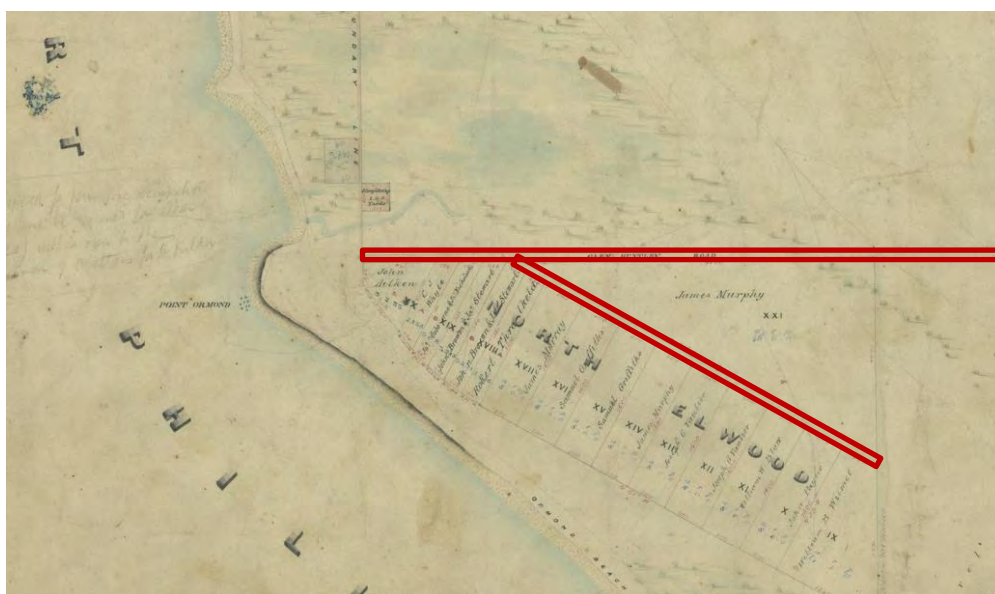

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). By 1910, there were five new houses recorded on Marine Parade, and development soon spread down the adjacent portions of Dickens Street, Thackeray Street and Lawson Street. While development further inland was initially concentrated on Ruskin Street and Barkly Street, which first appears in Building Register Cards in 1912, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33). By the mid-1920s, the former wetland had been entirely transformed into a comfortable middle-class residential estate predominantly characterised by freestanding bungalows and villas.

The intense housing boom of the 1910s left relatively few vacant allotments remaining when Elwood underwent a subsequent boom of residential development during the 1920s and 1930s. Subsequent development from this era was concentrated in the very few hitherto underdeveloped parts of the precinct, including the portions of Milton and Meredith Street between Addison and Barkly streets, and parts of Addison and Ruskin Street to the south of Meredith Street (Heritage Alliance 2005, 34).

Caversham, 7 Lawson Street, Elwood

The house at 7 Lawson Street, Elwood was designed and built in 1914-15 by James H. Dean. In July 1914, Dean submitted a 'notice of intention to build' for three houses of identical design on the south side of Lawson Street, at the corner of Lytton Street (refer Figure 3 & Figure 4). However, it appears that only two were built (the present 5 and 7 Lawson Street). In March 1915, he submitted plans for an attic addition to the house at 7 Lawson Street (refer Figure 5)(City of St Kilda Building Register).
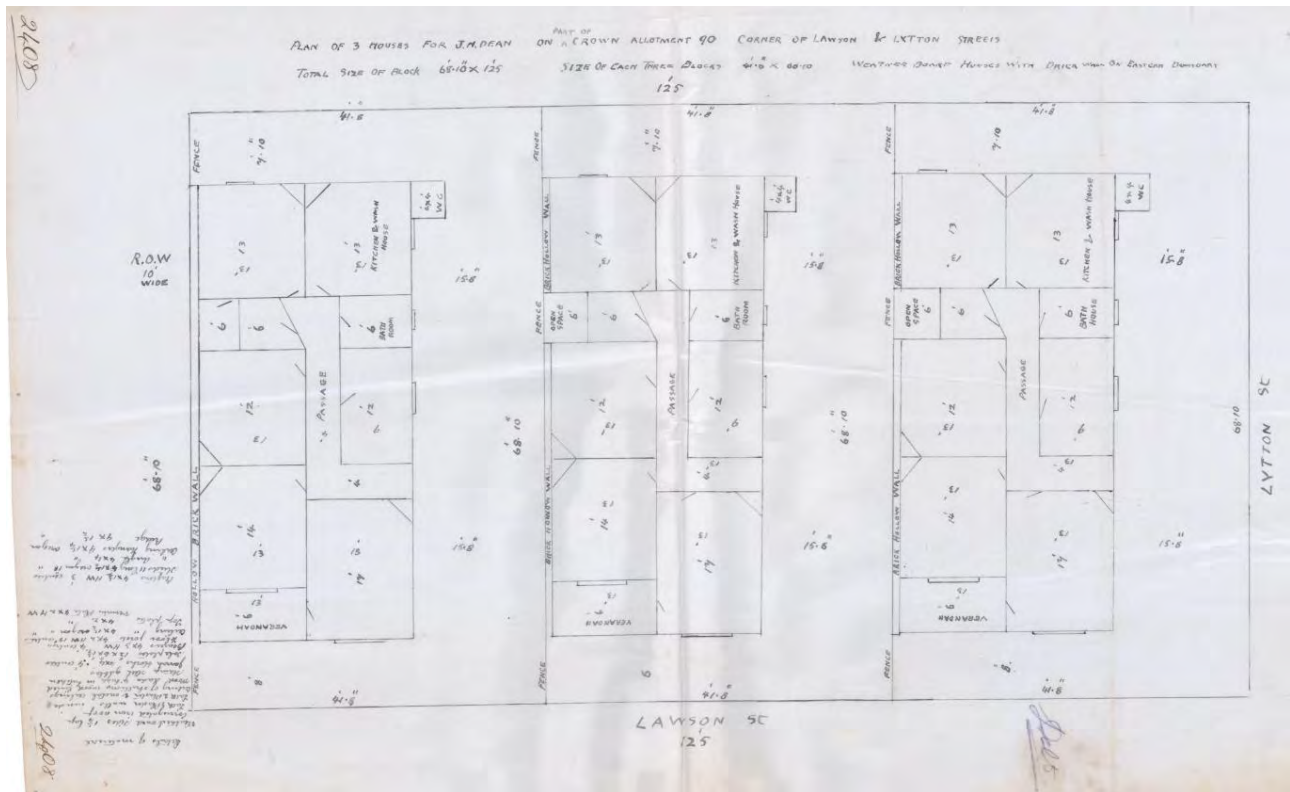
Figure 3. Plan of three houses on part of Crown allotment 90, corner of Lawson & Lytton Streets. Source: J. H. Dean. n.d. Drawings of three proposed houses, Lawson Street, Elwood. Council Records. City of Port Phillip.
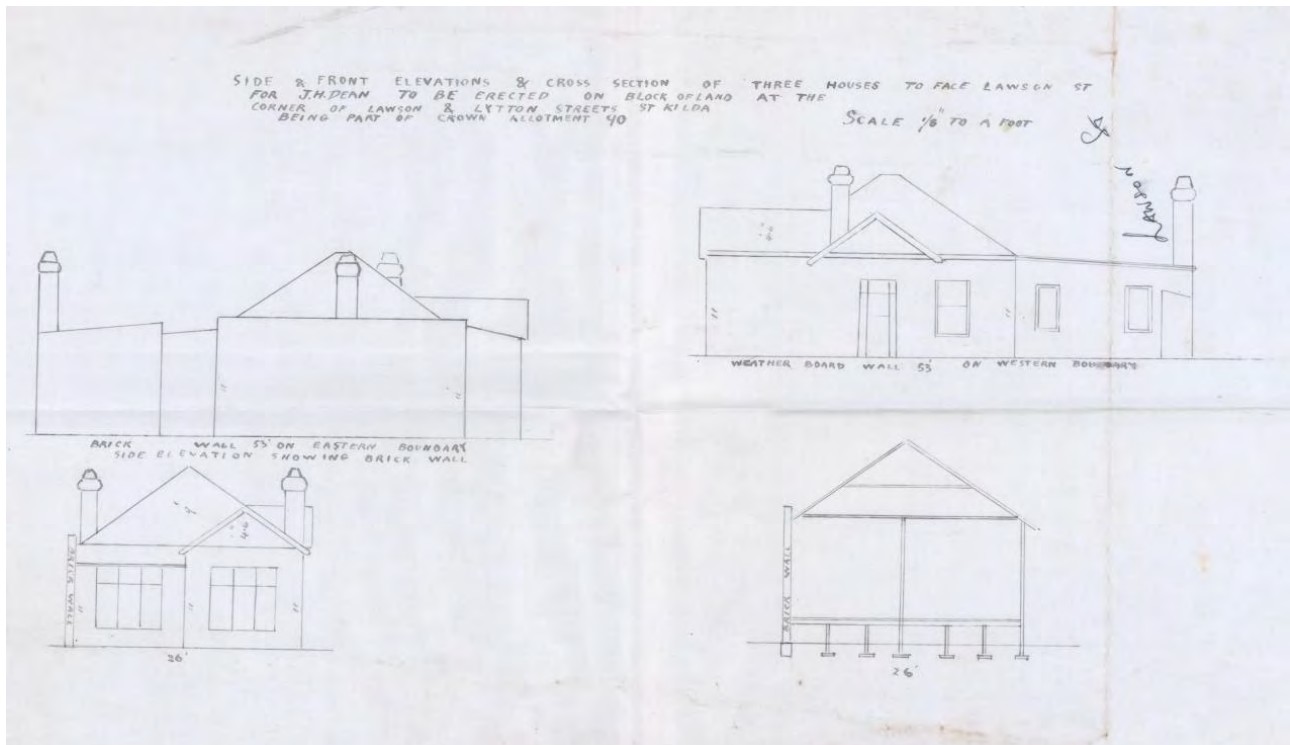

Figure 4. Side and front elevation & cross section of three houses to face Lawson Street to be erected on block of land at the corner of Lawson & Lytton Streets, St Kilda. Source: J. H. Dean. n.d. Drawings of three proposed houses, Lawson Street, Elwood. Council Records. City of Port Phillip.
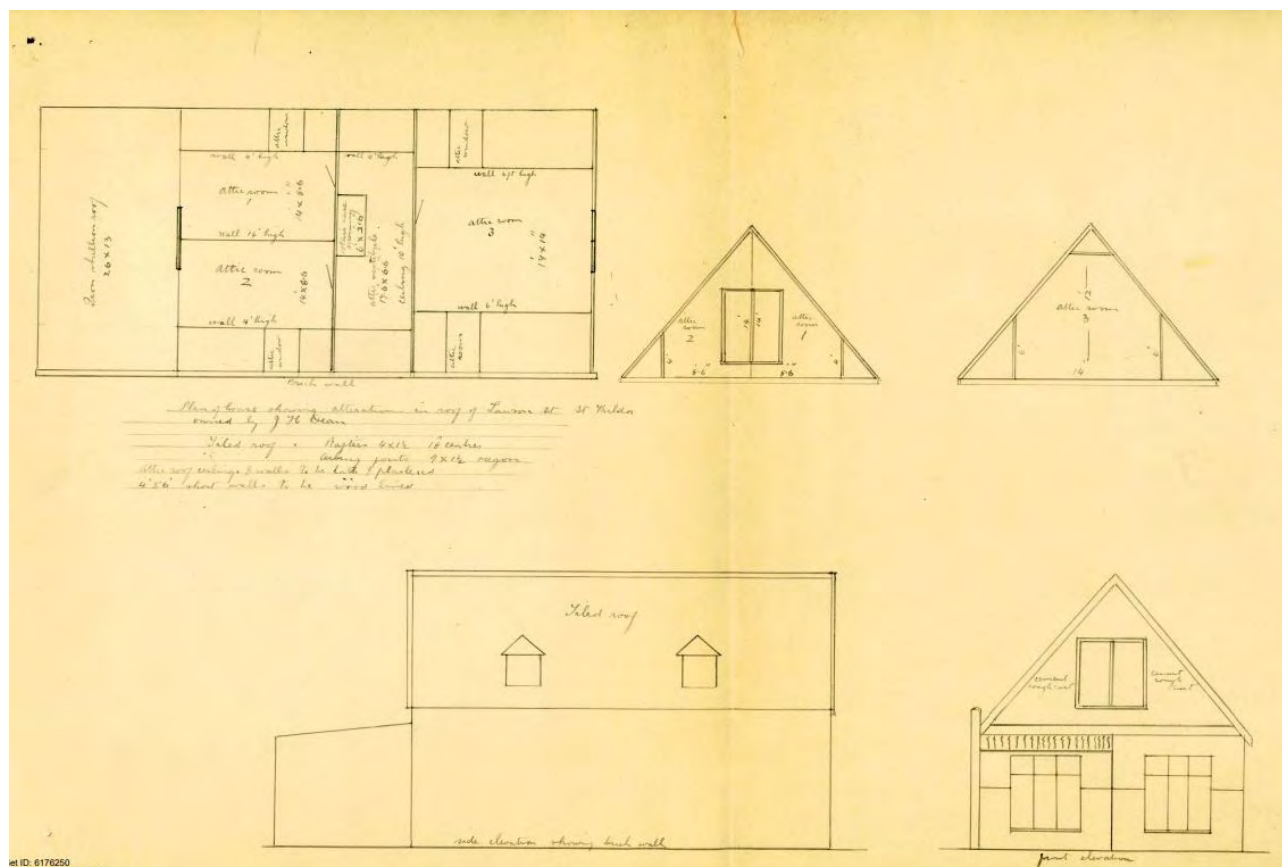
Figure 5. Plans, sections and elevations showing alterations to roof. Source: J. H. Dean. n.d. Drawings of 7 Lawson Street, Elwood. Council Records. City of Port Phillip.

Also known as 'Caversham,' the house was the residence of Major and Mrs. Wilson in 1917, who are mentioned in a newspaper article for organising a function in their garden (Table Talk 1917, 33). The title of the house lists the designer/builder James Dean as proprietor in 1921 (Certificate of Title vol. 4511, fol. 902042). The house was sold a few times in 1920s with advertisements in the newspapers showing up in 1919, 1922 and 1926.

The 1922 advertisement, for sale by public auction, described the house as a 'stylish residence'. It illustrated the house as 'an ideal residence containing 9 lovely rooms, including three attics, spacious panelled entrance hall, bathroom, pantry, and conveniently situated, being one minute from the beach and close to the electric tram' (The Herald 1922, 16). The 1926 advertisement described the house as a 'brick and roughcast attic bungalow with 8 rooms, 2 kitchens and 2 bathrooms, big double garage and suitable as a family residence or could be arranged as two self-contained flats' (The Argus 1926, 3).

Between the late 1930s and 1950s, the house was consistently owned by the Mortimer family (Office of Titles Victoria 1931-1985). Long term tenants of the house include Ronald J. Trudgeon, Hy. Santen and Mrs L. Taylor (Sands & McDougall 1920-74).

References

City of St Kilda Building Register nos: 2408, 25 July 1914 (three houses); 2557, 19 March 1915 (additions to 7 Lawson Street).

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Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

Table Talk. 1917. "Garden Fete on Saturday at 'Caversham,' St. Kilda." 6 December 1917.

The Argus. 1926. 'Classified Advertising.' 4 November 1926.

The Herald. 1922. 'Advertising.' 31 May 1922.

Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

Caversham is a double storey Federation era attic villa with Arts & Crafts influences. The residence is located on a corner allotment fronting Lawson Street to the north and Lytton Street to the west. The masonry residence is partially clad with painted weatherboard on the ground floor level. The rest of the structure is finished with an off-white roughcast render. The structure presents a simple open gable form, dominated by the steeply pitched gable roof clad with terracotta Marseilles tiles and finished with end finials. The western roof plane includes a tall, roughcast rendered chimney with terracotta pots flanked by two, centred dormer windows. The eastern roof plane includes a centred, larger weatherboard clad dormer with exposed rafter tails, flanked by two smaller dormer windows.

The western elevation presents asymmetrically positioned fenestration consisting of the main entrance located on a raised porch with a tiled pathway and steps, sheltered under a terracotta clad awning with shaped timber brackets. The front porch includes low roughcast posts.

The northern elevation includes a recessed porch and secondary entrance, detailed with shaped timber valences and fretwork with an incised floral design, and two banks of triple casement timber bay windows with fanlights. The front window includes an awning and timber brackets similar to the main entrance on the western elevation. The upper level features a centred double sash timber window. The southern elevation incudes a single storey skillion roof extension clad with corrugated sheet metal.

The residence is set back from Lytton Street, creating a wide garden addressing its corner position. The garden fronting Lytton Street has been partially enclosed with a timber post and paling fence and includes a

single-storey gable form garage with barn doors. A small setback from Lawson Street allows for a narrow yard along the northern elevation. The garden and street front are partially demarcated with an original timber post and wire crimped fence with a wrought iron gate along the Lawson Street front. The residence is built up to the northern boundary, demarcated from the neighbouring property with a face brick wall with a stepped corbel.

Known alterations to the property include:

- Repainting of the weatherboard cladding, timber windows, fretwork, brackets and bargeboards with a white paint. The repainted elements were previously finished with a brown paint, contrasting the off-white roughcast render finish.
- Removal of the chimney and addition of skylights along the eastern roof plane.
- Addition of a timber slat screen beside the main entrance.
- Relandscaping of the garden.
- The removal of the chimney has allowed for the reinstatement of the dormer roof which was previously partially cut back.
- Minor accretions to the residence include the replacement of downpipes and rainwater heads.

The property is in good condition and is of moderate integrity overall.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of a single family dwelling in a garden setting and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

Although most Federation era bungalows and villas were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints, the freestanding residence eventually evolved into the Arts & Crafts and California bungalows of the early 1920s, which were primarily distinguished by their gabled roofs, verandah piers and balustrades, timber joinery, and double hung or casement stained glass windows.

Caversham comprises a picturesque and visually discernible Federation attic villa with Arts and Crafts influences. While modest in scale, it maintains a dominant presence along the streetscape of more conventional single-storey Federation weatherboard and brick dwellings owing to its steeply pitched roof form and unique rural character stemming from its garden setting unusually sited on a street corner. Although not without alterations, it also maintains key Federation and Arts and Crafts derived elements, including a prominent gabled roof clad with terracotta tiling, overhanging eaves, tall chimneys with terracotta pots, timber joinery, terracotta clad awning and shaped timber valances and fretwork. Other key distinguishing features include its unique garden setting fronting the corner of Lawson Street and Lytton Street, which contribute to both its 'garden suburb' and rustic character. Within the City of Port Phillip, there are several other known Federation era villas with Arts and Crafts influences that were also constructed during this initial phase of interwar development. These include:

- **5 Lawson Street, Elwood (Contributory).** Situated adjacent to Caversham, 5 Lawson Street, Elwood comprises a contemporaneous Federation attic villa with Arts and Crafts influences that shares a number of identical features, suggesting that it was likely built as a pair with 7 Lawson Street. Although it is less visually distinguished due to the absence of a steeply pitched roof and corner garden setting, it nevertheless corresponds in terms of form, composition, siting and detailing including a gabled roof clad with terracotta tiling, terracotta clad window awning, shaped timber valances and

fretwork, and weatherboard cladding. It is however more intact due to its extant roughcast rendered walls, chimneys and colour scheme.

- **Dartington, 16 Selwyn Avenue, Elwood (Citation 802).** Constructed in 1914 to designs by W.G. Pollard, Dartington also comprises a Federation era attic villa with Arts and Crafts influences. While it is noticeably bolder than Caversham owing to its impressive scale, heavy massing, face brick finish and siting on a generous allotment, it compares in terms of its symmetrical composition comprising a simple open gable form, steeply pitched roof with projecting dormer windows, tall chimneys with terracotta pots, timber joinery and grouped casement windows. As with the above, it is substantially more intact owing to its extant materials and detailing.

- **House, 48 Waterloo Cresent, St Kilda (Contributory).** While significantly altered, 48 Waterloo Crescent compares as a c.1915 attic villa characterised by a simple open gable form, steeply pitched gabled roof clad with terracotta tiling, timber valences and fretwork. It is substantially less intact than Caversham due to its intrusive extension obscuring the façade and loss of original fenestration. Regardless, it compares well as a more modest Federation era attic villa that draws on Arts and Crafts style influences.

Other comparable Federation era attic bungalows in the municipality also include:

- Eumana, 76 Blessington Street, St Kilda (Citation 297), constructed in 1914 to designs by D. McKecknie.
- House, 48 Blessington Street, St Kilda (Citation 426), constructed in 1918 to designs by Gawler & Drummond.
- 31 Redan Street, St Kilda (Citation 787), constructed in 1914-15 to designs by Edwin J. Ruck.
- 329 Barkly Street, Elwood (Citation 194), constructed in 1916 to designs by W. Pike.
- 11 Hennessy Avenue, Elwood (Citation 2014), constructed in 1919 to designs by Carleton & Carleton.

Assessment

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

Recommendations

Retain in the Heritage Overlay as a Significant place within Addison Street/Milton Street Precinct.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. South-east facing overview.

Figure 7. South-west facing overview.

Figure 8. View of western elevation roof and dormer windows.

Figure 9. Detail view of façade window and awning.

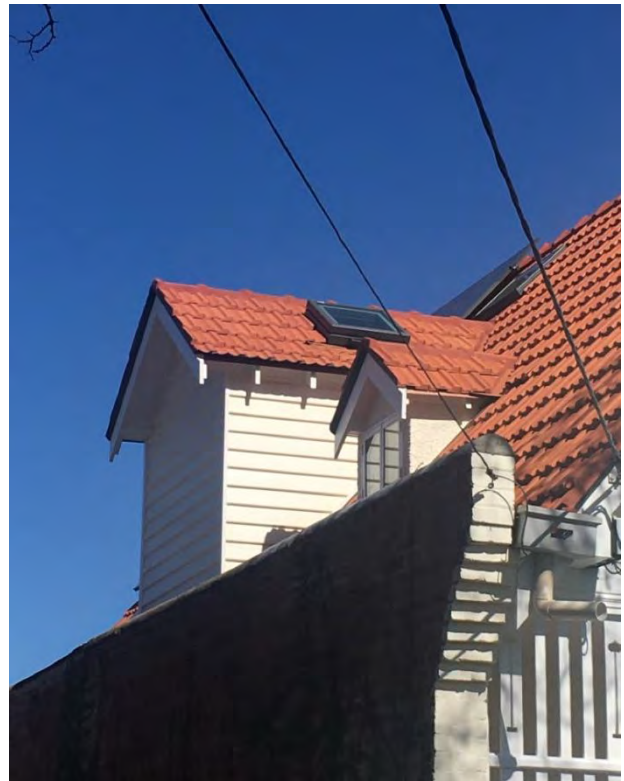**Figure 10. View of western elevation window awning.**

Figure 11. View of upper floor projecting gables along eastern elevation.

Figure 12. South-east facing view of side garden and boundary fence.

City of Port Phillip Heritage Review

Place name:	**Elsternwick Hotel and Victoria Bitter neon sign**
Other names:	**-**

Address:	**259 Brighton Road, Elwood**	**Heritage Precinct:**	**Not applicable**
Category:	**Commercial - Hotel**	**Heritage Overlay:**	**TBA**
Style:	**Victorian**	**Graded as:**	**Significant**
Constructed:	**1854-55 (central wing), 1890-91 (north and southern wing extensions), 1926 (addition), 1930 (original bottle shop), 1938 (addition), 1951 (neon sign)**	**Victorian Heritage Register:**	**No**
Designer:	**Robert Russell (1854-55) Unknown (1890-91), Chris R Cowper, Murphy & Applesford (1926), P. J. O'Connor (1930), Robert H McIntyre (1938)**		
Amendment:	**TBA**		
Comment:	**Revised citation**		

Significance

What is significant?

Elsternwick Hotel, built in 1854-55 and extended in 1890-91 along with the 1930 addition and the 1951 Victoria Bitter neon sign, at 259 Brighton Road, Elwood is significant. The 1926 and 1938 additions also contribute to the significance of the place.

Later alterations and additions are not significant.

How is it significant?

Elsternwick Hotel is of local historical, rarity, aesthetic, and social significance to the City of Port Phillip.

Why is it significant?

Elsternwick Hotel is historically significant as one of the oldest hotels associated with early settlement in the municipality. It is one of two surviving hotels that were established as coaching inns along Brighton Road, the first track between Melbourne and Mornington Peninsula, and is the oldest continuously trading hotel building within the City of Port Phillip. It is also a surviving example of a nineteenth century hotel that was not subject to remodelling in the twentieth century and, although extensive additions have been made, the pre-World War II sections remain highly intact. The Victoria Bitter neon sign is historically significant as reflective of a key change in the ownership of the hotel in the 1950s to Carlton & United Breweries, with Victoria Bitter being one of their principal beers. (Criterion A)

The Victoria Bitter neon sign has rarity value as as an uncommon, extant example of neon electric signage mounted on top of a building. Signage of this type is increasingly rare in Melbourne. (Criterion B)

Elsternwick Hotel is of aesthetic significance as a visually striking example of an early hotel building constructed in the Victorian style. The building includes a 1854-55 two storey central section, 1890-91 three storey southern and single storey northern wing extensions, and smaller extensions dated to 1926, 1930 and 1938. It is distinguished by its prominent corner siting, enclosed colonnades, archways, rectilinear casement windows and arched windows, expressed piers and parapet, hipped roof, corbelled chimneys, and imposing chamfered corner with an arched parapet. The building also displays the regularity of colonnade, fenestration, form, and string course elements across the three nineteenth century sections of the main structure. These features, along with sympathetic interwar era additions, form a well-articulated, landmark Victorian Italianate hotel building along a main thoroughfare. (Criterion E)

Elsternwick Hotel is of social significance for its continued use as a hotel and community meeting place for local residents and visitors for over 150 years. The hotel has remained a popular and readily recognisable hospitality venue within the City of Port Phillip and is an iconic landmark in the municipality owing to its prominent corner siting and neon Victoria Bitter sign. (Criterion G)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.6 Entertaining and socialising

Port Phillip thematic environmental history

3. People: 3.5 Expressing identity and culture (3.5.1 Social clubs and meeting points), 4. Transport: 4.3 Road networks (4.3.1 Key road developments)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s

(Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
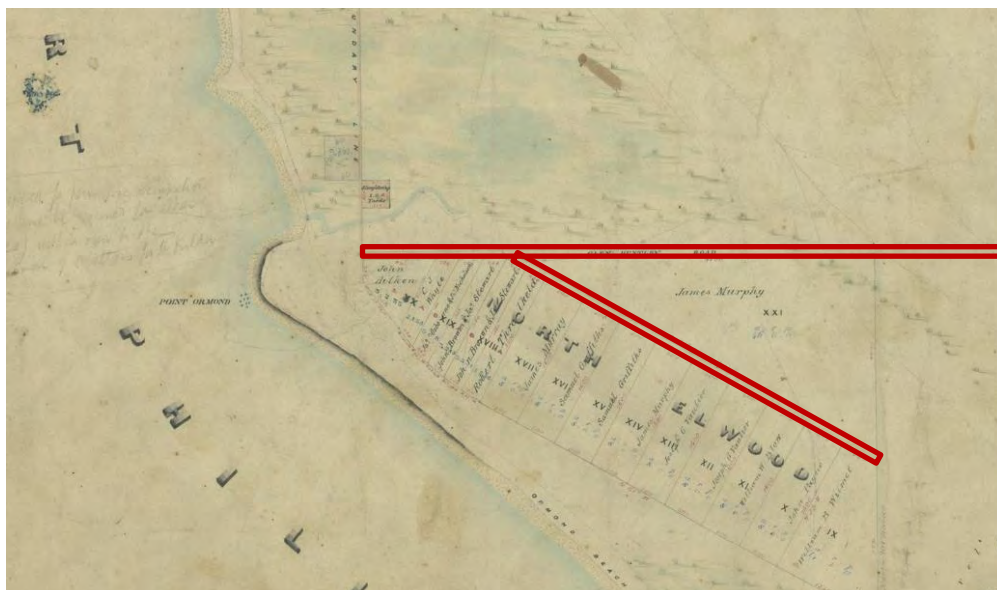
Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

Meanwhile, the extension and growth of road networks to accommodate the delivery of goods between Melbourne saw the development of coaching inns along key routes for the benefit of travellers. Although this saw the establishment of Elsternwick Hotel in 1854-55 at the junction of Brighton Road and Glen Huntly Road, it was the rapidly growing suburbs of St Kilda and Port Melbourne that became the centre for this type of development for the purposes of providing food, refreshments, entertainment and accommodation to local residents (Way Back When Consulting Historians 2021, 49). Before the creation of civic buildings, they were also often used as meeting places for early councils, social groups, and committees, as well as general socialising.

Some of the oldest buildings in the City of Port Phillip are hotels that have stood the test of time, such as the Golden Gate Hotel (1853), Prince of Wales Hotel (1863), the George (which began as the Terminus in 1857), the Esplanade (which began as the New Bath Hotel in 1856), the Golden Fleece Hotel (1872) and the Balaclava Hotel (formerly Carlisle Hotel 1869). Some, like the Hotel Victoria built in 1888 on Beaconsfield Parade, Albert Park, remain but no longer used as hotels. Others, like the Greyhound Hotel (1853) have been demolished. Hotels have been particularly associated with working-class people as centres of Australian drinking culture and continue to provide vital social venues for the community today alone (Way Back When Consulting Historians 2021, 49).

Elsternwick Hotel

Elsternwick Hotel is one of the oldest hotels in the municipality and is associated with early settlement along Brighton Road. Located on the corner of Brighton and Glen Huntly roads, it was established as a coaching inn in 1854 (Eidelson 2006). Over its lifetime, the hotel has had a myriad of owners and licensees. Originally owned by Thomas McCombie and Robert Keys, the hotel and licensing were bought over by Henry Young and Henry Young Junior in 1872 (St Kilda Historical Society 2005). The Young family retained ownership well into the 1920s after which the hotels changed a few hands before being bought by Carlton & United Breweries in the early 1950s (City of St Kilda Building Register).

Constructed in different stages, the hotel has incrementally expanded over the years. The central section fronting Brighton Road, constructed in the Colonial Regency style to the designs of architect Robert Russell, was the first to be built in 1854-55 (Eidelson 2006) (St Kilda Historical Society 2005). Presence of the hotel is evidenced in the 1873 Vardy plan and in an 1875 sketch drawn by Russell himself (refer Figure 3 & Figure 4).

Figure 3. Vardy plan showing Elsternwick Hotel at the corner of Glen Huntly and Brighton Roads. Source: Vardy, J. 1873. 'SW-18-Railway-Hotham-Brighton-Glen Huntly.' St Kilda Historical Society (website). Accessed June 2023. https://stkildahistory.org.au/images/vardy/Vardy-SW18-Railway-Hotham-Brighton-Glen-Huntly-sg0343.jpg.

Figure 4. Sketch by Robert Russell (1875). Source: Russell, R. 1875. *Elsternwick Hotel April 16*. Digitised sketch. State Library of Victoria.

Expansion works carried out in 1890-91 included the addition of the two-storey, Boom style wing at the corner of Glen Huntly and Brighton Roads, a parapet and two-level colonnade in front of the 1855 building, and a single-storey billiard room to the north (St Kilda Historical Society 2005). The architect of these additions is not confirmed through available archival resources, however the book 'Pots, Punks and Punters' suggests James Wood was responsible (Aizen 2004, St Kilda, Elsternwick Hotel). The 1904 MMBW plan shows the then extents of the building (refer Figure 5).
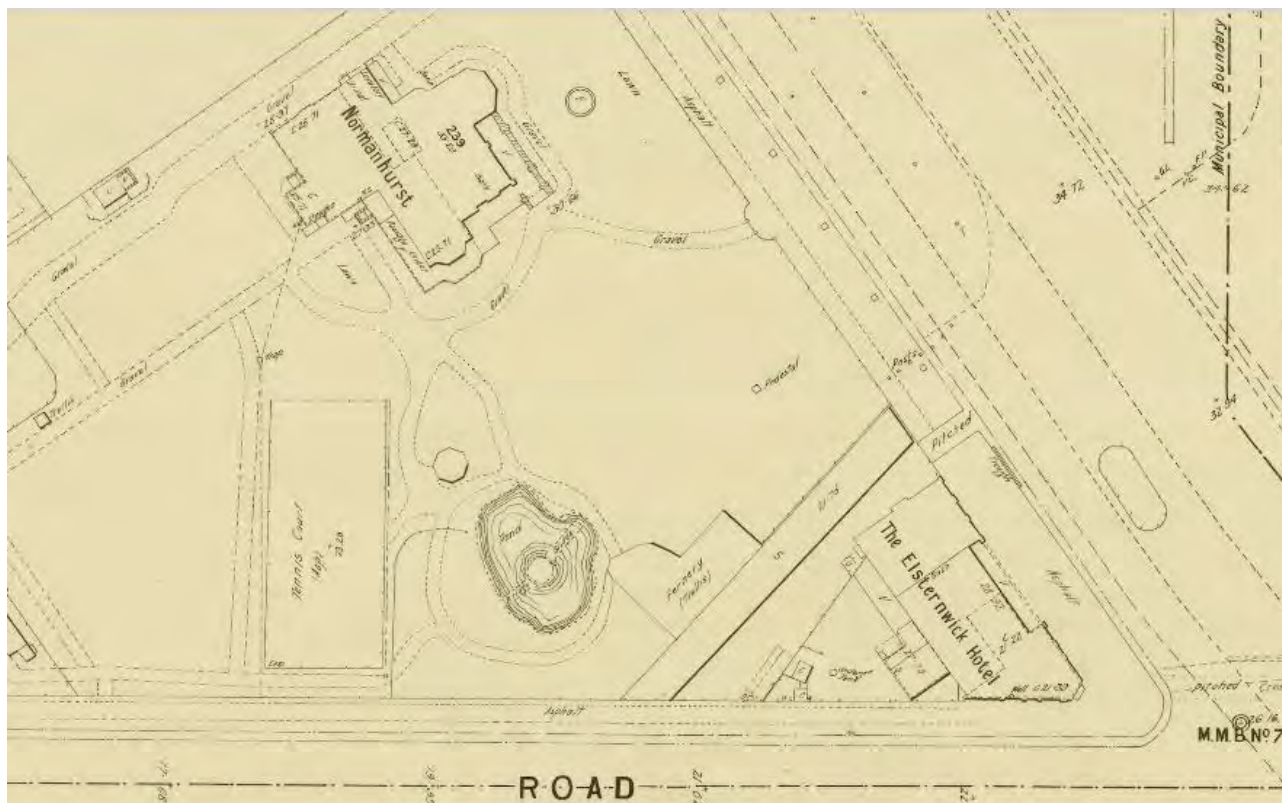

Figure 5. MMBW plan showing Elsternwick Hotel at the corner of Glen Huntly and Brighton Roads. Source: State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 1404, 1904.

The hotel underwent multiple internal and external alterations and additions in the twentieth century. Major alterations and additions from the interwar era include (City of St Kilda Building Register):

- 1926 works by architects Chris R. Cowper, Murphy & Applesford including internal alterations, a single storey addition to the east of the billiard room and a double storey addition to the rear of the corner wing (refer Figure 6). The addition to the east has since been demolished however the one to the rear is still visible today (refer Figure 13).
- 1930 works by architect P. J. O'Connor including the addition of a single storey bottle shop to the east of the billiard room (refer Figure 7). This addition is still extant today (refer Figure 13).
- 1934 works by architects Joy & Dixon including extensive internal alterations and enclosing of the ground floor arcaded façade of the 1855 building (refer Figure 8). Since then, the hotel has undergone other internal alterations and the ground floor arcaded façade has been restored, although infilled with windows.
- 1938 works by architect Robert H. McIntyre including internal alterations and additions to the rear of the building (refer Figure 9). A large portion of this addition remains intact today with its roof profile visible (refer Figure 13).
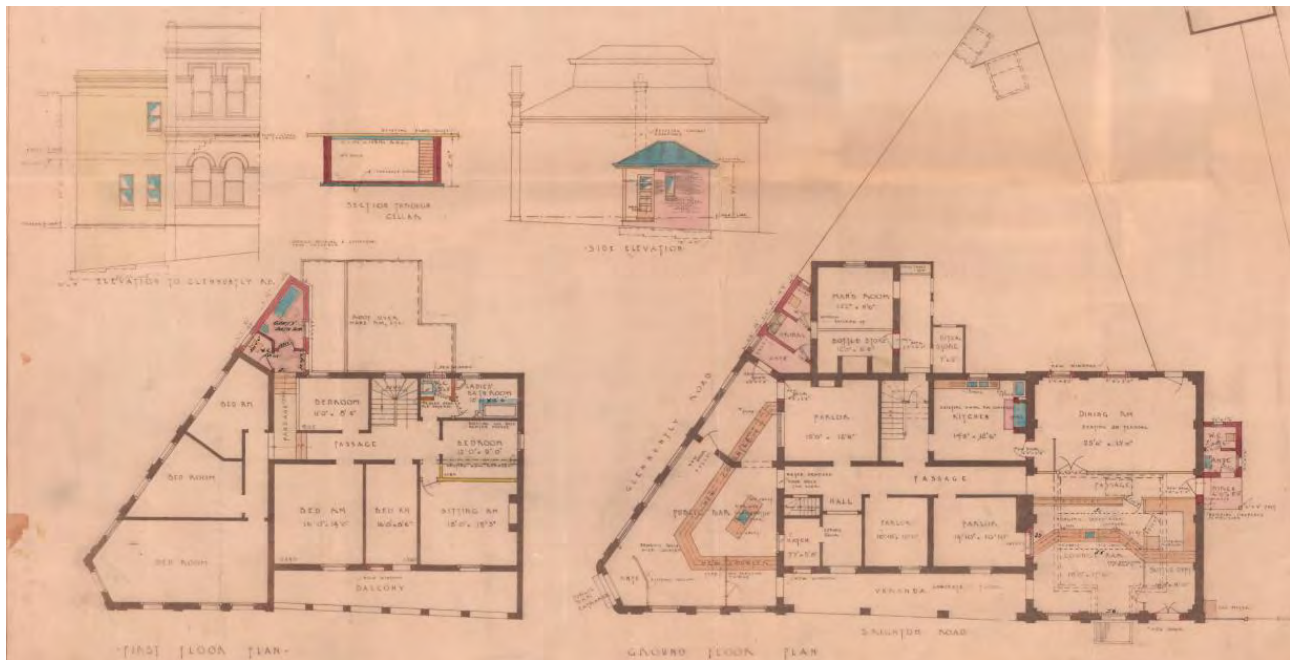
Figure 6. Alterations and additions to Elsternwick Hotel, Brighton & Glen Huntly Roads, Elsternwick (plans and elevations). Source: Chris R. Cowper, Murphy & Applesford. n.d. Drawings of 259 Brighton Road, Elwood. Council Records. City of Port Phillip.

Figure 7. Alterations and additions to Elsternwick Hotel, Elsternwick for Mrs Hemingway. Source: P. J. O'Connor. n.d. Drawings of 259 Brighton Road, Elwood. Council Records. City of Port Phillip.

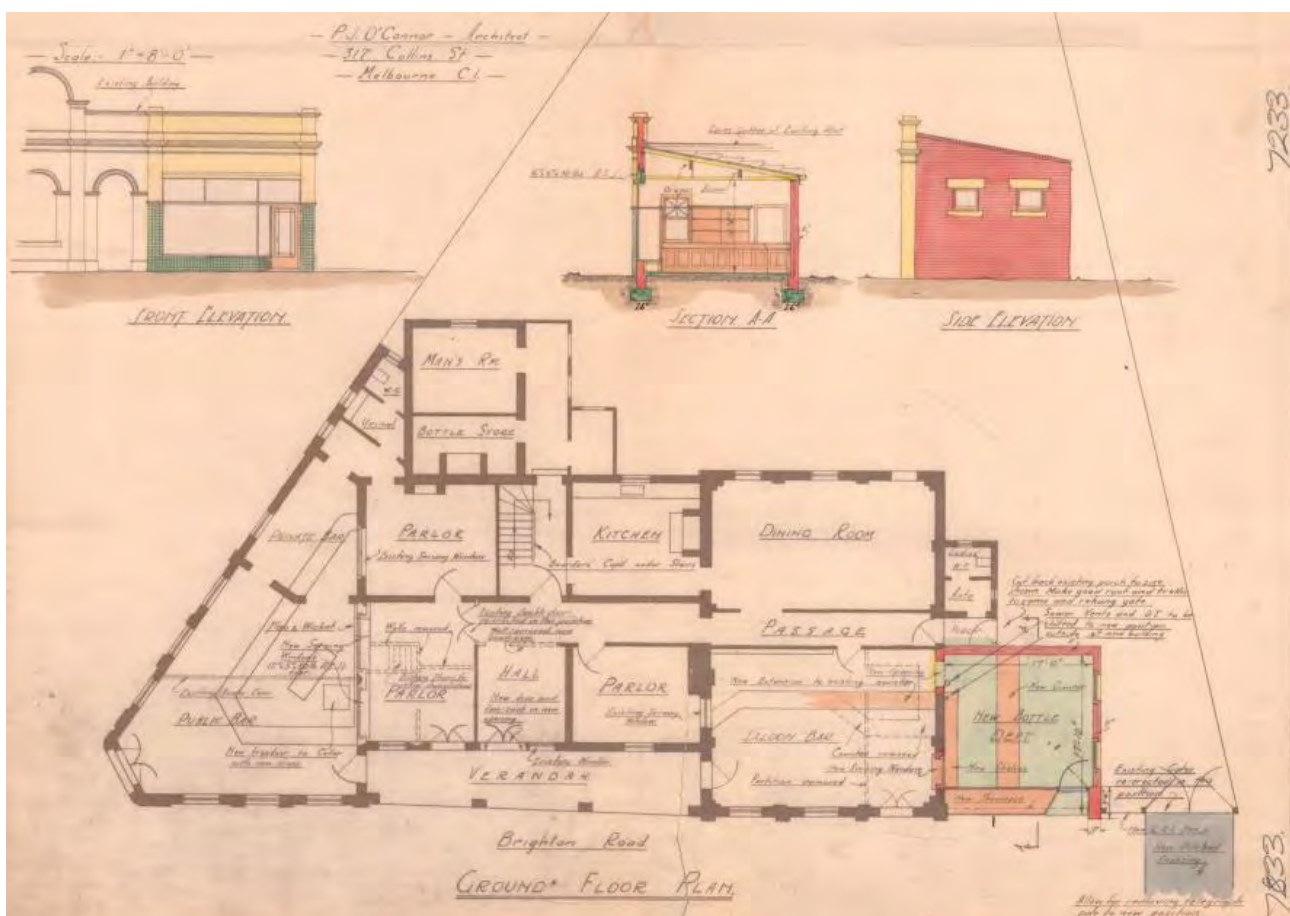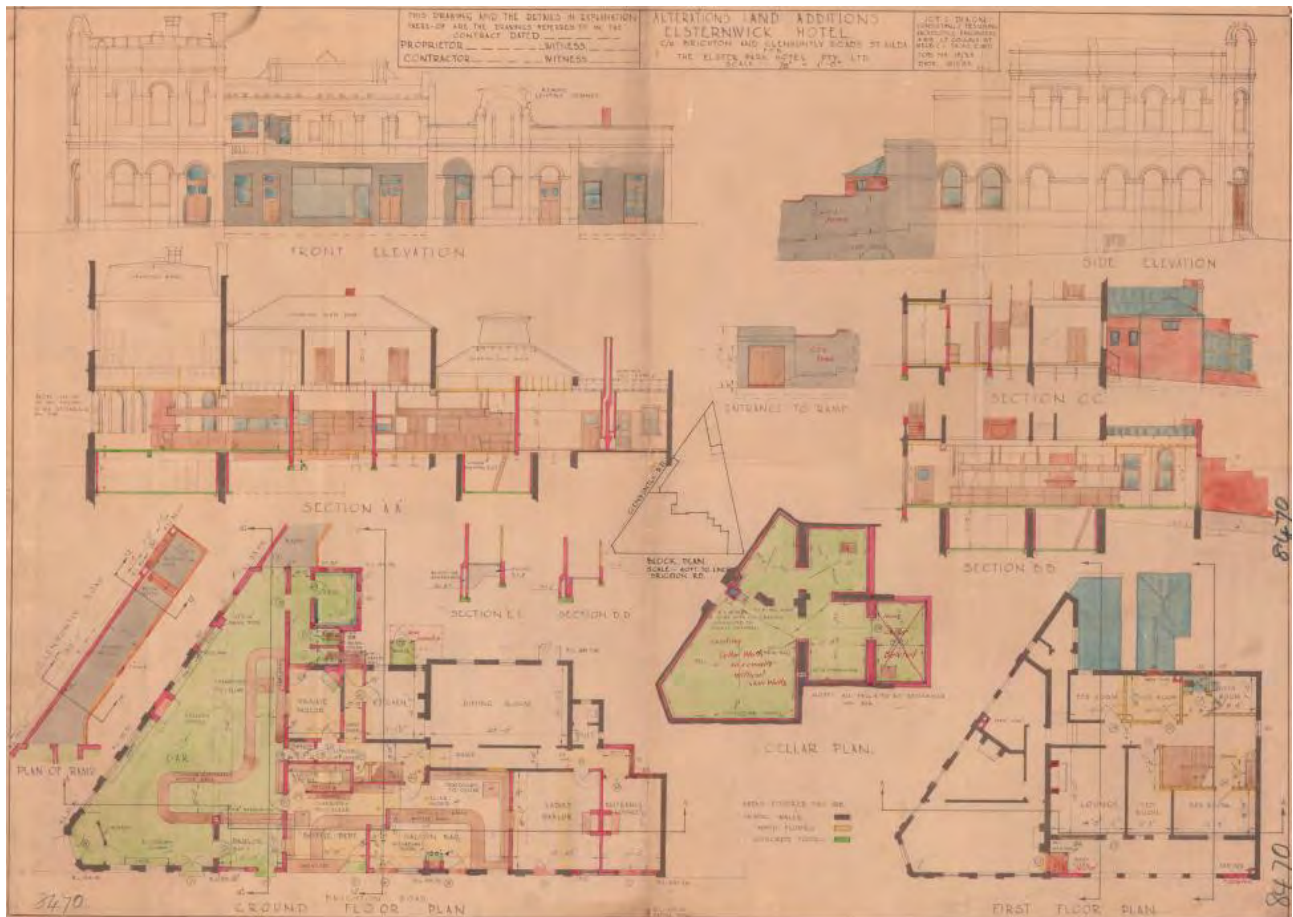**Figure 8. Alterations and additions to Elsternwick Hotel, corner of Brighton and Glen Huntly Roads, St Kilda. Source: Joy & Dixon. 1934. Drawings of 259 Brighton Road, Elwood. Council Records. City of Port Phillip.**
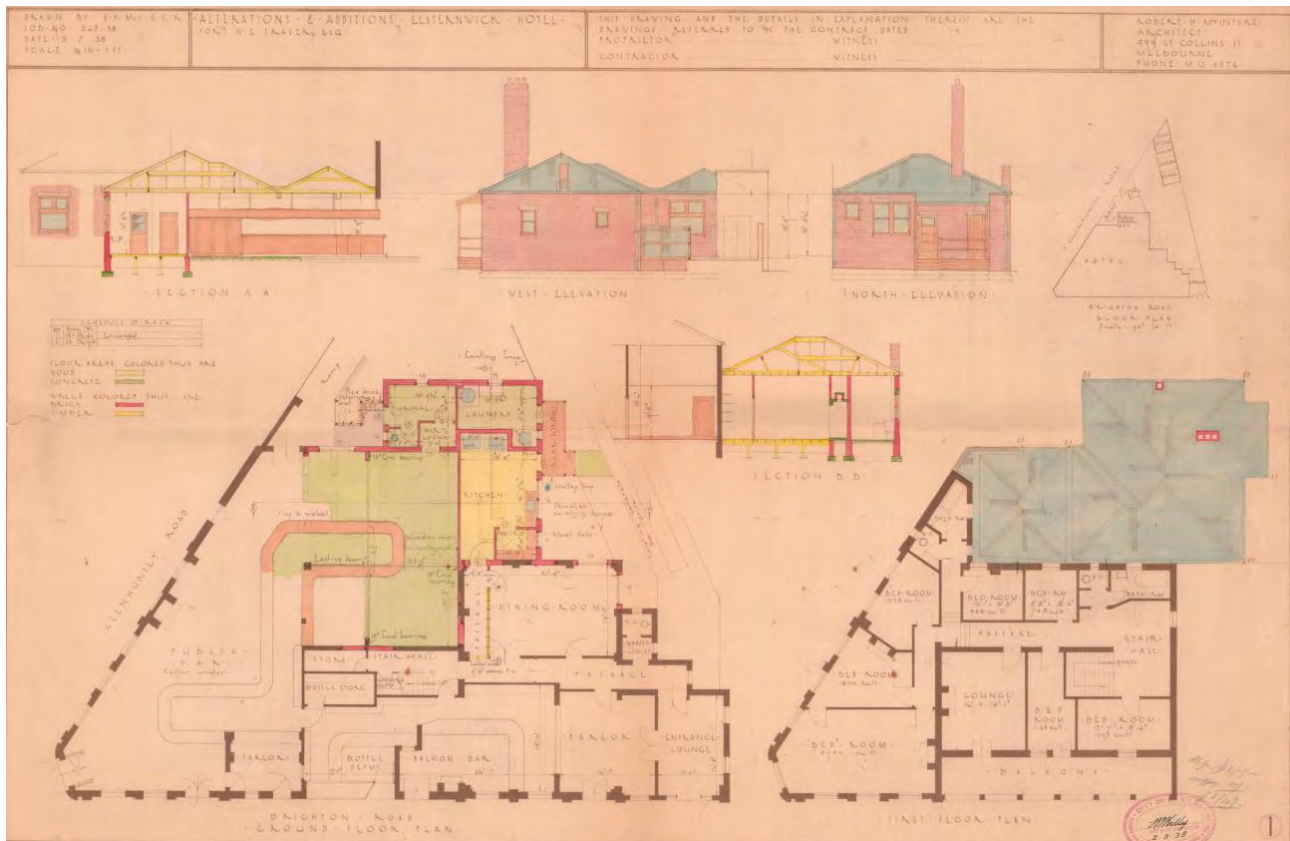
Figure 9. Alterations and additions to Elsternwick Hotel for W. L. Fraser Esq. Source: Robert H. McIntyre. 1938. Drawings of 259 Elsternwick Hotel, Elwood. Council Records. City of Port Phillip.

A c.1938-40 image shows signage mounted on top of the corner wing parapet (refer Figure 10). The current Victoria Bitter sign was installed in the same location in 1951 (National Trust; St Kilda Historical Society). The installation of the Victoria Bitter sign likely indicates the change in ownership to Carlton & United Breweries, with Victoria Bitter being one of their principal beers. However, Carlton & United Breweries are referenced as owners in the Building Register only from 1954 onwards and therefore an exact date for this change could not be confirmed through available archival resources.

Figure 10. c.1938-c.1940 photograph showing interwar era 'Vickers Gin' sign and Elsternwick Hotel. Source: Fowler, L. c.1938-c.1940. *Glenhuntly Road, Elwood, showing premises of G. Bernasconi, newsagent at no. 128.* Photograph. State Library of Victoria.

Major alterations and additions from the post-war era include (refer Figure 13):

- 1954 works by architects Robert H. McIntyre & Associates including the addition of a standalone, single storey liquor store building to the northwest of the main hotel building (City of St Kilda Building Register). This building is still extant today.
- 1954 works by architects P. J. Connor & Brophy Architects including the addition of a steel beer garden to the northwest of the main hotel building, adjacent to the aforementioned liquor store (City of St Kilda Building Register). This building is still extant today.
- Extensive refurbishment works were also carried out in 1972 which included the addition of a drive through bottle shop designed by architects McIntyre McIntyre & Partners (St Kilda Historical Society) (refer Figure 11 & Figure 12). The drive through bottle shop has since undergone further alterations and additions.
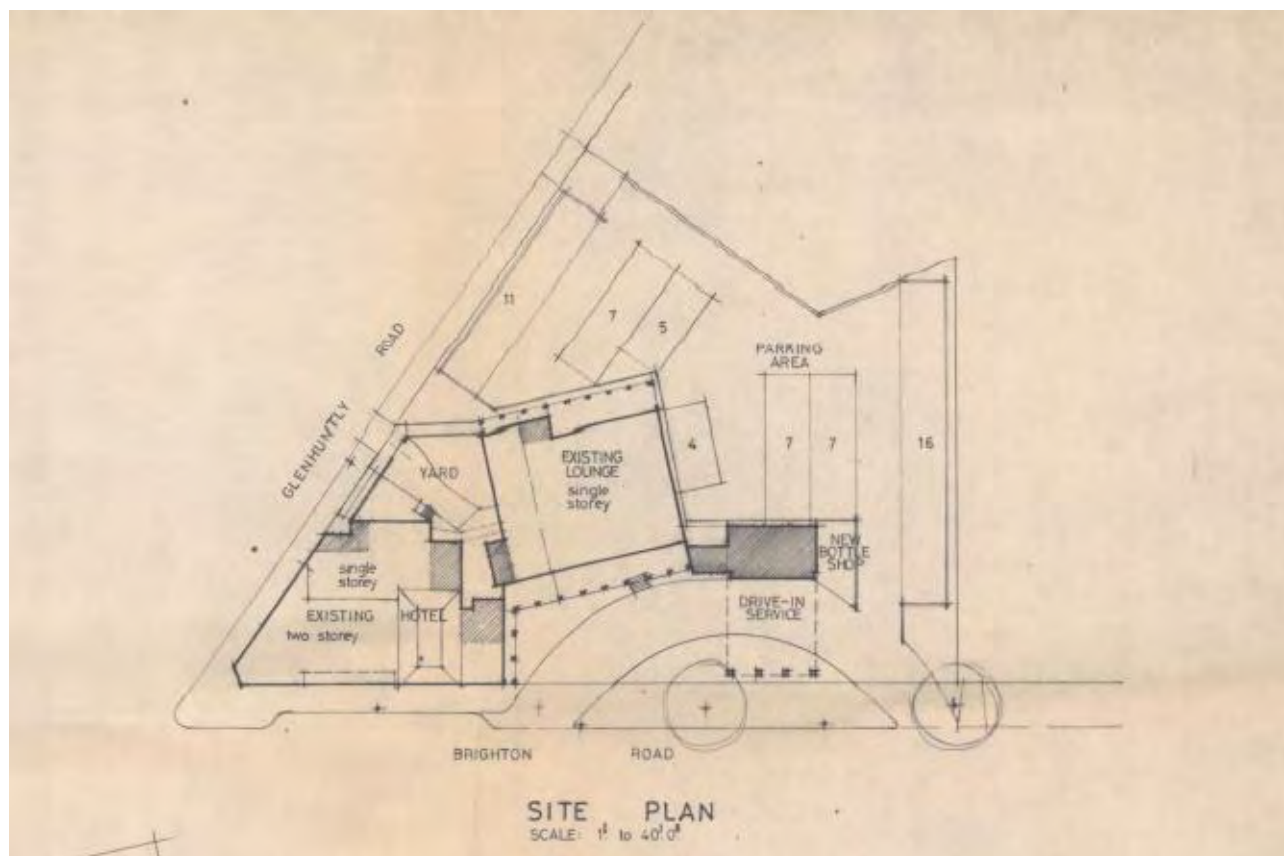
Figure 11. Plans of alterations, Elsternwick Hotel, Elsternwick. Source: McIntyre McIntyre & Partners. 1972. Drawings of 259 Brighton Road, Elwood. Council Records. City of Port Phillip.

Figure 12. Plans of alterations, Elsternwick Hotel, Elsternwick (elevation). Source: McIntyre McIntyre & Partners. 1972. Drawings of 259 Brighton Road, Elwood. Council Records. City of Port Phillip.

Other works, including addition of signage, awnings, fire escape stair and walkways, along with alterations and repairs, have been carried out at different points in time in order to maintain the function of the hotel. The Elsternwick Hotel still operates today as a hotel and with its prominent positioning and neon sign remains an iconic landmark serving the community.

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Description

Figure 13. Aerial photograph depicting the construction dates for each section/wing of Elsternwick Hotel. Source: Extent Heritage Pty Ltd, 2023.

The Elsternwick Hotel is located at a prominent corner position along Brighton Road and Glen Huntly Road. The structure of the hotel has progressively expanded over the late nineteenth and twentieth centuries and these additions and their corresponding dates are presented in the aerial photograph (refer Figure 13).

The central section of the hotel was the first to be constructed in 1854-55. Fronting Brighton Road, it consists of the recessed main entrance integrated into the enclosed colonnade with six archways. The arched colonnade was added in 1890-91 and repeats on the upper level revealing a deep verandah with balusters. The parapet, also added in 1890-91, is slightly set back from the façade on a cornice moulding base with a raised central section and expressed moulded lettering.

The corner wing containing the public bar was also constructed in 1890-91. The wing presents a higher overall height to the neighbouring original two-storey section. Tall, rendered chimneys with moulded corbels extend from the roof. The ground level features a row of fixed arched windows. The upper level includes rectilinear and arched double hung sash windows. Each window bay is demarcated with expressed engaged piers. The corner bay incudes raised entrance doors accessible from brick lined steps and an arched parapet with expressed moulded lettering.

The northern single storey wing, constructed as a part of the 1890-91 works, presents an asymmetrical façade with three arched window bays visually separated by engaged piers. The flat parapet includes an arched section over the central arched window bay. The roof of the northern wing includes a clerestory window. The colonnade, fenestration form and string courses are cohesive elements across the three, nineteenth century sections of the main structure.

Major works were carried out to the hotel in the 1920s-30s. These include the addition of the two-storey section to the rear of the corner wing in 1926. The section has a small, almost triangular footprint and a lower parapet and height than the attached corner wing. The façade facing Glen Huntly Road features the continuation of the string course element along with rectilinear fixed windows on the ground floor and a small double hung sash window on the upper floor.

The single storey section fronting Brighton Road to the right of the northern wing was added in 1930. The section maintains the parapet form and cornice detailing of the northern wing and features a wide bay with two rectilinear fixed windows. A single storey structure with a hipped roof and a row of casement window bays with grills is attached to the rear of the main hotel building. This is the surviving component of the 1938 addition and is only partially visible from Glen Huntly Road.

The corner wing exhibits a large Victoria Bitter neon sign, mounted on its parapet, and aligned with the chamfered edge of the wing. The signage was added post-war in 1951. The hotel was also significantly extended to the northwest during this period. The western elevation includes the single-storey bistro which comprises two buildings with a flat roof, constructed in 1954. The elevation also includes a verandah and arched colonnade, added in 1972, that provide a secondary entrance accessed via a ramp. The same treatment is repeated on the eastern elevation along the entrance to the drive through bottle shop, which was also added in 1972. The drive through bottle shop is located to the north of the main building and includes a curved driveway coming off Brighton Road. The bottle shop itself is a single storey structure with a flat roof canopy extending across the driveway.

Known alterations to the property include:

- Recladding of the slate roof with corrugated sheet metal.
- Addition of fire staircase and walkway to the rear of the building (1980).
- Addition of single storey section, with an outdoor area and fence, between the 1930 bottle shop and verandah facing Brighton Road.
- Contemporary additions such as 'Pokies' signage on the middle section of the building and mounted lighting.
- Repair works done to the Victoria Bitter neon sign in the mid-1990s and works involving replacement of neon lights with LED in 2014.

The hotel has been incrementally expanded in order to maintain its functionality and has undergone several internal and external alterations and additions over its lifetime. Despite the modifications however, the billiard room (northern wing) ceiling maybe original. The main building of the hotel retains its Victorian era character and distinguishing architectural features. The property is in good condition and of moderate-high integrity overall.

Comparative analysis

There are many hotels included in the Port Phillip Heritage Overlay, either as an individual place or within a heritage precinct. The hotels predominantly date to the Victorian period; however, many were modernised and remodelled during the interwar period in response to Liquor Licensing Board recommendations. These buildings are usually rendered, have a parapet often with a pediment and a cornice, and individual windows (a remnant of the Victorian period building). Only a few were built as new buildings during the twentieth century, though often replacing an earlier hotel on the site. Most hotels are located on corners of main roads.

The Elsternwick Hotel is among the few surviving early hotels not only associated with early colonial settlement, but that also continues to operate as a hotel today. It is a rare example that was not remodelled in the twentieth century and, although extensive additions have been made, the cohesive nineteenth century fabric remain highly intact. In terms of aesthetic value, Elsternwick Hotel can be most readily compared to other nineteenth century hotels within the City of Port Phillip that were not subject to re-modelling in the interwar period. These include:

- **Golden Gate Hotel, 238 Clarendon Street, South Melbourne (Contributory).** Built in 1853-55, the Golden Gate Hotel is directly comparable to Elsternwick Hotel as one of the oldest surviving buildings in the City of Port Phillip. As a two-storey structure, also built in the Victorian architectural style, it draws a notable comparison in terms of its splayed corner siting, chamfered corner entry with signage at the top, rectangular casement and arched windows and corbelled chimneys. Modest in scale and less detailed in design, Golden Gate Hotel has also lost its parapet including its arched section over the chamfered edge and its original lettering.
- **The Exchange Hotel, 39 Bay Street, Port Melbourne (Citation 2358).** The Exchange Hotel compares as a nineteenth century, early hotel building within the municipality with a splayed corner siting, chamfered corner entry, hipped roof, rectilinear casement and double hung sash windows, and a rendered parapet. Like the Elsternwick Hotel, the Exchange Hotel was constructed in two phases in the nineteenth century and underwent the addition of bays and wings extending to the rear of the site along with further modifications undertaken in the twentieth century. Exchange Hotel is a more modest example and therefore less imposing when compared to its Brighton Road counterpart.

Village Belle Hotel, 202A Barkly Street, St Kilda (Citation 294). The Village Belle Hotel was designed by prominent Victorian architect William Pitt in 1891. Although it was constructed much later than Elsternwick Hotel, it compares as a nineteenth century hotel designed in the Victorian Italianate style with a splayed corner siting, hipped roof hidden by a raised parapet, recessed balcony with an arcaded loggia and balustrade and arched casement and double hung sash windows. It comprises a rounded corner edge as opposed to the chamfered corner of Elsternwick Hotel. Due to one stage of construction, the Village Belle presents a more cohesive appearance overall. It also exhibits more detailing with a balustraded parapet that runs the length of both street elevations, expressive pediments, dentillated cornice and lintels with keystones. Both sites have undergone alterations and additions but are in good condition and retain their general character. Although it has been re-modelled, the Elsternwick Hotel can also be compared to the Grosvenor Hotel in terms of historical development, which forms the other hotel in the municipality that was established as a coaching inn for travellers:

- **Grosvenor Hotel, 10 Brighton Road, St Kilda (Citation 301).** Originally called the Grosvenor Arms, the hotel was built in 1860 for Henry Wills. The Grosvenor and Elsternwick hotels are the only two surviving examples in Port Phillip of coaching inns that were interspersed along Brighton Road, the first track from Melbourne to Mornington Peninsula. Other key comparable features include its siting as a corner hotel, classical Victorian architectural style and its incremental expansion over the years including the addition of a billiards room. Unlike the Elsternwick Hotel, the Grosvenor Hotel has seen several unsympathetic alterations and additions that detract from its aesthetic appearance. The two-storey original building, built in the Victorian Classical style, was rather unassuming and considerably more restrained when compared to Elsternwick and has lost most of its Victorian features to its 1934 Spanish Mission remodel.

Other early Victorian corner hotels within the municipality also include:

- Pier Hotel, 1 Bay Street, Port Melbourne (Citation 608).

The following information on neon signs has been adapted from the 'Historic Electric Signage in Victoria: A Study of Historic Illuminated Signs' report prepared by Heritage Alliance.

Neon signs arrived in Victoria once Australia acquired the patent rights for the invention and they remained popular from the 1930s to the 1950s. Neon was ideally suited to signage because of its intense natural colour and not only allowed enhancement of building details at night but also provided a prominent landmark in industrial areas as it stood out against the otherwise bleak landscape. Melbourne's most famous electric neon signs are associated with Richmond's former industrial base and include the Nylex Plastics sign, the Slade Knitwear sign and the PELACO sign. The historic neon signs in the CBD area on the other hand typically advertised entertainment rather than commerce and include the signs of Pellegrini's and Florentino's.

The Victoria Bitter neon sign, mounted over the corner parapet of Elsternwick hotel, was installed in 1951. Neon signage is incredibly difficult and expensive to maintain, and the signs were expected to have a defined life period. The neon in the Victoria Bitter sign was replaced by LED lights in 2014 so as to allow for easier future upkeep of the sign along with the prevention of high breakdown voltage caused by neon signs (SignManager). Measures were taken to ensure that the sign kept its original look and replicated the original neon configuration (SignManager).

Given Elsternwick Hotel's prominent corner siting, the sky sign has been a discernible landmark in the suburb of Elwood for decades. Although there is no comparable signage within the municipality, examples outside the municipality include:

- **PELACO Sign, 21-31 Goodwood Street, Richmond (H1149).** Installed in 1939 atop the PELACO company's factory in Richmond, the sign is the oldest extant neon sign in Victoria. It is on the Victorian Heritage Register and has been recognised for its historical and social significance. It compares to the Victoria Bitter neon sign as a rare surviving example of a once popular form of advertising and as a sign of landmark status brought about by its visually prominent position on the building. Although also a sky sign, it lacks Victoria Bitter neons sign's prominent corner siting along a busy thoroughfare.
- **Slade Knitwear Sign, 105-115 Dover Street, Cremorne (HO343/Yarra City).** The neon sign, erected in 1970 by Whiteaway Neon, is of local historical and aesthetic significance to the City of Yarra. Similar to the Victoria Bitter neon sign, the Slade Knitwear sign is one of the few large scale neon sky signs still remaining in Victoria. Unlike the Victoria Bitter neon sign however, it lacks the prominent corner siting along a busy thoroughfare.
- **Pellegrini's, 66 Bourke Street, Melbourne (VHR nomination accepted).** According to Hermes Orion (No. 13643) the Victorian Heritage Register nomination of Pellegrini's has been accepted. At the time of writing however, the site is listed as of state significance by the National Trust. Installed in 1954, the Pellegrini's signage is not a sky sign but is comparable as a neon sign associated with a restaurant/place of entertainment. It also compares as a sign associated with a well-established cultural haunt.

Victoria has a very low number of surviving neon signs. Although some of these signs are protected through municipal planning schemes, the protection is usually based off the historic building associated with the sign. The Victoria Bitter neon sign is important not only as one of the few remaining sky signs but also for its longstanding association with the Elsternwick Hotel and should therefore be recognised for its own cultural significance.

Assessment

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

Recommendations

Retain in the Heritage Overlay, however, remove the site from Elwood-Brighton Road Precinct (HO318) and include within a new individual Heritage Overlay with external paint controls and solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 14. North-west facing overview of the façade.

Figure 15. Detail view of lettering and Victoria Bitter neon sign.

Figure 16. East facing overview of façade and rear extensions.

Figure 17. Oblique view of corner entrance and eastern elevation.

Figure 18. Oblique view of eastern elevation.

Figure 19. East facing overview of rear elevation and extensions.

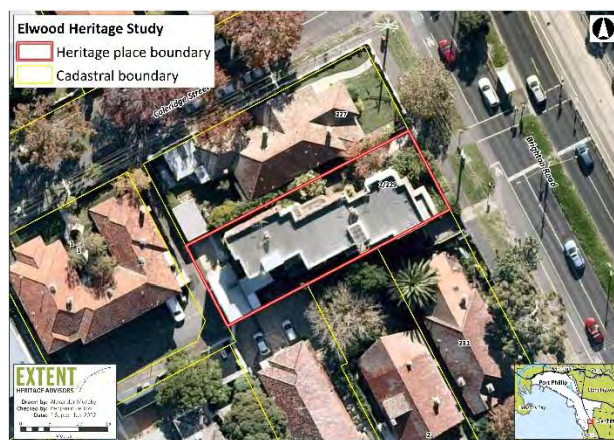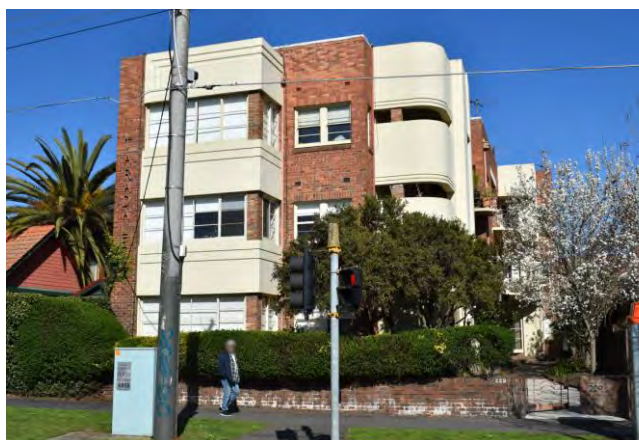**Figure 20. Detail view of southern façade.**

Figure 21. Detail view of chamfered corner.

City of Port Phillip Heritage Review

Place name:	**Taradale**	**Citation No: 442**
Other names:	**Flats**	

Address:	**229 Brighton Road, Elwood**
Category:	**Residential: Flats**
Style:	**Interwar: Streamline Moderne**
Constructed:	**1935-36**
Designer:	**Walter Mason**
Amendment:	**TBA**
Comment:	**Revised citation**

Heritage Precinct: Not applicable
Heritage Overlay: TBA
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

Taradale, designed by Walter Mason in 1935-36, at 229 Brighton Road, Elwood is significant. The original brick front and side fences and wrought iron front gate also contribute to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Taradale is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Taradale is of aesthetic significance as a highly intact and well-articulated example of a Streamline Moderne flat building with transitional Functionalist features. Visually imposing in scale, the three-storey flat building is distinguished by the regularity of its waterfall massing, balance of horizontal and vertical masses, well-resolved use of Streamline elements including curved corners and curved cantilevered open balconies with thin wrought iron railings, decorative use of lettering, and contrast of clinker and roman brickwork against smooth white render. These features, along with its original low clinker brick front boundary fence, combine to form a visually striking flat building that demonstrates the stylistic transition between the Moderne and the Modern. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing – Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
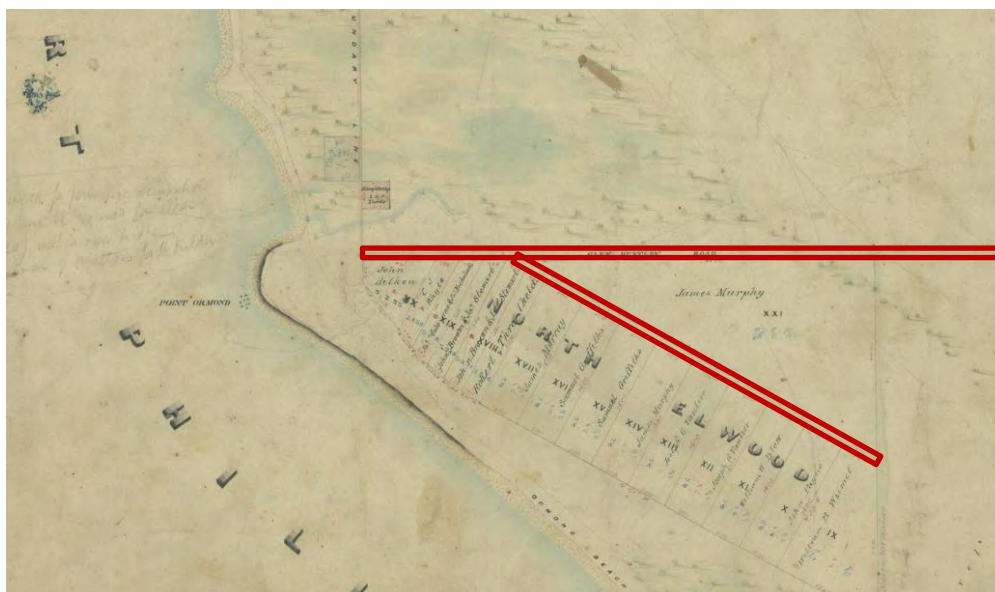

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

While newly erected building stock predominantly comprised of freestanding middle-class bungalows, there were also several more modest semi-detached Federation villas that harked back to the Victorian era in their form and detailing. The area was also a popular location for purpose-built residential flats built in fashionable interwar styles, such as the Old English style Hartpury Court at 9-11 Milton Street, Elwood (HO191) and the Moderne style Windermere Flats at 49 Broadway, Elwood (HO67). Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Taradale

The flats at 229 Brighton Road, also known as 'Taradale,' were designed by architect Walter Mason in 1935 and completed by 1936. In 1935 Mason sent out tenders for the demolition of the existing residence present on site (The Argus 1935, 2). Taradale was constructed by builder W. Drew for owner W. Cudmore (City of St Kilda Building Register). Closer to completion, the three storey flats were described as having interesting architectural features including:

> *'Flat roof providing a recreational area along with building laundries, strong horizontal lines, large areas of glazing on the outside walls, a cylindrical tower to house the stair porch, nine units each with their own small balcony with clear view of the bay, and a garden at the rear all contributing to a solid, but modern appearance.'* (The Age 1936, 12)

The building underwent alterations in 1951, carried out by then builder and owner E. C. Deane (City of St Kilda Building Register).
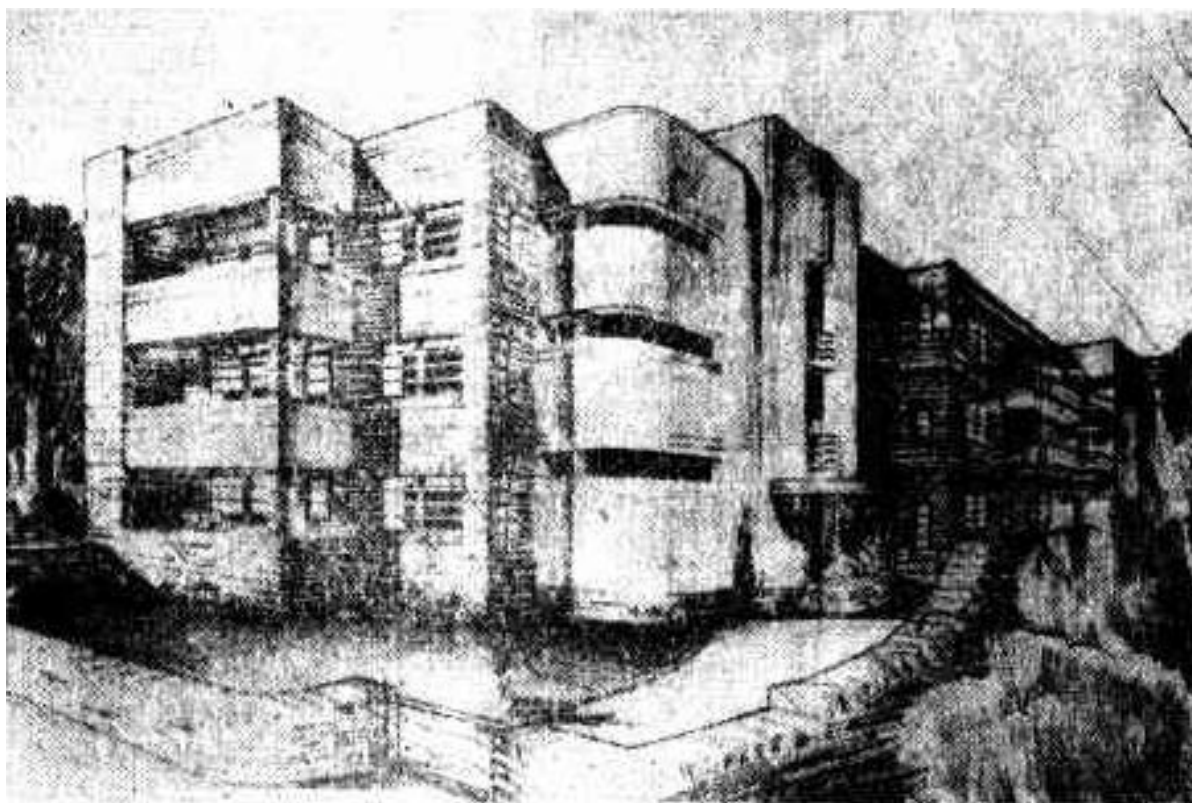
Figure 3. 1936 sketch of 229 Brighton Street, Elwood. Source: *The Age.* **1936. 'Unusual Planning in Flats.' 3 December 1936.**

Walter Mason

Walter Mason was a Ballarat born architect who moved to Melbourne's Bayside area during the peak of his design career (News 2019). His architectural office was based on Collins Street during the 1930s, then in Gardenvale during the mid-1970s (The Herald 1934, 18; Victoria Government Gazette 1975, 2085). During the interwar period, his work ranged from flats in Melbourne's inner bayside suburbs of Elwood and St Kilda, to houses in the suburbs of Balwyn, Burwood, Gardenvale, Frankston, Kew, Northcote, and Toorak amongst others (Miles Lewis n.d.).

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Description

Taradale is a three storey Streamline Moderne flat building with Functionalist influences. The structure presents an asymmetrical footprint with a waterfall massing and stepped form. The masonry structure includes face clinker and Roman brickwork, contrasted with smooth white render along the window bays and verandahs. The rendered sections are further detailed with recessed banding, emphasising the horizontal massing of the structure. The flat roof is concealed behind the flat parapet edge of the façade.

The flats feature banks of sliding windows and paired sash timber windows. The main window bay on the front façade is emphasised by the rendered finish and horizontal banding. The paired windows include an extruded brick sill and flush brick lintel. The front façade includes expressed wrought iron capital lettering arranged vertically reading 'Taradale'.

The strong horizontal form of the window bays and the overall rectilinear form is softened by the curvilinear stair enclosure forming the corner of the eastern and northern elevations. A flat cantilevered awning overhangs the entry to the stair enclosure. The northern elevation is further stepped with recessed bays, emphasised by curved cantilevered open balconies with wrought iron railings. The eastern and northern elevations include inset vertical slot window bays that provide a strong contrast to the horizontal balconies.

The street front boundary is demarcated by an original low face brick fence with curved corners, a recessed main entrance and wrought iron gate. The brick fence returns along the northern boundary and curves up into a higher wall extending towards the rear of the property. The gate leads to a concrete laid curved pathway along the northern elevation of the apartment. The site includes a narrow front and side landscaped garden that is heavily planted with a manicured private hedge behind the front fence and young trees in brick edged in ground garden beds.

Known alterations and additions include:

- Replacement of some window banks with aluminum framed glazing, particularly along the western elevation.
- Skillion roof garage extension to the rear along the western elevation.
- Re-landscaping workings including concrete paved parking area accessed via a rear lane from Coleridge Street.
- Minor accretions to the apartment building include the relaying of the front pathway, new downpipes, rainwater heads, wall mounted conduits and rooftop antennas.

The building is in good condition and of high integrity overall.

Comparative analysis

The Streamline Moderne style emerged in the early 1930s and quickly became a popular style for flats due to its modern and progressive image. A local response to the influences of Modernism emanating from Europe and the United States, they were typically characterised by rounded corners, streamlined wall surfaces and a horizontal emphasis balanced with a vertical 'anchor' in the form of stairwells or chimneys (Raworth 1991, 19). The aesthetic was closely connected to that of contemporary ocean liners, automobile and aeroplanes, and further horizontal lines were often added by roof parapets concealing a low-pitched hipped roof and window mullions. Ornamentation was also pared back, and metal elements such as balcony railings were simple with clean lines.

Designed in 1936, the Taradale Flats comprises a later example of a Streamline Moderne flat building. While it incorporates several of the key aforementioned architectural features, it is also further distinguished by its use of transitional International Style/Functionalist elements, including a flat roof, cubic forms and windows with narrow frame profiles. Walter Mason was one of several architects working within Melbourne's bayside suburbs who designed in this popular interwar style. Of his works within the municipality, Taradale can be most readily compared to:

- **Harrowlea, 86 Blessington Street, St Kilda (Significant).** Constructed in 1937 for L. Fox, Harrowlea comprises a substantial block of Streamline Moderne flats. Although more formal than Taradale owing to its almost symmetrical façade and prominent corner siting, it shares similarities in terms of its contrasting mixture of face brickwork and smooth white render, rounded corners, slim balcony railings and a horizontal emphasis anchored by a rectilinear vertical stairwell. It is a less resolved example of the style in comparison to the stepped formation and curved cantilevered open balconies exhibited at Taradale.

Other comparable examples of later Streamline Moderne style flats that incorporate Functionalist style features include:

- **Flats, 25 Dickens Street, Elwood (Citation 894).** Built in 1938 to designs by I. G. Anderson, 25 Dickens Street is noted for its strong horizontal emphasis, expressed in continuous rendered bands with a ribbed detail, across projecting and recessed forms of square and curved massing. It draws notable comparisons in terms of its asymmetrical composition and stepped plan, transitional use of Functionalist elements including a regularity in form, and similarly exhibits a tension between horizontal and vertical elements.

- **Del Marie, 4 St Leonards Avenue, St Kilda (Citation 221).** Although less elongated than Taradale, this c.1936 Stuart M. Hall designed flat building compares as a more modest Streamline Moderne flat with Functionalist elements, including a combination of face brick and white render, bold rounded corners, low hipped roof concealed behind a parapet, a streamline character anchored by tall rectilinear chimneys, central stairwell along the side elevation and absence of ornamentation. Although its fenestration comprising of corner windows is more impressive, its overall form pales in comparison to Taradale's waterfall massing and stepped formation.

Other Streamline Moderne flats within the municipality also include:

- Windermere, 49 Broadway, Elwood (Citation 311), constructed in 1936 to designs by J.H. Esmond Dorney.
- La Rochelle, 1A Dickens Street, Elwood (Citation 2439), constructed in 1936 to designs by W.H. Merritt.

Assessment

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

Recommendations

Retain in the Heritage Overlay, however, remove the site from Elwood-Brighton Road Precinct (HO318) and include within a new individual Heritage Overlay with external paint controls and solar energy system controls. Designate front and side fences as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 4. South-west facing overview of the façade.
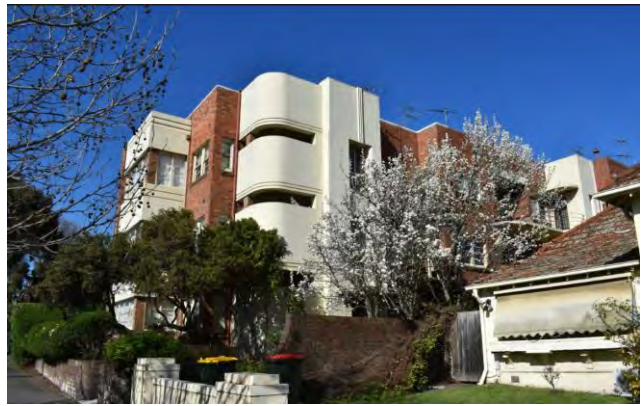
Figure 5. Oblique view of northern elevation.

Figure 6. North-west facing overview of the façade and southern elevation.

Figure 7. Detail view of cantilever awnings and balconies.

Figure 8. Detail view of corner curvilinear stair enclosure.

Figure 9. Detail view of upper floor massing and contrasting brickwork and render.

Figure 10. Detail view of original front boundary fence and wrought iron gate.

PART 3

City of Port Phillip Heritage Review

Place name:	**Harose**	**Citation No: 2454**
Other names:	**Dinan Court**	

Address:	**292 Barkly Street, Elwood**
Category:	**Residential: Flats**
Style:	**Interwar: Old English,**
Constructed:	**1935-1936**
Designer:	**J. Gilchrist Lang**
Amendment:	**TBA**
Comment:	**Revised citation**

Heritage Precinct: None	
Heritage Overlay: TBA	
Graded as: Significant	
Victorian Heritage Register: No	

Significance

What is significant?

Harose, designed by J. Gilchrist Lang in 1935-36 at 292 Barkly Street, Elwood, is significant. The low brick front fence contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Harose is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Harose is of aesthetic significance as a substantial and visually prominent example of a double-storey interwar flat design with interwar Old English elements. It is distinguished by its substantial front-facing gable and clinker brick construction, decorated expressively with a mix of glazed masonry and vertical angled bricks. The front facing balcony on the projecting gable is bordered by original wrought steel and the bay below it has remnant streamline elements as reflected in the curved edges. The name of the flats is shown in wrought steel, affixed to the façade. The original front boundaryfence, constructed low and in the same clinker bricks as the flat block, complements the setting of the flats.. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing; Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

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Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
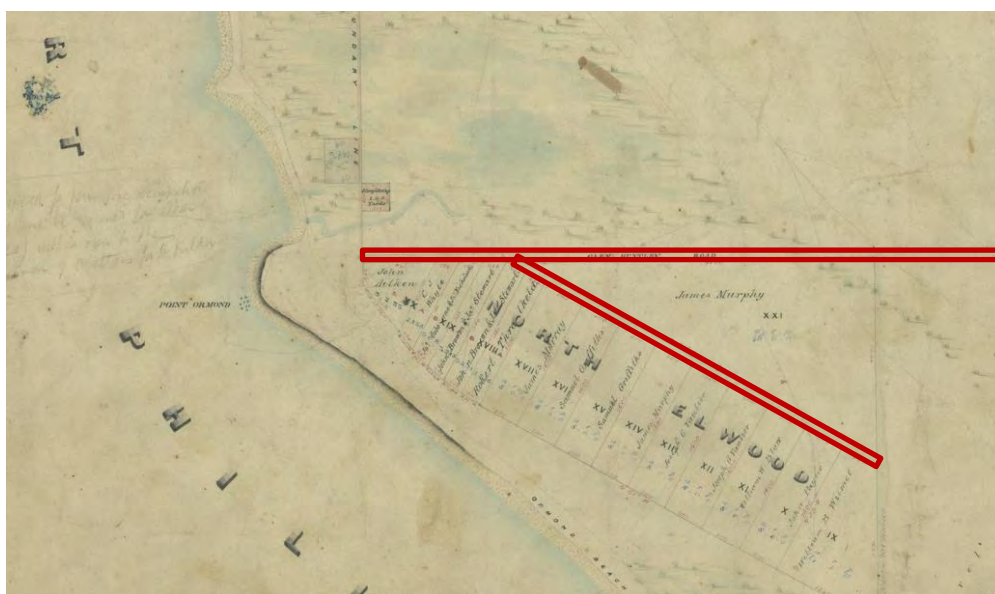

Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Harose Flats, 292 Barkly Street, Elwood

Harose contains four two-bedroom residential flats with garages at the rear and was originally named 'Dinan Court'. Architect and Industrial Engineer J. Gilchrist Lang was commissioned to design the block of flats in 1935 for 'H. Aarons Esq.' (Gilchrist Lang 1935). Extracts from the West, North and South elevations of the plans for the flats prepared by J. Gilchrist Lang are shown at Figure 3, Figure 4 and Figure 5 below. Box Hill builders Chalmer & Williams are listed on the building register card in November of that year as the builders of the flats (City of St Kilda Building Register,1935).

In 1936, advertisements appeared in newspapers for a carpenter 'for a new job' and a fencer to construct a paling fence (The Age 1936, 3, 21). By 1938, the building was listed in the street directory as 'Dinan Court Flats' (Sands & McDougall 1938, 312).

In 1947, owners Harry Slade and his family resided in Flat 3. In 1955 they commissioned builder A. Clissold to make an unstated alteration at the property (City of St Kilda Building Register, 1955). The block of flats was last sold in 2018 and continues to be used as residential flats as of May 2023.

Figure 3 Extract from plans for 'Dinan Court. Flats, Barkly Street, St Kilda' prepared for 'H. Aarons Esq.' by J Gilchrist Lang. Source: Plans for 'Barkly Street, St Kilda.' Council Records. City of Port Phillip.

Figure 4 Extract from plans for 'Dinan Court. Flats, Barkly Street, St Kilda' prepared for 'H. Aarons Esq.' by J Gilchrist Lang. Source: Plans for 'Barkly Street, St Kilda.' Council Records. City of Port Phillip.
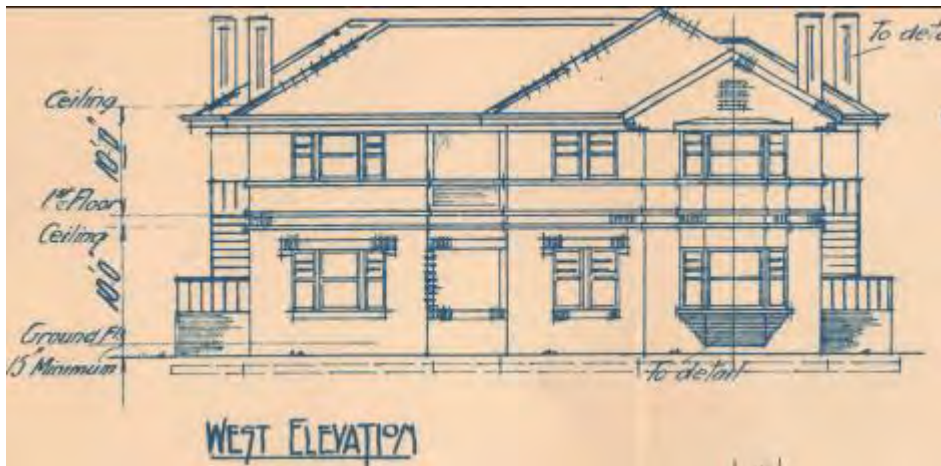

Figure 5 Extract from plans for 'Dinan Court. Flats, Barkly Street, St Kilda' prepared for 'H. Aarons Esq.' by J Gilchrist Lang. Source: Plans for 'Barkly Street, St Kilda.' Council Records. City of Port Phillip.
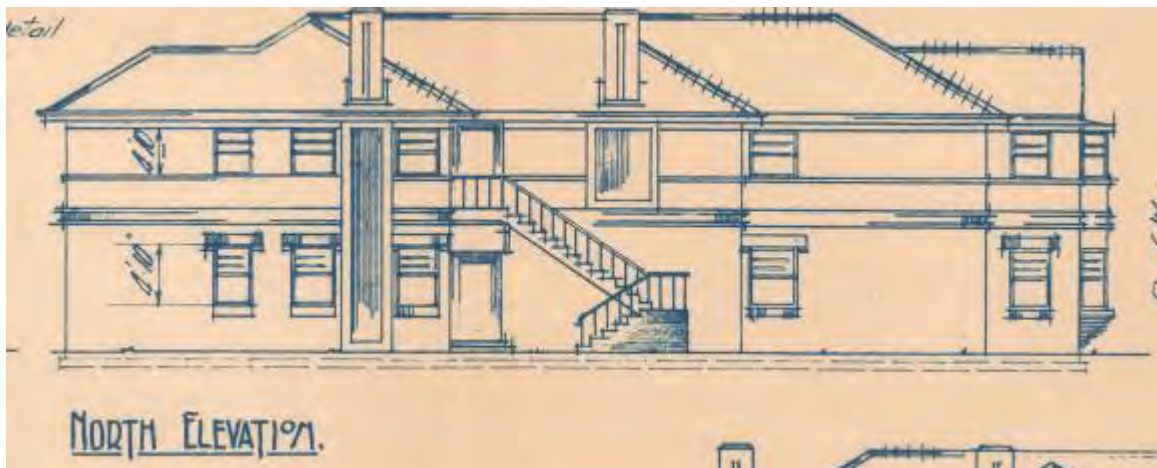
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Description

Harose Flats is a two storey Interwar era apartment block designed with an Old English Revival style. Characteristic of the style, Harose has an asymmetrical footprint with projecting bays to its front and rear. and is constructed of face clinker brick laid with a stretcher bond. with a complex hipped roof clad with terracotta Marseilles tiles. Four, simple face brick chimneys extend from the roof with two each along the north and south facing roof faces.

The triple-fronted front façade faces Barkly Street to the west and the front most bay presents an open gable profile with distinctly shaped corbels, characteristic of the Old English Revival style. The ground level is emphasised on a slightly projected face and includes a bank of fixed and sash timber windows flanked with subtle curved corner walls finished with a smooth render. The upper level features a balcony set over the projecting ground level face, accessible via a set of arched French doors centred on the façade. The flanking ground level engaged piers extends over the brick balcony balustrade. A wrought iron balustrade mounted to the flanking piers extend past the brick balustrade base, forming an extended platform on the balcony. The balustrade features a decorative curved pattern. Expressed vertical brick strapwork extends

along the upper level façade, with return horizontal strapwork extending along the side elevations forming a subtle, detailed element.

The secondary bays of the façade have banks of paired sash windows on both levels, which are finished with a black paint with a vertically laid thin brick lintel. Extruded string and level courses visually connect the stepped front façade. This includes a header laid string course, and a wider vertically laid angled brickwork level course. Simple wrought iron lettering mounted to the middle face of the front façade reads 'Harose'.

The southern elevation contains the entrances to the apartments, including an open set of stairs to the upper level. The stairs consist of face brick with a wrought iron balustrade, mirroring the balustrade style of the front balcony. It includes single sash windows and an expressed chimney breast with recessed brick detailing with an arched form. The rear eastern elevation includes two sets of external timber stairs.

The rear of the apartment block presents a mirrored form to the front façade. The rear elevations open onto the backyard space, which includes a concrete paved parking area and pathways. The backyard and parking area is accessed from a bluestone cobbled laneway. It includes a four-car garage constructed of brick. The garage presents a similar clinker brick materiality and stepped corbel gable form.

Harose Flats is set back from Barkly Street allowing for a generous front yard. The street front boundary is demarcated by an original low clinker brick fence and piers supporting a later metal tubing fence. The original brick fence is topped with an angled brick coping and the piers present a gable form. Tall brick piers with a concrete finish and brick gable form capping house the entrance gates along the southern end of the front fence. A secondary entrance gate is located at the northern end. The front fence is backed by a tall hedge, obscuring views to the property from the public domain.

Known alterations to Harose Flats include:

- Backyard relandscaped to include the concrete paved parking area and footpaths.
- Timber stairs and deck added to the rear elevation.
- Contemporary wrought iron fence added to the original brick fence.
- Contemporary dark colour scheme to the window frames, gutter and fascia and curved corner walls to the front gable.
- Rendering of the tall gate piers along the front fence.
- Minor accretions include new rainwater goods and roof vents.

Harose Flats is considered in good condition overall. Alteration and additions to the property are mainly confined to the rear and backyard, remaining out of sight from the front façade. Alterations to the front fence including the rendered piers and wrought iron fence are visible from the public domain, however, they are considered visually recessive. Harose Flats are considered to have high integrity.

Comparative analysis

Designed in the Interwar Old English style, Harose Flats speaks to the popularity of fashionable revival architectural styles that dominated the 1920s and 1930s. Otherwise referred to as Tudor, Interwar Old English has its roots in the English Arts and Crafts movement of the mid to late nineteenth century. Typically defined by the use of red or clinker brick, modelled chimneys and steeply pitched roofs with terracotta tiles, the style not only evoked the 'Home country' in the British Empire, but also conveyed a sense of wealth and social status through its associations with the manor. The Old English style was one of the most popular used for flats in St Kilda and Elwood, and it effectively added prestige and identity to this typology. Other Old English style apartment blocks within the City of Port Philip (where the form and use of brickwork assists to express the Old English style) include:

- Surrey Court, 71 Ormond Road, Elwood (Citation 326).

- Kingsley Court, 4-6 Kingsley Street, Elwood (1934) by architect Harry J Little (Citation 2042).

- Hartpury Court, 9-11 Milton Street, Elwood (1923) by architect Arthur W. Plaisted (Citation 381, VHR H0767).

- Mandalay, 17 & 17A Albion Street, Balaclava (1934) (Citation 396).

Belmac, 1 Goldsmith Street, Elwood (1934) (Contributory).Harose Flats comprises a fine and substantially intact example of an Interwar Old English flat design. It is distinguished by its distinct clinker brickwork, triple fronted façade, asymmetrical footprint, complex hipped roof, projecting bays, and the form and use of materials, including clinker brick (laid with stretcher bond)s. Another notable feature is its distinct projecting front open gable bay detailed with shaped corbels and a balcony. Other comparable examples of Interwar Old English flats within the City of Port Philip also include:

- **Farmado Flats, 4A Meredith Street, Elwood (Citation 2061)**

Built in 1934, Farmado Flats is a two-storey apartment block. It presents a simpler overall form with a symmetrical front façade defined by two wide open gables. Farmado Flats is distinguished by its brickwork detail, which is similar but more generously applied compared to Harose Flats. While clearly distinct in form and symmetry, common individual elements include the use of clinker bricks, shaped corbels defining the open gable, sash windows, and angled brickwork along the façade.

- **Zaneth Manor, 33 Brighton Road, St Kilda (significant within HO7 St Kilda, Elwood, Balaclava, Ripponlea Precinct)**

Zaneth Manor is a three-storey apartment block constructed in 1935-36 by builder J. A. Trencher. While presenting a larger scale and massing, similarities can be observed in its stepped façade form. Other similar elements include the use of clinker bricks, shaped corbels defining the open gables, and timber sash windows. Zaneth Manor comprises a highly articulated and visually striking example of a flat building that incorporates both Interwar Old English and Moderne styles. It is evidently more impressive than Harose Flats owing to its sophisticated application of detailing, including gable end brickwork expressed with a dripped, almost liquid effect, curved Streamline corner bays and open balconies with brick balustrading composed of irregular shaped bricks.

- **Greenmount Flats, 24 Dickens Street, Elwood (significant within HO7 St Kilda, Elwood, Balaclava, Ripponlea Precinct)**

Greenmount Flats is a two-storey apartment block. Constructed in 1938, it was designed by designer/builder John R. E. Seccull. It also presents a simple overall form with a symmetrical front façade defined by the projecting centred open gable bay. Like Harose Flats, it entirely consists of face clinker brick. Other similar elements include the shaped corbel gable, subtle brickwork emphasising windows, a low contributing front wall, and wrought iron balustrades and lettering. Greenmount Flats presents more varied window forms than the Harose Flats, including large windows with a chevron profile lintel and a distinct oriel window along the centred bay.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individual heritage place. Apply solar energy system controls and designate fence as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6 View of the front façade.

Figure 7. Closeup view of the projecting open gable along the front facade.

Figure 8. Closeup view of the brickwork and detailing.

Figure 9. Closeup view of the bay.

Figure 10. Oblique view of the front facade and side elevation.

Figure 11. View of the front fence.

City of Port Phillip Heritage Review

Place name:	**Flats**	**Citation No: 2483**
Other names:	-	

Address:	**64 Broadway, Elwood**	**Heritage Precinct: None**
Category:	**Residential: Apartment**	**Heritage Overlay: HO587**
Style:	**Post-war: Functionalist**	**Graded as: Significant**
Constructed:	**1957**	**Victorian Heritage Register: No**
Designer:	**Charles J. Lipsett**	
Amendment:	**TBA**	
Comment:	**New citation**	

Significance

What is significant?

The flats at 64 Broadway, Elwood, designed by architect Charles J. Lipsett and constructed in 1957, are significant. The front and side low cream brick fence contributes to the significance of the place. Alterations and additions are not significant.

How is it significant?

The flats at 64 Broadway, Elwood are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The flats are of aesthetic significance as a highly intact and well-articulated example of a post-war era Modernist block of flats. The elements which distinguish the building are its strong rectilinear form and massing, its orientation which maximises views of the Elwood Canal to the north, the prominent continuous window wall of clear glass with blue spandrel panels, the expressed external stairwells which extend above the roof level, the deep cantilevered balconies with decorative metal railing, and garages which open into a communal carpark with metal doors painted blue which complement the spandrel panels and open timber framed awning over the second storey balconies. In combination, these unique features form a visually distinct Modernist residential apartment block within the streetscape and Canal corridor. Its overall intactness is enhanced by the retention of the front and side low cream brick fence. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

2.7 Apartment Living (2.7.1 The Emergence of a Building Type, 5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing: Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
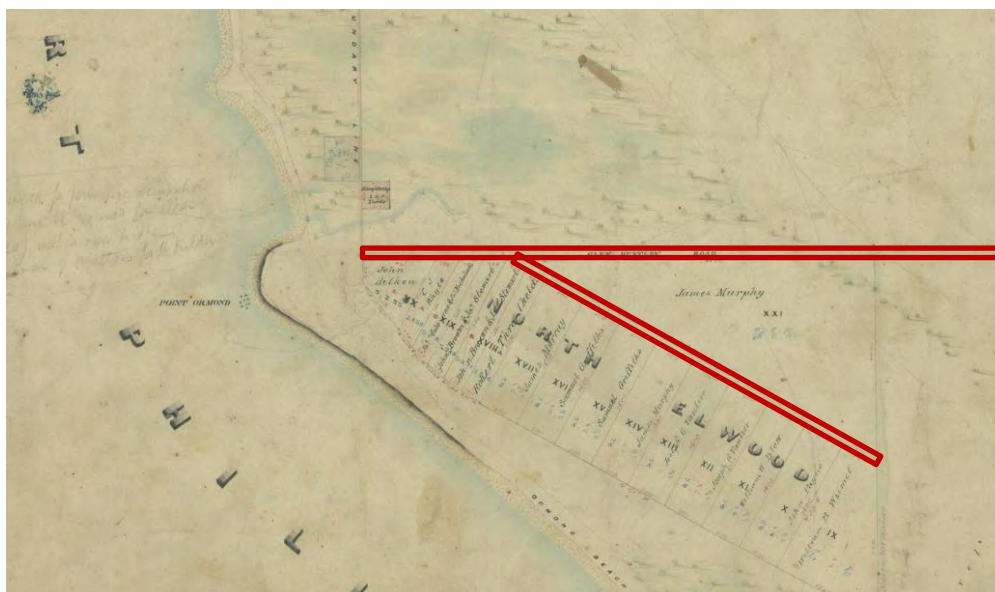

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23).

In the interwar years, the suburb of Elwood represented a highly desirable location for apartment development as, unlike St Kilda, it was still largely underdeveloped by the early twentieth century. However, following the 1905 completion of the wetlands reclamation, and the expansion of the tramway networks soon after, land became more available and accessible. While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With their proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock. By the mid-1920s, Elwood had been transformed into a comfortable middle-class residential estate. By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940 however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). This surge was fuelled by population growth and a housing shortage after World War II, as well as changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (Way Back When Consulting Historians 2021, 97). This development tended to occur on streets near the foreshore, and the pressure for redevelopment was the greatest there. Unlike its interwar predecessor (which was defined by relatively low-scaled walk-up flats) post-war flat development was typified by mid-rise flats of four or more storeys that often integrated ground floor carports.

Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (Way Back When Consulting Historians 2021, 97).

Flats, 64 Broadway, Elwood

In 1918, Henry Joseph Best purchased the land on the corner of Broadway and the Elwood Canal from the Crown (State of Victoria, 1918). Best is identified as a boot manufacturer on the title document. Best's wife Delia passed away in 1953 and less than five years later, he sold the property, which included a house (The Age 1953, 13).

The flats at 64 Broadway, designed by architect Charles J. Lipsett were constructed in 1957 for the new owner, F. B. V. Investments, after the original dwelling was demolished earlier that year (City of St Kilda Building Register). The first and second floor plans of the new building were identical, each containing six flats, while the ground floor plan contained twelve garages and one more flat (Lipsett, 1957). Figure 3

shows an extract from the 'North Elevation' plan prepared by Lipsett for the flats in 1957 (noting that the north side of the building faces the Elwood Canal).

In 1969, Lipsett was commissioned to draw up new plans for a further two one-bedroom flats to be added to the existing development (City of St. Kilda 1969; Lipsett, 1969). Existing storerooms on the ground floor were converted into the new flats. Prahran engineers, Peter Stojanoff and Associates carried out the structural work for the new additions (Stojanoff & Assoc., 1969).

The new flats were not only used as residences, but also to run small enterprises. For instance, a Miss J. Williams carried out her dressmaking and clothing alteration work during the early 1960s, as shown in Figure 4 (*The Australian Jewish News* 1963, 10).
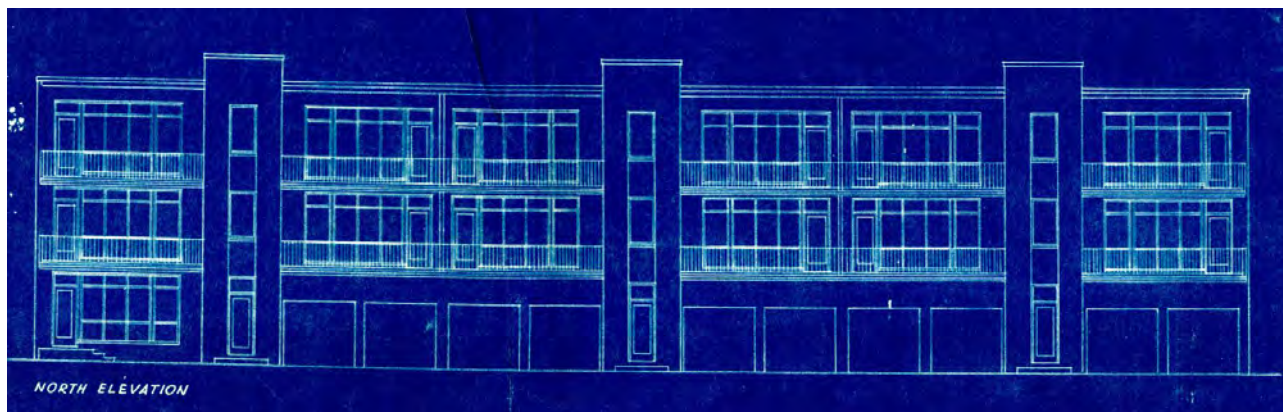
Figure 3. Extract from 'North Elevation' of plans entitled 'Block of 12 Flats at 64 Broadway, Elwood, for F.B.V. Investments Pty Ltd'. Charles J. Lipsett. June 1957.   Source: City of Port Phillip.
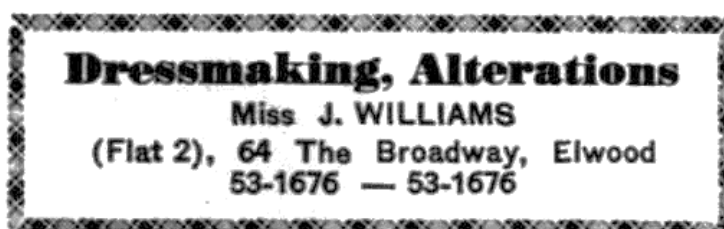
Figure 4. Extract from advertisement of business based at a Flat 2, 64 Broadway (*The Australian Jewish News* 1 February 1963).

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Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

64 Broadway, Elwood consists of a Post-war era three storey apartment block designed with Functionalist influences. The apartment block fronts Broadway to the east and Elwood Canal to the north. The building has a simple rectilinear footprint and massing with minimal detailing. It consists of face cream brick construction laid with a stretcher bond and a flat roof clad with sheet metal.

The front façade along Broadway features a continuous window bank over the three levels consisting of timber framing, fixed glazing and coloured spandrel panels. The north façade fronting Elwood Canal presents a symmetrical arrangement with a strong horizontal emphasis. The façade is organised into bays, separated by three equally spaced expressed external stairwells. The stairwells extend above the roof level and create a repetitive element and sense of depth along the façade.

The ground level includes undercroft parking garages between the stairwell bays. The upper two levels feature wide, timber window banks mirroring the window bank on the street front façade. The window bank to each apartment opens onto a deep cantilevered balcony with parti walls and a black steel balustrade. The balustrades are partially glazed at the end balconies. The top-level balconies include an open timber framed awning. Each balcony is also accessible via external doors along the stairwell bays.

The rear southern elevation is also divided into bays with recessed sections mirroring the placement of the stairwells on the opposite side. It includes paired window banks with an expressed brick sill on each level.

The apartment block is set back from Broadway behind a low face brick fence. constructed of cream brick with a header laid capping course. Steel gates for pedestrian and vehicular access are located at the northern extent of the wall, which provides access via a concrete driveway that extends across the northern boundary. The northern boundary is partially demarcated by a section of low cream brick wall, now topped with a contemporary black steel fence.

Known alterations to the property include:

- Addition of the contemporary black steel fence and gates (2015).
- Recent refurbishment of the timber framed window banks (by 2018).
- Minor accretions include new rainwater goods, wall mounted lighting, vents and roof aerials.

64 Broadway, Elwood is presently used as private residences. Refurbishment to timber elements have been recently undertaken. Alterations to the property have been relatively minor and the overall original form, materiality, and fenestration remain intact. 64 Broadway has high integrity .

Comparative analysis

The southern parts of the municipality – St Kilda (East) and Elwood - have manifold Post-war flats. Whilst many are generic, there is a relatively high concentration of architect-designed examples which are more finely detailed or distinguished by their site responsiveness. Dr Ernest Fooks (previously known as Ernst Fouks or Fuchs) was one of several émigré architects that were active in the area and at the forefront of the evolution of this building type along with Mordecai Benshemesh, Michael R E Feldhagen and Kurt Popper, often working for Jewish clients and accommodating the influx of Central and Eastern European Jewish refugees who were accustomed to apartment living. In addition, several Australian-born architects were responsible for flats but rarely multiple examples.

Ernest Fooks associated with Charles J. Lipsett until January 1950 (*Australian Jewish Herald* 1950, 8). Lipsett emigrated to Australia from Poland in 1939 (*The Age* 1944, 5). The pair endorsed the Functionalist approach to design, which aimed to fulfil the basic demands for living (*The Australian Home Beautiful*, 1944). This design approach aimed to eliminate the overcrowding, traffic dangers and noise from which previous housing developments suffered. Instead, the new designs properly considered the basic need for indoor and outdoor space, space for children, relaxation, storage, solitude and for entertaining (*The Australian Home Beautiful*, 1944). Secondly, the designs allowed plenty of sunshine and air to circulate and to be able to see greenery from large windows. Thirdly, the different rooms were to be suitably orientated according to their function. A final consideration was to create a 'quiet' building mass contrasted with a dynamic fence and front garden.

Designed in true Functionalist style, 64 Broadway is representative of the post-war flat development in Elwood. The increased land value during this era encouraged new investors to remove existing residences and commission an architect for their apartment block visions. 64 Broadway is an example of the Functionalist approach to design in its simple massing, minimal detailing and spacious outlook. Another, earlier Charles Lipsett Functionalist block of flats, can be seen at 'Willow Court', 42 Eildon Road, St Kilda, which was built in 1942 (Figure 5), and is included in the Heritage Overlay as part of HO5 St Kilda Hill Precinct Limited examples of post-war Functionalist style flats are currently included in the HO, however

there are a number of earlier flat buildings that demonstrate the initial application of this style to the development of the area.

Figure 5. 'Willow Court' Block of Flats plan for Eildon Road, St. Kilda, designed in 1942 by Charles Lipsett (The Australian Home Beautiful, 1944)

Other comparative examples illustrating Functionalist influences in Elwood and St. Kilda apartment blocks include:

- **Garden Court Flats, 73 Marine Parade, Elwood (1940) (Citation 2335)** Garden Court Flats is a two-storey rendered brick block of eight flats constructed in the early 1940s. It is significant as being a fine and intact example of Interwar apartments in a simple Functionalist style, and for its association with Elwood architect, J. H. Esmond Dorney. The L-shaped massing creates a semi-open front courtyard that opens out to the seaside outlook in a similar manner to 64 Broadway, which addresses Elwood Canal. A planter box running along the ground floor adds to the sense of space. The Garden Court Flats have a hipped roof with terracotta Marseilles tiles, which differs from the flat sheet metal roof at 41 Broadway that became more popular in the post-war era. In contrast to the latter block, car parking is not incorporated into the main building, but the garages are an add-on. Common elements include a simple rectilinear form and fenestration arrangement, although the window bank at 64 Broadway is more continuous. A common effect is the bold brick chimney at the street end, which is emphasised by the simplicity of the block massing. The effect is similar to the external stairwells at 64 Broadway, where three bold brick verticals stand out against a strong horizontal arrangement.

- **Park View, 5 Herbert Street, St. Kilda (1958-59) (Proposed citation 2437)** The Park View three-storey cream brick apartment block at 5 Herbert Street was constructed and designed in the Modernist style by Dr. Ernest Fooks. It is significant as being representative of the post-war flat building program that characterised much of the 20th century history of the municipality and is of aesthetic significance as an early and seminal example of Modernist design. Common elements include simple, but extensive window banks with distinctive coloured spandrels, flat roofing and walls in cream brick laid in stretcher bond. In addition, the window bank at the street front façade also expresses the vertical. The design similarly allows for views, in this case, to the nearby Botanical Gardens, but the perpendicular positioning required a staggered placement of flats to do so. In addition, a simple, low cream brick wall demarcates the front boundary, the balconies are splayed in contrast and canted and the garage block is separate. The window wall arrangement with coloured spandrel panels in particular can be seen in many of Fooks' apartment blocks of the same period as 64 Broadway, and in various others including 364 and 364A Carlisle Street, 12 Milton Street, and 5-7 May Street.

The following embodies a similar character:

- **Acland Hill, 45 Acland Street, St. Kilda (1939) (Citation 388)** "Acland Hill" is an early Modernist block of flats at 45 Acland Street that is significant in representing one stage in the development of the flat type in Melbourne. The existing windows are relatively understated, the plain cream brickwork taking up the building's outer instead. Common elements include a pair of boldly

expressed stair halls, roughcast in this case with an expression of the horizontal, and a series of cantilevered balconies.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building. Designate front fence as not exempt under Clause 43.01-4. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. Street frontage façade view from 64 Broadway.

Figure 7. Overview of principal northern façade, including two of the three external stairwells.

Figure 8. Closeup view of bays and window banks.

Figure 9. Closeup of undercroft parking garages.

City of Port Phillip Heritage Review

Address:	**50 & 52 Byron Street, Elwood**
Category:	**Residential: Duplex**
Style:	**Federation/ Edwardian: Queen Anne and Arts and Crafts**
Constructed:	**c. 1912**
Designer:	**Unknown**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: None

Heritage Overlay: HO586

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The duplex at 50 and52 Byron Street, Elwood, constructed c.1912, is significant to the City of Port Phillip.

How is it significant?

The duplex at 50 and 52 Byron Street, Elwood is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The duplex is of local aesthetic significance as an intact and fine example of a Federation residential building with Queen Anne and Arts and Crafts influences. It is distinguished by its mirrored design, with decorative porthole windows and a pair of mirror image projecting corner bay windows which feature a bank of timber casement windows. The window bays are topped with gable roof projections supported by a pair of shaped timber brackets. The projecting window bays and gabled roofs above are set at an angle to the front facades of the dwellings, a distinctive feature for duplex dwellings of the Federation/Edwardian period in Elwood. Both residences are separated by a shared brick party wall. The aesthetic qualities of the place are further enhanced by the height of the building, which is supported on a tall brick foundation overlooking the streetscape. This conveys prominence, in an otherwise modestly sized duplex pair. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
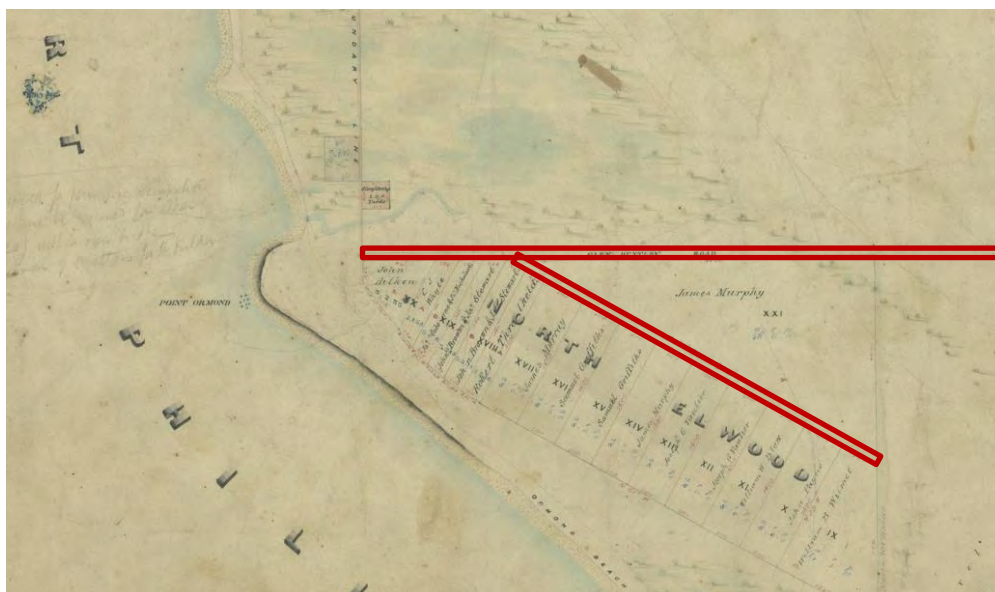

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

Detached bungalows and duplexes became the one of the most popular forms of housing from the Federation/Edwardian period onward. The concept of a 'garden suburb' comprising a reasonably spacious single-family dwelling or duplex in a secluded garden setting, became the ideal expression of urban living. Facilitated by improvements to public transport networks, this type of housing defined the suburbs that developed during this era (Way Back When Consulting Historians 2021, 90).

50–52 Byron Street, Elwood

During the nineteenth century, there was little development on and in the vicinity of Byron Street, Elwood. The 1873 Vardy survey of the 'Borough of St Kilda' (shown at **Figure** 3) shows that the land on the western part of Byron Street was located close to the Elwood Swamp, and was sparsely developed at that time.

Figure 3 Extract from the Plan of the Borough of St Kilda, Surveyed and complied under the direction of the Borough Council by J.E.S Vardy, Surveyor. 1873. Published by Hamel and Ferguson. General location of the Precinct shown with red arrow. Source: St Kilda Historical Society: https://stkildahistory.org.au/our-collection/resources/vardy-plans

The completion of the swamp reclamation project in 1910 spurred development in the southern part of Elwood. Over the following years, new housing spread along Bryon Street and the area developed in two distinct phases, the first from the 1910 to early 1920s and the second from the 1930s.

In 1916 land on the east side of Mitford Street, between Byron and John Streets remained vacant. In 1917, William Kennaugh purchased 100 feet of this land and by the end of that year he had built his residence on the corner of Mitford and Byron Streets (now known at No. 96 Mitford Street). This was one of the first houses in the area. Spanning the block between Mitford and Southey Street, the housing development in Byron Street took place initially on the higher land toward the Southey Street end to the east, and six new residences were constructed on the north side of Byron Street between 1912 and 1913 (Sands & McDougall 1912-1913) . Land towards the west end beyond Mitford Street was flood prone and did not develop until the interwar period..

Figure 4. c. 1933 MMBW plan showing early development initially filling the east end of the street, 50-52 Byron Street outlined in red. 'Melbourne and Metropolitan Board of Works plan, scale 400 feet to 1 inch. No. 48, Municipality of St. Kilda'. Source: SLV.

The duplex dwellings at 50–52 Byron Street were built between 1912-1913. The first residents to appear in the 1913 Sands and McDougall street directory were Hy Telman in No. 50 (initially No. 42) and Stanley Caldwell in No. 52 (initially No. 44) (Sands & McDougall 1913, 612). Caldwell is listed in the electoral rolls as having the occupation as a traveller, living at Byron Street with his wife Elizabeth (Commonwealth of Australia 1913, 15).

In 1914, Eliza McPherson is recorded in the directory at No. 50 (initially No. 42), where she resided until she passed away in 1919 (The Argus, 1919, 1; Sands & McDougall 1914–1920). By 1926, Alexander and Jean Huffa occupied the residence, the former identified in the electoral rolls as an accountant (Commonwealth of Australia 1926, 90). In the 1930s, Miss Raie Cohen, and Mr. Raphael Cohen lived at No. 50. Mr. Cohen is identified in the electoral rolls as a traveller by occupation and Raie Cohen (Commonwealth of Australia 1934, 46). Raie was a clothing designer and one half of the business 'Alma de Luxe', which was based at Higson's Lane, Melbourne (The Argus, 7 May 1935, 16). By 1942, Edmund J. Bourke lived at the residence, where he remained until at least 1974, according to the Sands and McDougall directories (1942–1974).

Residents at No. 52 Byron Street included John Munro, a patternmaker (1917-1930), Arthur Holden, a clerk (1936-1936), and Charles Page, a labourer (1942-1960) (Commonwealth of Australia 1924-1936; Sands & McDougall 1917-1960).

The duplex continues to be used as a pair of residences as of May 2023.

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Description

50-52 Byron Street consists of a single-storey duplex Federation-era residence with Queen Anne and Arts and Crafts influences. The masonry residence is finished with a roughcast painted render and a face red brick base. The hipped roof is clad with terracotta Marseilles tiles, ridge capping and rams horn finials. The roof overhangs the structure with exposed rafter tails. The party wall extends above the roof between the two residences. Two roughcast chimneys with a face red brick corbel are located along the party wall, shared between the residences. An additional chimney is located off the party wall at each residence.

The front façade presents a mirrored layout. Located on either side of the party wall is a porthole window with leadlight glass and a rendered architrave. Queen Anne influences can be observed in the projecting feature corner bay windows which, are a characteristic element to the style. The bay features a bank of timber casement windows with a fixed fanlight with leadlight glass at No 52 (which have since been replaced at No. 50). The bay is topped with a gabled roof projection supported with a pair of shaped timber brackets. Unusually for the Federation/Edwardian era, the projecting bay and gabled roof above are set at an angle to the front facades of the dwellings.

The main entrances to the residences are recessed beside the corner bay. The porch at 50 Byron Street is located at grade to a slightly sloping driveway. The front yard at 52 Byron Street likely reflects the original grade and raised porch. The porch is accessed up a set of timber stairs with a balustrade consisting of a timber screen. The porch awning is supported on turned timber posts and features a decorative shaped timber valance.

The rear of the residences includes single-storey skillion roof extensions. The northern elevations open onto a small rear courtyard. The residences are set back from the street allowing for a small front yard. The street front boundary consists of timber picket and post fences with different styles between the two residences. The front yard leads to a side pathway that provides access to the rear courtyard.

Known alterations to both properties include:

- Minor accretions include new rainwater goods.
- Rear single-storey skillion roof extensions to both properties.
- Party wall repainted red (by 2013)

In addition, alterations to the individual properties include:

50 Byron Street:

- Front yard relandscaped and regarded with a new sloping pebblecrete laid driveway (by 2009).
- Relandscaping of the side pathway and backyard with pebblecrete (by 2009).
- Front porch steps removed after regrading of the new driveway (by 2009).
- Front fence altered with new timber picket fence with car gate (by 2009).
- Two skylights added to the roof (2010).
- Roughcast render repainted from off-white to beige (by 2013).
- Front porch timber elements repainted white (by 2013).

52 Byron Street:

- Timber bay window and front picket fence painted a light blue and white colour scheme.
- Timber screen added to the porch balustrade.

There is slight visible weathering to the rendered and painted surfaces of 52 Byron Street. However, overall 50-52 Byron Street is in good condition. The original structure has largely retained its original overall form, materiality, fenestration and detailing. Comparing the two residences, 50 Byron Street appears more intact as 52 Byron Street has been repainted and regraded at the front yard. Overall, 50-52 Byron Street has high integrity.

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 and villas became the most popular form of housing from the

Federation/Edwardian period onward. Influenced by the international Garden Suburb movements, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Way Back When Consulting Historians. 202190).

Most Federation era bungalows and villas were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints. Eventually the Arts & Crafts style emerged primarily distinguished by gabled roof forms, verandah piers and balustrades, timber joinery, and double hung or casement stained glass windows.

50-52 Byron Street, Elwood consists of a duplex pair of attached single-storey residences in a typically symmetrical plan. It presents characteristics of the Federation Queen Anne and Arts and Crafts styles, including the terracotta tiled roof, face red brickwork, angled bay windows and porches with turned timber posts and ornamental timberwork. The attached arrangement is more typical of inner-city locations closer to the central business district. Phases of suburbanisation and densification in Elwood favoured the construction of freestanding bungalows and later, duplexes and flats. Despite the attached form, evidence of the Garden Suburb movement is visible at 50-52 Byron Street with its front setback allowing for a garden and a timber fence.

While most housing in the Federation-era was detached, duplexes or two semi-detached houses of the same block were popular. Within the City of Port Philip other comparable Federation/Edwardian duplexes (or semi-detached houses on the same block) include:

- **54-56 Milton Street, Elwood (Significant Heritage Place inside HO7)**. 54-56 Milton Street is a duplex pair of Federation Arts and Crafts dwellings, which share similarities with 50-52 Byron Street in terms of their gabled roof form; bay windows; and a terracotta tiled roof, with ridge capping and finials, characteristic of the style. Pebbledash stucco is used to the gable ends and above the bay window to contrast with the face red brick walls, in combination with timber posts with ornamental brackets over the entry porches of both duplexes. 50-52 Byron Street can be distinguished from 54-56 Milton Street due to the unusual, angled treatment of the window bays at 50-52 Byron Street.
- **48-50 Mitford Street (Contributory Heritage Place inside HO7).** 48- 50 Mitford Street is a pair of Federation Arts and Crafts style dwellings with Queen Anne influences. They share similarities with 50-52 Byron Street in terms of the face red brick walls, contrasting with pebbledash stucco, gabled roof form; terracotta tile roofing; projecting bay windows; turned, fretted decorative timber motifs; and timber porch posts. However, 50-52 Byron Street can be distinguished from 48-50 Mitford Street in terms of the unusual, angled treatment of the bay windows and the stucco treatment to the gable ends and the upper parts of the face brick walls at 50-52 Byron Street.
- **52-54 Mitford Street, Elwood (Contributory Heritage Place inside HO7).** 52-54 Mitford Street is a duplex pair of early twentieth century dwellings (with some Arts and Crafts influences). It shares similarities with 50-52 Byron Street in terms of the face brick walls with contrasting pebbledash stucco finish above the projecting bay windows and the gabled roof form. However, 52-54 Mitford Street can be distinguished from 50-52 Byron Street in terms of the treatment of the bay windows (which are not angled); the corrugated iron roof and the battening to the front gable ends, with contrasting stucco finishes.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant heritage place. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5. Overview of No. 52 Byron Street.

Figure 6. Closeup view of the façade and entrance porch to 52 Byron Street.

Figure 7. Overview of No. 50 Byron Street.

Figure 8. Closeup view of the façade and entrance porch to 50 Byron Street.

Elwood: Byron Street and Mitford Street - HO

The Byron and Mitford Street, Elwood precinct (hereafter referred to as 'the precinct') includes the properties at 67-83 Bryon Street, 84, 92, 96-110, 117, 123-133, and 135-149 Mitford Street, as shown in Figure 1.

Figure 1 – Precinct plan. Source: Nearmap and Extent Heritage Pty Ltd, 2023.

1. 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, 5.3 Diverse housing

2. History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood

wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 – c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history of Elwood

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground, these mansions solidified Elwood's south-western fringe as a prestigious location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates in Elwood, as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23).

While newly erected stock predominantly comprised of freestanding middle-class bungalows, there were also several more modest semi-detached Federation villas that harked back to the Victorian era in their form and detailing. The area was also a popular location for purpose-built residential flats built in fashionable interwar styles, such as the Old English style Hartpury Court at 9-11 Milton Street, Elwood (HO191) and the Moderne style Windermere Flats at 49 Broadway, Elwood (HO67).

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). The influence of European émigré architects who settled in Melbourne's southern suburbs is best represented at Dr Ernest Fook's post-war Modernist flats at 15 Beach Avenue, Elwood (1969), Michael R.E. Feldhagen's Surf Side flats at 46 Ormond Esplanade, Elwood (1963) and Ted Berman's post-war Modernist flats at 76 Mitford Street (1961-62).

Nineteenth century development

During the nineteenth century, there was little development on and in the vicinity of the land on which the Elwood: Byron Street and Mitford Street area is located. The 1873 Vardy survey of the 'Borough of St Kilda' (an extract from which is shown at Figure 3 below) generally indicates that the part of the Elwood: Byron Street and Mitford Street area to the west of present-day Mitford Street was located within the Elwood Swamp, and the remaining land within the Elwood: Byron Street and Mitford Street area was vacant (Vardy, 1873).

Figure 3 Extract from the Plan of the Borough of St Kilda, Surveyed and complied under the direction of the Borough Council by J.E.S Vardy, Surveyor. 1873. Published by Hamel and Ferguson. Source: St Kilda Historical Society: https://stkildahistory.org.au/our-collection/resources/vardy-plans

Despite the relative proximity of the precinct to the Elwood Swamp (which would not be drained until after completion of the first stage of the Elwood Canal in 1897) subdivision of part of precinct commenced in the late nineteenth century. In 1883, 63 'Sea View Villa Allotments' in the 'Tennyson Estate' in 'South St Kilda' (including land within the Elwood: Byron Street and Mitford Street area, to the east of Mitford Street) were offered for sale of behalf of the Hon. Sir W J Clarke. The allotments were described as having 'grand frontages' of 55 to 70 feet (approximately 17 to 21 metres) which could be purchased with a deposit of 10 pounds (State Library of Victoria, 1887).

Figure 4 State Library of Victoria; Tennyson Estate, South St. Kilda (cartographic material). Crabb & Brotherton, Printers. 1887? ID 2150283. Filename va200174. https://find.slv.vic.gov.au/permalink/61SLV_INST/17t49l2/alma9921505833607636

In 1885, the properties on the east side of Mitford Street within the Elwood: Byron Street and Mitford Street area formed part of an unnamed 63-lot subdivision bounded by Mitford, Southey, John and Clarke streets (gazetted in June 1885). Early development within this subdivision generally occurred on slightly higher ground, away from the Elwood Swamp. For example, ten, five-roomed houses in Byron Street (between Mitford and Southey Streets) first appeared in the rate book in 1886 (25 January 1886), (City of Port Phillip Heritage Review. Citation No. 2327). In terms of other examples of this early development, the first four houses in John Street (later Nos 4-10) had been built by the end of 1887, as recorded in the 1888 rate book (12 December 1887). Within a year, another five houses had been built in John Street, as described in the 1889 rate book (26 November 1888) (City of Port Phillip Heritage Review. Citation No. 2333). In Clarke Street, 'Carrie Villa' was built by c. 1893 for James Bennett (number in rate book 2219A, January 1893). In 1900 it was described in the rate books as containing 5 rooms and it was still owned and occupied by Bennett (number in rate book 2271, 1900).

Twentieth century development

In 1900, land within the Elwood: Byron Street and Mitford Street area, on the south side of Byron Street (to the west of Tennyson Street) was described in the Sands and McDougall directory as a 'paddock' (Sands and McDougall,1910). The completion of the swamp reclamation project in 1910 spurred development in the southern part of Elwood. Over the following years, new housing spread along Mitford Street and Bryon Street and the precinct developed in two distinct phases, the first from the 1910 to early 1920s and the second from the 1930s

In 1916 land on the east side of Mitford Street between Byron and John streets within the Tennyson Estate remained vacant. In the following year, William Kennaugh purchased 100 feet of this land and by the end of 1917 he had built his residence at the corner of Mitford and Byron streets (now no 96 Mitford Street). This was one of the first houses in the Elwood: Byron Street and Mitford Street area.

Nos. 86 and 88 Mitford Street were constructed in c.1918-1919. They were both offered for sale in 1919, with an auction advertisement for 86 Mitford Street noting its seven rooms, 9 x 9-foot panelled hall, large porch, back verandah and cedar interiors (The Age, 1919).

By 1920, houses had been built on all the lots between Clarke and John streets, while the west side of Mitford Street remained vacant. By 1925 the west side of Mitford Street north of Byron Street had filled out according to the Sands & McDougall directory including the house at no. 117 at the northwest corner of Byron Street.

Development of the remaining vacant land to the southwest of the intersection of Mitford and Byron streets commenced in the early 1930s and many of the allotments were developed as 'duplexes' or semi-detached houses. The group of five duplexes extending from Mitford Street to the Elwood Canal were built from 1933 to 1935, beginning with the pair at nos. 81-83, built by J.T. Berkely. By 1935, the first residents to live within this portion of Byron Street included Fritz M. Sandow and Mr and Mrs Henry Spigelman who lived in the duplex pair No. 71 Byron Street, built by E. Jennings & Son. (*The Australian Jewish Herald* 1935, 7). These duplexes, and the two detached houses at nos.125 and 127 Mitford Street are shown on the 1936 MMBW plan at **Error! Reference source not found.** below (State Library of Victoria, 1936).
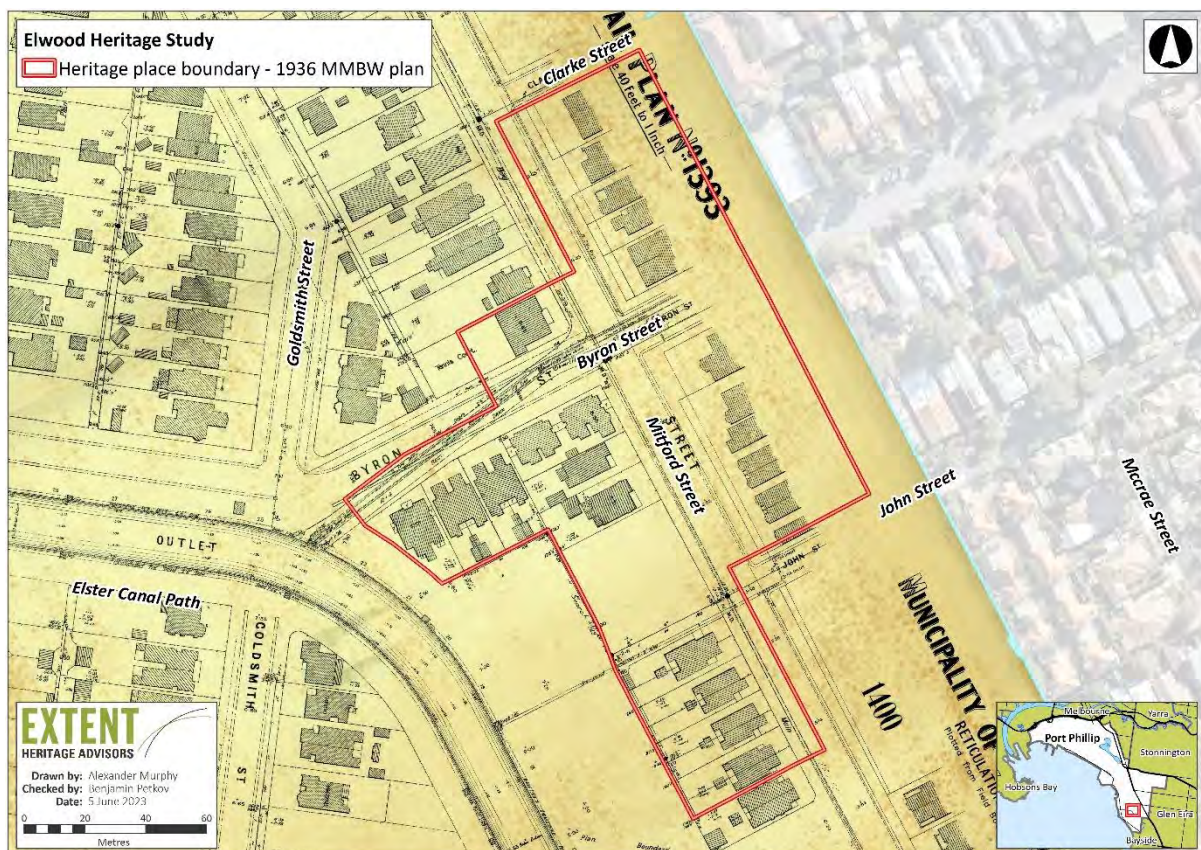

Figure 5. Extract from Melbourne and Metropolitan Board of Works detail plan 1393, Municipality of St Kilda. 1936. Source: State Library of Victoria: https://find.slv.vic.gov.au/permalink/61SLV_INST/17t49l2/alma9911867593607636

Similar development occurred along the west side of Mitford Street south of Byron Street. Except for the detached houses at nos. 123 and 125, duplexes were built on the remaining blocks within the precinct. Several were built by the same builders including E. Jennings & Son (who constructed nos. 123 Mitford Street and 67-71 Byron Street, City of St Kilda Building Permit 18793). Builder E.R. Whitehead constructed nos 77-79 and nos. 73-75 Byron Street (City of St Kilda Building Register nos. 8632 and 8638, 1934). E.W. Shears constructed nos. 135-149 Mitford Street (City of St Kilda Building Register no. 8569, 1934 and City of St Kilda Building Permit Nos 8421, 8672, 8805, 8569).. In 1937, Mr and Mrs Theodore Lapin lived at 125 Mitford Street, Elwood (*The Australian Jewish Herald* 8 July 1937, 5). In 1939, June Prior lived at 141 Mitford Street, Elwood (*The Age* 1939, 16). The Sands & McDougall directory indicates that by 1940, persons were residing in all the properties in the Elwood: Byron Street and Mitford Street area .

In 1942, the house at 127 Mitford Street was advertised as follows (*The Age* 1942, 10):

> *No. 127 MITFORD-STREET. ELWOOD - ATTRACTIVE BRICK VILLA. Containing Lounge, Dining room. 3 Bedrooms, Bathroom, Kitchen. H.W.S. and Conv.: 2 Sleep Outs, Garage. LAND 46 Ft. 2 In x 124 Ft. 1 In. Being Allot 22 of Section 4 at Elwood. City of St Kilda. Parish of Prahran. County of Bourke, Crown Grant. Vol. 3472. Fol. 1.094.272. The Property is Situate in a Splendid Location. Convenient to Trams, Schools and Beach. TERMS – Cash in 30 days.*

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3. Description

The Byron Street and Mitford Street Precinct occupies a largely linear extent along Mitford Street. The precinct consists of residences along the eastern and western side of Mitford Street and the southern side of Byron Street. It includes properties at 67-83 Bryon Street, 84-110, 117, 123-133, and 135-149 Mitford Street. The precinct is generally bounded by Byron Street, Clarke Street and the Clarke Reserve to the north, Keats Street to the south and the Elster Creek to the west. The precinct is a residential area comprising mainly of single storey detached and semi-detached houses derived from the Federation and Interwar periods.

The residences along Byron Street form a group of semi-detached Interwar era residences with varying influences representative of the different aesthetic styles of the period. The group of single-storey residences have an overarching cohesive form and roof profile consisting of projecting hipped or open gable bays with low pitched hipped roofs clad with terracotta Marseilles tiles. The group includes two residences presenting a simple style reminiscent of the California Bungalow at No. 73-75 and 77-79 and two larger residences presenting Old English Revival style influences at No. 81-83, and No. 67-71 (which is connected to 123 Mitford Street forming a duplex). The Old English Revival style is seen in the predominant open gable projections and detailing such as timber battens and brick reveal patterning on the rendered facades.

Figure 6. 71 Byron Street which forms a group with 67, 69 Byron Street and 123 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Figure 7. 83 Byron Street. Source: Extent Heritage Pty Ltd, 2022.

Mitford Street consists of a group of Interwar residences with some Federation/Interwar Arts and Crafts style residences. Federation/Interwar Arts and Crafts style residences are mainly located on the eastern side of the street between John Street and Byron Street. The Federation era residences present a similar form generally consisting of half-timbered open gables with hipped and gable roofs clad with terracotta Marseilles tiles. However, elements more typical of the Federation period observed along Mitford Street include the use of face red brick contrasted with rendered sections, bay windows with fine leadlight and stained glass, terracotta crested ridge capping and rams horn finials, timber fretwork and bracket elements, and timber picket front fences. Notable Interwar Arts and Crafts bungalows include:

- A cohesive group of bungalows at No. 84, 86 and 88 Mitford Street. No. 86 and 88 Mitford Street presents the characteristic open gable front façade with a deep front porch and overhanging eaves with exposed rafter tails. Distinct to the residences are its expressive use of varied detail elements including face brick and clinker brick reveals, window bays with delicate sash window glazing, timber panel mouldings, and pebblecrete squat columns.

- 86-88 Mitford Street comprises a fine example of a pair of Interwar California Bungalow residences constructed in c.1918. While the pair's overall massing, form, materiality, fenestration and detailing are visually cohesive, individual influences from the Arts and Crafts and California Bungalow styles can be discerned from each residence. Of the two, the Arts and Crafts style is more strongly expressed at 88 Mitford Street through elements such as the arched porch, bay window, shaped timber brackets, and leadlight stained glass which is not present at no. 86. Conversely, 86 Mitford Street demonstrates California Bungalow influences via the highly expressed horizontality of its overall form, porch awning, brick reveal panels and strapwork, along with the distinct tapering and squat pebblecrete columns.

- 96 Mitford Street (HO195) which presents Arts and Crafts and Queen Anne style influences constructed in 1917. It is visually the most striking and significant residence within the precinct. Located on a prominent corner position, its projecting corner porch and dormer creates a purposeful asymmetry along the street front facades which is a hallmark of the Queen Anne style. The residence is further defined by projecting half-timbered open gable bays with shingled bay windows and a steep pitched terracotta tile clad roof.

- Other complex Federation/Interwar Arts and Crafts residences include no. 117 Mitford Street which both occupy corner allotments.

Figure 8. 96 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Figure 9. 117 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Interwar era residences are predominant along Mitford Street. characterised by the use of rendered finishes with contrasting face brick reveal elements, timber sash windows, and low brick front fences. The group presents varied styles, popular to the period, which reflects the specific trends and tastes of the Interwar era. This includes:

- Residences with Old English Revival style influences can be observed at No. 123, 131-133, 139-141 and 143-145 Mitford Street. The defining characteristic of the Old English Revival visible at the residences are the use of clinker brick and rendered surfaces, and the open gable bays   defined by shaped corbels with return gutters and face brick reveal detailing.

- Spanish Mission style influences at 127 Mitford Street which presents a deep loggia porch with barley twist columns and a shaped parapet distinct to the style.

- No. 125 and 147-149 Mitford Street also presents Spanish Mission influences seen mainly in its fenestration and detailing as opposed to the façade form. 125 Mitford Street presents a distinct precast detailing embellishing the window architrave. The Spanish Mission style can be observed at 147-149 Mitford Street in the sash windows with blind arches decorated with precast clam shell mouldings and fine leadlight, imitating the form of an arched window.

Figure 10. 135-137 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Figure 11. 139-141 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Figure 12. 127 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Figure 13. 147-149 Mitford Street. Source: Extent Heritage Pty Ltd, 2022.

Within the precinct, the residences present a consistent setback along Mitford Street and Byron Street. The setback allows for a generous front yard along Mitford Street which has typically resulted in the introduction of off-street parking. Front fences are typically low in height and consist of a mix of timber picket, brick or contemporary fence panelling. . Several properties, especially those containing houses or duplexes built in the 1930s retain original low front fences. These are usually

constructed of brick and/or render (usually, the same as the house) and have low balustrades, dwarf piers and mild steel gates. Notable examples include:

- All the duplexes along Byron Street present Low brick walls which complement the materiality of the residences. Distinctive details include the angled piers to the pairs at nos. 77-79 and 73-75 (constructed by the same builder) and the rendered wall with clinker brick accents at nos. 81-83.
- 117 Mitford Street which is distinguished by the combination of roughcast render to the balustrade and smooth render to the squat piers and capping to both and regularly spaced vertical slots.
- 96 Mitford Street, which has a shaped timber picket fence with posts with a moulded ball finial with a recessed corner gate entrance. While sympathetic in materiality and form, the fence is contemporary in nature and has recently been painted black. Mature tree planting has mostly obscured views of the residence from the public domain.
- 98 Mitford Street, which has a distinctly shaped fence with arched balustrades between piers topped with a pyramidal cap.

Other examples include the houses at 123 and 125 Mitford Street, and the duplexes at 135-137 Mitford Street (No.135 is intact and retains the original metal gate and an early privet hedge, while no.137 has been altered with the addition of timber pickets and extensions to the piers) and 139 Mitford Street.

Non-contributory properties and features include limited contemporary buildings, or Federation, Inter-war and Post-war residences that have been altered to too great an extent for their integrity to be considered intact, whether that be through the construction of an unsympathetic extension and/or an unsympathetic boundary fence/wall. There is minimal incursion of Post-war and contemporary residences within the precinct, limited to the Post-war Functionalist style apartment at 92 Mitford Street. However, a number of residences include contemporary rear second storey additions that are visible from the public domain. This is particularly evident along both sides of Mitford Street between John Street and Byron Street and includes at No. 90, 96, 100, 106, 108, 110, 125, 127, 129-129A, and 131 Mitford Street. Other visible alterations include altered windows, introduction of contemporary colour schemes and non-sympathetic front walls and fences.

The Elwood: Byron Street and Mitford Street Precinct presents as a group of Federation and Interwar residences representing the various and distinct styles of the period including Arts and Crafts, Queen Anne, Spanish Mission, and Old English Revival. As a physical expression of a precinct, the streetscape character is largely coherent although incursions of contemporary rear second storey additions have become prominent. The Byron Street and Mitford Street, Elwood Precinct has moderate to high integrity.

4. Statement of Significance

What is significant?
The Byron Street and Mitford Street, Elwood Precinct is a residential area that occupies a linear extent along Mitford Street with some residences along the southern side of Byron Street.

The Significant places are:

- 96 Mitford Street, Elwood ; and
- 86 Mitford Street, Elwood .

The Contributory places and features are:

- 67, 69, 71, 73, 75, 77, 79, 81, and 83 Byron Street; and
- 84, 88, 98, 100, 102, 104, 106, 108, 110, 117, 123, 125, 127, 131, 133, 135, 137, 139, 141, 143, 145, 147 and 149 Mitford Street.

Contributory features include all architectural elements associated with Federation and Interwar periods of design, including brick masonry construction, projecting half-timbered gables, recessed gabled porches, original chimneys, and associated detailing, Marseilles terracotta roof tiles, decorative use of render, original timber windows and door openings of either hinged or sash design with some use of leadlight, and original front fences at 67-83 Byron Street and 117, 123-127, 135-139 Mitford Street.

The Non-contributory properties and features are:

- 90, 92, , 129, and 129A Mitford Street.

How is it significant?

The Byron Street and Mitford Street, Elwood Precinct is aesthetically significant to the City of Port Phillip.

Why is it significant?

The Byron Street and Mitford Street, Elwood Precinct is of aesthetic significance as a highly intact collection of Federation and Interwar era residences, largely dominated by single-fronted Federation residences and Californian Bungalows, together with a range of other Interwar styles, including Arts and Crafts, Queen Anne, Old English Revival and Spanish Mission. Built features that contribute to this aesthetic significance include the traditional form and scale of the housing stock, brick masonry construction, chimney designs, Marseille terracotta roof tiles, decorative uses of render and brick masonry construction, decorative gable ends with some half timbering, original timber window and door openings with some use of leadlight. Some properties complemented by original fences. The varying architectural styles represented within this precinct include the Federation elements represented by No. 96 Mitford Street and 106 and 108 Mitford Street, the Interwar Arts and Crafts duplexes at 123 Mitford and 67-69 Byron Street, and the Interwar Arts and Crafts bungalows at 84-88 Mitford Street. The Interwar Spanish mission style is also represented in the house at 127 Mitford Street and the duplex at 147-149 Mitford Street. (Criterion E)

Figure 2 – Grading Plan.

5. Recommendations

2000: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme. Apply solar energy system controls.

6. Assessment

Primary Assessment

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other assessments

Andrew Ward and Associates, *Port Phillip Heritage Review*, prepared for City of Port Phillip, 1998.

City of Port Phillip Heritage Review

Address:	**19-21 Clarke Street, Elwood**
Category:	**Residential: Duplex**
Style:	**Interwar:** Arts and Crafts
Constructed:	**1925**
Designer:	**Edward Marsh**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: None

Heritage Overlay: HO584

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The duplex at 19-21 Clarke Street, designed and constructed by Edward Marsh in 1926, is significant. The front brick and render fence contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

The duplex at 19-21 Clarke Street is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The duplex at 19-21 Clarke Street, Elwood, of local aesthetic significance as an intact and fine example of an interwar California style bungalow duplex with Arts and Crafts influences, including unpainted render and the exquisite and varied use of brickwork as a decorative feature. The duplex is distinguished by its open gable form, roughcast render paired with clinker brick masonry, a low pitched roof clad with terracotta Marseille tiles, two porches providing side access to each residence, both with low-slung brick walls supporting rendered tapered columns, double hung windows with upper leadlight panes, expressed brick dripmoulds over the façade windows, deep eaves with exposed timber trusses, distinctive decorative brickwork detail, terracotta vents to the front gable, and intact decorative roughcast rendered brick chimneys with terracotta pots. These features are further enhanced by the front fence, which has similar materiality and detailing. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
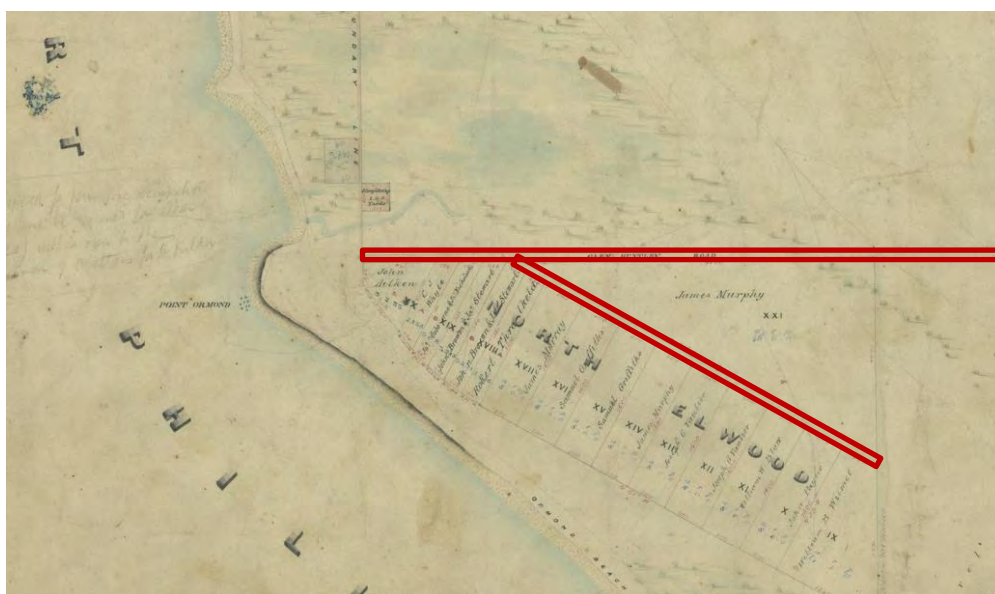

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

During the peak of Melbourne's building boom in the 1880s, almost all of the remaining land in Port Phillip (except for the Elwood Swamp and the Fisherman's Bend area) was subdivided and offered for sale. Prosperity saw land speculation intensify across the suburbs during that period in areas such as Elwood, Balaclava, Ripponlea, St Kilda East that were remote from transport and services. When one of Elwood's oldest estates, Chiverton, was subdivided in 1885, it created 85 allotments. Despite the eager subdivision of land and colourful advertising, however, the actual building of homes in these remote subdivisions was slow. With the onset of the 1890s economic depression, many estates failed and remained undeveloped for a decade or more. Maps of Elwood in the late 1890s, for example, show that residential development was still sparse, and the beachside estates had failed spectacularly, with only a few houses on the Elwood Esplanade and Elwood Hill estates. Hood Street and Bluff Avenue remained entirely undeveloped at the turn of the century.

Most of the development that occurred during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava, and Ripponlea. The exception is the low-lying parts of Elwood, which were subdivided and developed following completion of the Elwood Swamp reclamation project in 1910.

Detached bungalows and duplexes became a popular form of housing from the Federation/Edwardian period onward. The concept of a 'garden suburb' comprising a reasonably spacious family dwelling in a secluded garden setting, became an ideal expression of urban living. Facilitated by improvements to public transport networks, this housing defined the suburbs that developed during this era (Way Back When Consulting Historians 2021, , 90).

19-21 Clarke Street, Elwood

In 1883, 63 'Sea View Villa Allotments' in the 'Tennyson Estate' in 'South St Kilda' (including 19-21 Clarke Street, Elwood) were offered for sale. The allotments were described as having 'grand frontages' of 55 to 70 feet (approximately 17 to 21 metres) which could be purchased with a deposit of 10 pounds (see the advertisement for the 'Tennyson Estate' at **Figure 3** below).
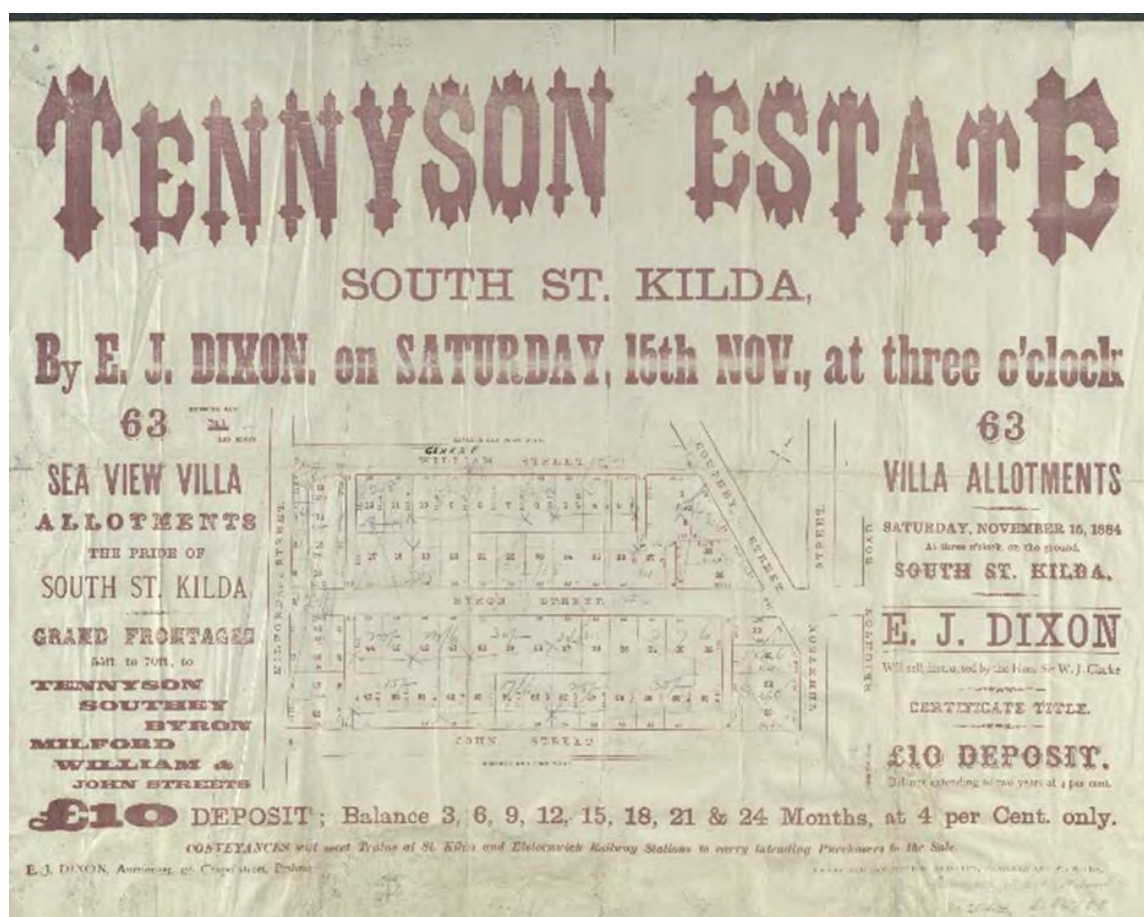
Figure 3 State Library of Victoria; Tennyson Estate, South St. Kilda (cartographic material). Crabb & Brotherton, Printers. 1887? ID 2150283. Filename va200174. https://find.slv.vic.gov.au/permalink/61SLV_INST/17t49l2/alma9921505833607636

Notwithstanding the embellishments of the estate agents and the preparation of advertising material, the 'Tennyson Estate' did not initially develop to the extent that had been envisaged, and it appears that development of land in the Tennyson Estate did not get fully underway until the early twentieth century.

No 19-21 Clarke Street is situated on Lot 9 of the Tennyson Estate subdivision. This lot was purchased by John Robertson in 1889. It remained vacant, passing through several hands, before it was purchased in 1925 by David Sneesby, who at the time lived at Browning Street, St Kilda. Sneesby engaged builder Edward Marsh to construct the duplex (Certificate of title Vol. 2108 Fol. 566, City of St Kilda building permit 6116, 1925).

Upon completion of the duplex development, David H. Sneesby and his wife Josephine occupied the residence at No. 21 (21a) Sands and McDougall directory, 1930). The first resident to be listed in theSands and McDougall directoryas an occupant of No. 19 (21) was David Goldstein, who was identified in the electoral rolls as a tailor (Commonwealth of Australia 1926, 71). According to the same electoral roll, Sneesby was an engineer. The Sneesbys remained at the address until David died in 1951, then, in the mid-1970s, Josephine moved away (Sands & McDougall 1970-1974).In 1940, Joseph Tallyn and his wife Margaret lived at No. 19 (Sands & McDougall 1940, 325). Tallyn is identified in the electoral rolls as a traveller (Commonwealth of Australia 1940, 275).

The builder/designer of 19-21 Clarke Street, Edward Marsh was active during the interwar period and built several houses and duplexes in St Kilda, Elwood and Ripponlea. As well as his own house at No. 84 Mitford Street (originally No. 122 Mitford Street) he also designed the houses at Nos. 86 and 88 Mitford Street.

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Way Back When Consulting Historians. 2021. 'Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

19-21 Clarke Street contains an Interwar single-storey duplex with Arts and Crafts influences. The masonry building is finished with a grey concrete roughcast render, which is contrasted with brick detailing including the clinker brick dado, red brick window architraves and clinker and red brick details to the gable ends. The double gable roof is clad with terracotta Marseilles tiles and ridge capping. Several chimneys with terracotta chimney pots extend from the roof. The chimneys located closer to the front façade are finished with a roughcast render with corbelling in alternating face brick. Chimneys located towards the rear present a simple form in face red brick. The roof overhangs the gables with enclosed eaves.

The front façade presents a symmetrical layered double gabled form. The principal projecting gable feature asymmetrically positioned windows including two paired white timber sash windows along the left corner and a bank of triple sash windows in light brown to the right. The windows sit above the foundation course and features a face red brick architrave and arched window head with a rendered nib awning. The upper sash of the windows features horizontal leadlight. The face clinker brick detailing is repeated above the windows with a decorative horizontal panel across the gable. The panel features a hit and miss brick

formation along the base and a slightly extruded top course with a contrasting red brick. A face red brick motif around terracotta vents centred in the apex above. Two more terracotta vents are in the wall below.

The entrances to the two residences are located at the side of the front projecting gable under a porch. that forms an extension of the main roof. The porch includes a single window with horizontal leadlight. The half-timbered rear gable extending above the entrance awning is clad with fibro panelling. The side elevations consist of face brown brick construction.

The structure is set back from the street allowing for a narrow front yard. The setback is largely consistent with neighbouring residences along Clarke Street. The street front boundary is demarcated by a stepped masonry fence. The fence consists of a face red brick base and a rendered upper section with a face brick cross motif and bullnosed capping and is punctuated by piers with flat render caps, some with face brick details. The materiality and details complement the main structure. 21 Clarke Street includes an early or original concrete pathway and edging terminating with a face brick laid threshold edged with bullnosed brick. A two-storey contemporary extension is located off the rear southern elevation of 19 Clarke Street (see Figure 8).

Known alterations to the residence include:

- Major two storey extension to the original structure at 19 Clarke Street (2016).
- Relandscaping of the front and back yard at 19 Clarke Street (2016).
- Two skylights added to the roof at 19 Clarke Street (2016 and 2022).
- Timber window frame at the front façade repainted light brown at 21 Clarke Street (by 2018).

19-21 Clarke Street is in good condition. The original structure is highly altered at the rear of 19 Clarke Street. The contemporary extension sits above the established roof form and is finished with a black colour scheme with an angled timber balustrade making it a highly visible from the public domain detracting from the overall original massing and roof form of the residence. The original massing, and roof form is intact at 21 Clarke Street. The front façade of the original structure remains highly intact including its double gabled form, materiality, fine brickwork detailing, fenestration and front wall. Overall, it has fair integrity.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

The Federation-era bungalows evolved into the Arts & Crafts and California bungalows of the early 1920s, while the late 1920s saw the emergence of 'revivalist' style homes, including Old English, Spanish Mission/Mediterranean and Georgian (City of Port Phillip 2021, 91).

19-21 Clarke Street, Elwood is an interwar era residential building with Arts and Crafts bungalow influences. It embodies several key elements associated with the Arts and Crafts architectural movement, including the exquisite and varied use of brickwork as a decorative feature and terracotta vents to the front gable. The builder/designer of 19-21 Clarke Street, Edward Marsh was active during the interwar period and built several houses and duplexes in St Kilda, Elwood and Ripponlea, including his own house at No. 84 Mitford Street (originally No. 122 Mitford Street) which is not in the City of Port Philip Heritage Overlay, and;

- **86 Mitford Street, Elwood (c1920) (Citation 2071) and 88 Mitford Street, Elwood (c1920) (Citation 2072)** The two houses built and designed by Edward Marsh at 86 and 88 Mitford Street in the early 1920s form a pair – together these buildings demonstrate key features of the Arts and Crafts

and the Californian styles, with the understated references to classicism and arched porch integral to the volume of the building of 88 Mitford contrasting with the sweeping horizontal elements and Japanese stylistic references of 86 Mitford. The house at 19-21 Clarke Street shares various stylistic similarities with both houses, including most prominently the use of brickwork as a decorative feature as demonstrated at 86 Mitford, yet is set apart with its unpainted roughcast render.

Other interwar bungalows with Arts and Crafts influences include:

- **83-85 Mitford Street, Elwood (1924) (Citation 2336)** Believed to be constructed in 1924, 83-85 Mitford Street comprises a semi-detached pair of houses. The effect is similar to 19-21 Clarke Street, forming a large bungalow-style house in a symmetrical plan. As a substantially intact example of form, 83-85 Mitford Street is listed as aesthetically significant and representative to the City of Port Phillip, regarded as a typical, but not distinguished example of Elwood's interwar duplex housing. 83-85 Mitford Street compares in terms of its exposed clinker brick base with roughcast-rendered walls above and its similarly broad-gabled tiled roof and board-lined eaves. The façade of 19-21 Clarke Street is a more decorative example, with its exposed brick panel and motif details. The windows of both houses feature lead-glazed windows however the style of the exposed brick surrounds differs. Brick sills and quoin reveals exist at 83-85 Mitford Street, in contrast to the projecting window surrounds at 19-21 Clarke Street. While there is a partially visible addition to the rear of No. 19 Clarke Street, this does not lessen its overall aesthetic significance compared to 83-85 Mitford Street. The matching front boundary wall and its decorative brick detailing also compare well in comparison to the modern fence at 83-85 Mitford Street.

- **13 Baker Street, St Kilda (1924) (Proposed Citation 2077)** The detached brick bungalow at 13 Baker Street is significant for its exceptional and intact decorative work in a collection of idiosyncratic houses, flats and gardens on the subjects side of Baker Street. The house walls and verandah piers are similarly treated as 19-21 Clarke Street; rendered above an exposed foundation course brickwork. Another element similar to 19-21 Clarke Street is the use of decorative detailing, which elevates the simple bungalow design above the ordinary. In contrast to the decorative brickwork at 19-21 Clarke Street, this bungalow features decorative bracket supports with its concrete awnings. The original front fence also contributes to the significance of 13 Baker Street, but unlike 19-21 Clarke Street, features an elaborate rendered lych gate. The fence's shape is notable, whereas the fence at 19-21 Clarke Street relies on colour contrast for its effect. Despite raised extensions to the rear of both bungalows, both properties present good examples of decorative variation to bungalows from the era.

- **152-154 Mitford Street, Elwood (1915) (Citation 2412)** The attached houses at 152-154 Mitford Street are an earlier example of a duplex bungalow, constructed in 1915 by Schreiber & Jorgensen. The building is of aesthetic significance as a finely detailed and early local example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. Comparable elements include a low, simply formed, tiled and gabled tiled roof, roughcast wall surfaces, contrasting window surrounds and a symmetrical plan. In this instance however, the twin entrance porches are located towards the front of the property, with the main gable facing a side street. The entry porches have separate, flat roofs and moon-arched doorways, located beneath a minor gable, The boxed corner windows, a more common feature on houses in the 1930s, also contrast with 19-21 Clarke Street, where twin windows embrace the corners, rather than filling them. The high front fence at no. 154 is an intrusive feature compared to the greater street presence of 19-21 Clarke Street, with its features clearly visible. The latter also presents a better example of original colour contrast, the brickwork and render remaining clearly defined, compared to the changeable palette at 152-154 Mitford Street.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant place. Designate front fence as not exempt under Clause 43.01-4.. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 4. Oblique view of the front façade of 21 Clarke Street.

Figure 5. Overview of the residences.

Figure 6. Closeup view of the materiality, windows and detailing of 19 Clarke Street.

Figure 7. Closeup view of the materiality, windows and detailing of 21 Clarke Street.

Figure 8. Aerial view showing the later addition to 19 Clarke Street. Source: Nearmap.

City of Port Phillip Heritage Review

Address:	**70 Glen Huntly Road, Elwood**	**Heritage Precinct:**	**None**
Category:	**Residential: Flats**	**Heritage Overlay:**	**TBA**
Style:	**Interwar: Arts and Crafts**	**Graded as:**	**Significant**
Constructed:	**1920-1921**	**Victorian Heritage Register:**	**No**
Designer:	**Dunlop & Hunt**		
Amendment:	**TBA**		
Comment:	**New citation**		

Significance

What is significant?

Corunna, designed and built by Dunlop & Hunt in 1920-21 at 70 Glen Huntly Road, Elwood, is significant.

How is it significant?

Corunna is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Corunna is of historical significance as an early surviving example of a purpose-built flat development in Elwood. With its good proximity to tram routes (to allow easy travel to the city), the beach and parklands, Elwood was a popular location for flats from the early twentieth century. Developed in 1920-1921 beside the electric tramway on Glenhuntly Road (which had been established in 1915), Corunna demonstrates the increasing popularity of the lifestyle of flat living in Elwood from the early twentieth century. (Criterion A).

Corunna is of aesthetic significance as a substantial and visually prominent example of a double-storey interwar flat design with Arts and Crafts influences. It is distinguished by its substantial front-facing gable projecting from an east-west hipped gable terracotta clad roof supported on bold rectilinear rendered brick piers with timber brackets, as well as expressive Arts and Crafts style features, including a roughcast finish, timber framed sash windows, and overhanging eaves with exposed timber rafters. These features combined, along with its siting on a major arterial road, combine to form a visually striking building. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing; Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 **Error! Reference source not found.** as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area north of Glen Huntly Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

While newly erected building stock in this early twentieth century period in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for purpose-built residential flats..

Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes, to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Corunna Flats, 70 Glen Huntly Road, Elwood

The opening of the electric tramways along Broadway and Ormond Road in 1906 and Glen Huntly Road in 1915 encouraged more intensive development including the building of flats. The first wave of flat building began in 1919 when Bluff Mansions (394 Barkly Street), Ormond Mansions (42 Ormond Road) and Desmeraldo (1 Beach Avenue) were built and a further six blocks were completed by 1921.

Miss Mair commissioned Melbourne home builders Dunlop & Hunt to build Corunna, a two-storey building containing four flats, in 1920, to plans which are shown at Figure 3 and Figure 4 below. The flats were completed by early 1921 (City of St Kilda Building Register). Each flat contained two bedrooms, separate sitting and dining rooms, verandahs or balconies at the front and rear and were accessed from the side. The flats shared a two-room washhouse within the rear yard. This building was one of the last to be constructed in the section of Glen Huntly Road between the Elwood Canal and Spray Street.
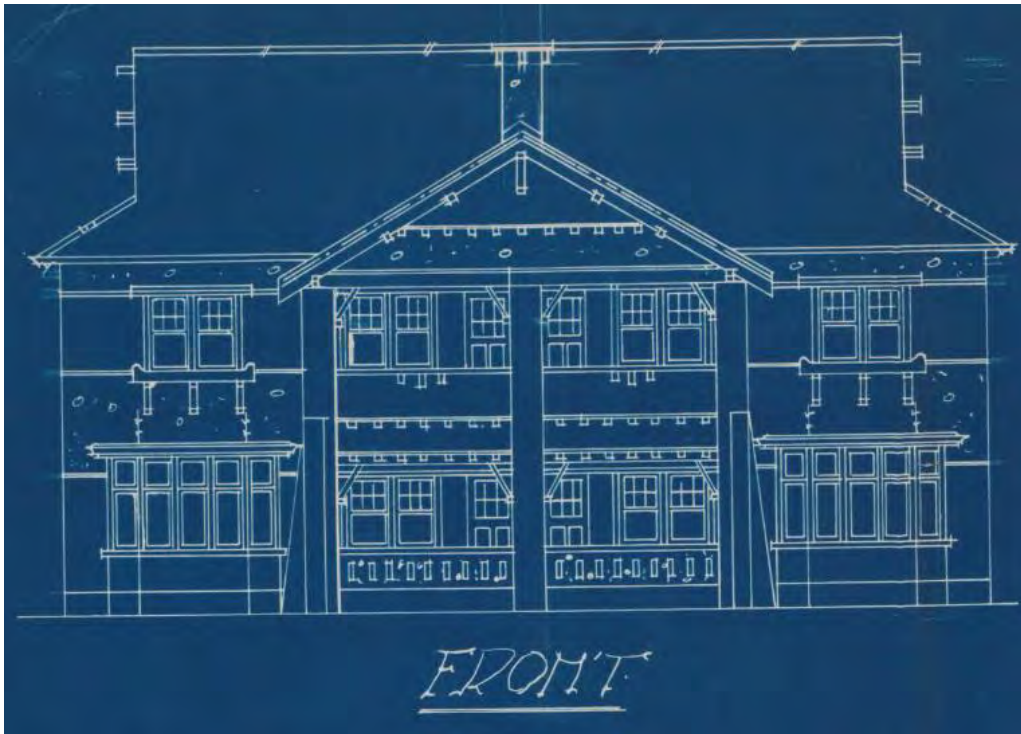
Figure 3 'Brick flats at St Kilda for Miss Marr. Dunlop and Hunt. Home Builders Ltd. 317 Collins St City'. Source: City of Port Phillip.
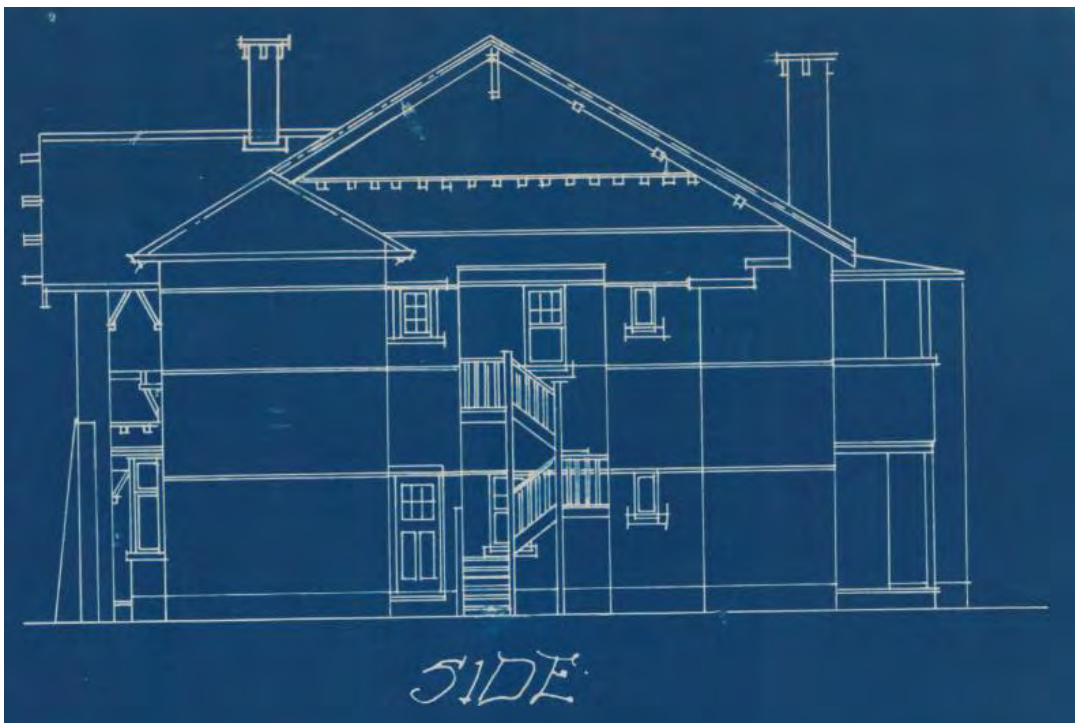

Figure 4 'Brick flats at St Kilda for Miss Marr. Dunlop and Hunt. Home Builders Ltd. 317 Collins St City'. Source: City of Port Phillip.

According to the 1923 Sands & McDougall directory, the occupants of the flats were Geo. E. Pearce, Edwin A. Sault, Frederick T. Brown and H. H. Archibald (Sands & McDougall 1923, 333).

In 1957, new owner D.J. Turner constructed a 'car cover' at the rear of the block (Sy Kilda Council Building Register). The four flats were last sold in 2000 and 2001, after which a new residential building was

constructed on the south end of the block at Spray Street (South East Water, 2002).The flats continue to be occupied as private residences as of May 2023.

Dunlop & Hunt was one of Melbourne's leading building firms of the early twentieth century. The company traces its origins to the estate agency founded by John Dunlop in the mid-1890s, which became J.C. Dunlop & Hunt upon the admission of H.F. Hunt. By 1914, the firm, then known as Dunlop & Hunt, was promoting itself as 'builders, contractors and property salesmen', with offices at 317 Collins Street. It became Dunlop Home Builders around 1922, which continued until the firm went into liquidation in the mid-1930s. The company provided well-designed houses at reasonable cost, later expanding into flats, shops, factories and residential alterations and 'modernisation'. It regularly promoted itself in trade journals such as *Australian Home Beautiful*, which featured half or full-page articles or advertisements often including images and plans of houses or flats recently built by the firm. A typical advertisement in the 1 April 1929 edition of the Australian Home Beautiful advised:

Every building is erected under the strict supervision of the Company's Architects and Superintendents to Plans and explicit Specifications prepared by our Drawing Office. Only first class work is observed.

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St. Kilda Council. 1920. Building Register no. 4252. 3 August 1920.

State Library of Victoria, *Sands & McDougall's Street Directories of Victoria,* 1922-1924 ed.

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Description

Corunna is a two-storey interwar era apartment block designed in the Arts and Crafts style. The masonry structure is finished with a beige roughcast render contrasted with banded sections of bagged brick of a similar colour. The wide, gabled roof is clad with terracotta Marseilles tiles and ridge capping. The roof overhang is lined with timber, with exposed rafter tails on the side roof awnings. Three, corbelled chimneys with a roughcast finish extend from the roof.

The main façade facing Glen Huntly Road presents a strong and well-balanced symmetry defined by the projecting centred wide, open gable. Wide rectilinear openings and columns flush to the façade frame the gable. At the ground level, the columns are buttressed with a centred weatherboard party wall separating the two porches to the apartments. The porches include the entrance door and paired timber sash window with a six-paned upper sash. The fenestration form and placement are mirrored on the upper level providing access to the front balconies. The front face of the gable is detailed with two courses of extruded header brick. Moulded lettering between the courses reading 'Corunna' is centrally located on the facade. The balconies include simple timber brackets and recessed vertical brick gaps along the balcony balustrade wall. The gable apex face is clad with unpainted timber shingles with dentils.

Emphasising the symmetry of the front façade are the flanking bays and central chimney behind the gable roof. The ground level of each side bay includes a bay window with fixed top light under a skillion hood. The upper level of each side bay includes a paired sash window with a six-paned upper sash under a nib hood.

The side elevations present an open gable profile, set back behind the front façade. The elevations include a wide recessed section and the stepped expressed chimney breasts of the two rear chimneys. The side gable apexes are similarly finished with a painted timber shingle face with dentils. The rear southern elevation includes an under croft ground level for car parking and a weatherboard clad upper level with steel framed sliding windows. The rear carpark is access off a laneway extending north from Spray Street.

Corunna is set back from Glen Huntly Road allowing for a narrow open front yard. The street front boundary is demarcated by a tall brick wall finished with a smooth render of a similar colour to the main structure. Contemporary steel palisade gates are located on either end of the wall. The original backyard extended to front Spray Street along its southern boundary. However, the frontage has been reduced to the lane opening, accommodating two contemporary two storey terrace style residences.

Known alterations to the property include:

- Backyard relandscaped and carport constructed at the rear of the apartment block (1957).
- Original washhouse located in the open back yard demolished.
- Construction of two contemporary, two storey terrace style residences in the backyard fronting Spray Street (after 2001).
- Altered front wall with contemporary steel palisade gates.
- New timber doors and gates (some with flyscreens) at the front façade entry porch and balconies.
- Minor accretions include new rainwater goods and HVAC units mounted to the side elevations.

Corunna is in good condition overall, although some sections of the roughcast render finish and unpainted timber shingles along the front façade appear weathered. The main alteration to the structure is located off

the rear elevation and consists of the under croft garage extension. The backyard has also undergone major relandscaping and includes the contemporary terrace style residences. These alterations and additions are not visible when viewed from Glen Huntly Road. The most visible alteration along the front façade remains the front fence with gates. Despite this, the overall original symmetry, materiality, fenestrations and detailing can still be readily appreciated from the front façade. Corunna has high integrity overall.

Comparative analysis

The opening of the electric tramways along Broadway and Ormond Road in 1906 and Glen Huntly Road in 1915 encouraged more intensive development, including the building of flats in Elwood. With its good proximity to tram routes (to allow easy travel to the city), the beach and parklands, Elwood was an especially popular location for the first wave of flat developments in the early twentieth century. Corunna provides a tangible link to the huge growth in the construction of purpose-built flat development in Elwood in the early twentieth century after World War 1, as a surviving example of a purpose-built block of flats built in Elwood in the early twentieth century.

A popular architectural style in the interwar period, the Arts and Crafts style drew on precedents established by the nineteenth century Arts and Crafts movement in England (and in the United States) as demonstrated through the work of important English architects such as C.F.A. Voysey (Apperly et al, 1989, 140) . Distinguished by an emphasis on craftmanship, utility, structural 'authenticity' and a truth to materials, this architectural style typically made use of traditional (usually English) vernacular motifs to achieve an 'unassuming, homely, well-established character' (Apperly et al, 1989, 140). In Australia, Arts and Crafts style buildings are usually characterized by 'earthy' natural colours, textures and materials such as face brick, roughcast render, timber shingles and stonework. The roof is a dominant element, usually steeply pitched with prominent and often bracketed eaves. Tall tapering chimneys battered wall buttresses and bay windows are also characteristic elements of the style (Apperly et al, 1989, 140).

The growing popularity of the Arts and Crafts style continued into the early twentieth century coinciding with the beginnings of flat development in St Kilda and Elwood, resulting in the application of this picturesque style to the early flats built from the late 1910s to the early 1920s. Designed and constructed in 1920-21 by builders Dunlop & Hunt, Corunna is a tangible link to this trend, as a highly intact example of an Arts and Crafts style flat building with characteristic form and detailing including the open gables, roughcast walls with buttresses, prominent eaves, grouped windows, and timber detailing. It presents a strong symmetry with an overall simple detailing, creating a well-grounded and uncluttered visual appearance. There are several Arts and Crafts style flats within the City of Port Phillip also designed by Dunlop & Hunt that Corunna can be compared to. These include:

- **Waitara, 98 Barkly Street, St Kilda (Citation 407).** Waitara was constructed in the 1920s and comprises a two-storey detached apartment designed in an Arts and Crafts style. Designed by Dunlop & Hunt, it presents a similar form and massing to Corunna. The façade is largely symmetrical and shares similarities with Corunna in terms of its arrangement. However, at Waitara the front façade open gable is limited to the roof profile with the 'centre bay' emphasised by contrasting face red brick as opposed to a projecting gable. The façade is otherwise largely symmetrical (if not for the placement of the off centred arched doorway). As with Corunna, the façade includes entry porches and balconies recessed in the front façade but is located along the flanking 'bays' instead of the centre. Of the two, Waitara is comparably more expressive through its use of contrasting colours and materials including the blue roughcast render, red face brickwork, and generous application of timber shingles on the upper level.

- **Deloraine, 12 Havelock Street, St Kilda (Contributory).** Deloraine was constructed in 1924 and comprises a two-storey Arts and Crafts style flat building. It presents a smaller domestic massing compared to Corunna. Unlike Corunna and Waitara, Deloraine presents a full, face brick façade. However, the shared design intent seen at both Corunna and Waitara consisting of a symmetrical front façade with a centred open gable bay is also visible at Deloraine. Owing to its narrower front façade (which is dictated by its smaller allotment size) the centred bay is more pronounced. The bay is further

emphasised with the wide, centred archway. Other similarities to Corunna include the roof cladding and exposed rafter tails and timber sash windows. Overall, Deloraine presents a similar, yet simpler comparative example at a smaller scale adapted to suit a narrow allotment.

Although not designed by Dunlop & Hunt, Corunna can also be compared to:

- **The Desboro, 61 Shelley Street, Elwood (Citation 917).** The Desboro was built in the early 1920s and comprises a detached two-storey Arts and Crafts style flat building sited on a prominent corner allotment. The Desboro presents a similar gable form, materiality, and fenestration detailing to Corunna. This includes a similar front façade layout comprising a centred open gable. However, the Desboro is more impressive, owing to its well-resolved arrangement and expressive use of elements along its two street façades including shingled vertical window bays, side enclosed balconies and porches, and external staircases.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individual heritage place. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5. Closeup view of the façade open gable detailing.

City of Port Phillip Heritage Review

Address: **31A Ferrars Place, South Melbourne**

Category: **Community Buildings: Scout Halls**

Style: **Post-War**

Constructed: **c. 1960**

Designer: **Unknown**

Amendment: **TBA**

Comment: **New citation**

Heritage Precinct: None

Heritage Overlay: HO578

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?
The 1st Albert Park Scout Hall at 31A Ferrars Place, South Melbourne is significant.

How is it significant?
The 1st Albert Park Scout Hall is of local historic significance to the City of Port Phillip.

Why is it significant?
The 1st Albert Park Scout Hall at 31A Ferrars Place, South Melbourne is of local historic significance as an example of a scout hall built in the City of Port Phillip in 1960 for the 1st Albert Park Scout Troop, which was one of the early scout troops in Victoria. It is significant as a physical manifestation of the scouting movement which was established by British Lieutenant General Robert S.S. Baden Powell in the early twentieth century, which offered boys training in outdoor survival skills such as camping, map reading, tracking and first aid. Although scouting has declined since the 1980's, the 1st Albert Park Scout Hall forms a tangible link to community and recreational culture in the City of Port Phillip. (Criterion A).

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.4 Forming community organisations

Port Phillip thematic environmental history

9. Cultural life: 9.1 Sport and recreation: (9.1.3 Other sports and recreational activities)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of South Melbourne was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda (Mitchell and Hardiman 2017; Eidelson 2006, 8). With lands adjacent to the sea, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl, as well as saltwater shellfish, fish and crustaceans from the reef.

While the rich cultural heritage of Traditional Owners in South Melbourne continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond (near Elwood), then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Contextual history – Emerald Hill

Emerald Hill was one of the three original settlements that developed in what is now the City of Port Phillip from the mid-nineteenth century. It represents the earliest phase of residential and commercial development in South Melbourne. The area underwent rapid settlement during the 1850's and 60's, followed by a second boom in the late 1870's and 1880s that served as an infill to the previously sparse development (City of Port Phillip 2021, 450).

The residential estate within which the 1st Albert Park Scout Hall is located (known as St Vincent Place) was created in 1854 as an extension to the original Emerald Hill town plan, which had been laid out two years earlier. It demonstrates the initial residential expansion beyond the original Emerald Hill township, which, over the next few decades would spread further south and east (City of Port Phillip 2021, 459). Its striking design, attributed to Andrew Clarke (then Surveyor-General of Victoria), was based on the traditional Circus or Crescent developments of Georgian London, where housing was laid out in a curve around a central public reserve. The proposed St Vincent Place Estate was divided into two parts when it was decided to run the new St Kilda railway line parallel to Ferrars Street, which effectively split the proposed St Vincent Place Estate into two parts. The smaller eastern portion, east of the new railway line, became a standalone estate with two streets that curved around a central semi-circular reserve alongside the railway cutting. The remaining portion of the St Vincent Place estate, west of the railway line would not be subdivided until 1864 (City of Port Phillip 2021, 452).

Figure 1 Extract from 1857 map showing Hodgkinson's revised layout of St Vincent Place. Source: Crown Lands Office, Melbourne. 1857. 'Plan of Building Lots in the Municipality of Emerald Hill.' Map. Public Record Office Victoria. I.D. 2EC68F31-F844-11E9-AE98-873F4A5266B5.

The St Vincent Place Estate developed from the mid-1860's to the early 1870s, and today remains largely characterised by housing from the era, principally in the form of large residences (townhouses, terraces and large villas) and some smaller dwellings (City of Port Phillip 2021, 459).

Ferrars Place appears for the first time in the 1869 Sands and McDougall Directory, with twelve residents. (City of Port Phillip 2021, 453). By the early 1870s, there were few vacant allotments still remaining in Ferrars Place (City of Port Phillip 2021, 454).

Scouting Movement

The Scouting Movement was founded by Major-General Robert Baden Powell (a former soldier in the British Army). Baden-Powell had served in the army in India, the Balkans, West Africa, South Africa and Malta and achieved international recognition for his participation in the Second Boer War. As a young army officer, he specialised in map-making and reconnaissance, and soon began to train other soldiers in what were essential skills for soldiers at the time (*Scout Movement*).

Baden-Powell's book *Aids to Scouting* (1899) covered aspects of his military experience, and his techniques came to be used widely to teach boys woodcraft. In 1907, Baden-Powell held a camp on Brownsea Island, off the Dorset coast in England for about 20 boys who set up tents, cooked their own food and learnt useful skills through playing games. In 1908, Baden Powell published *Scouting for Boys* in fortnightly parts, intended as a guide for the individual boy to teach self-reliance, it quickly became the guiding text for scout troops which had started to spring up all over England (see Figure 2 below). The Scouting Movement rapidly developed in popularity, as readers were inspired to form small patrols of their own to develop their own skills.
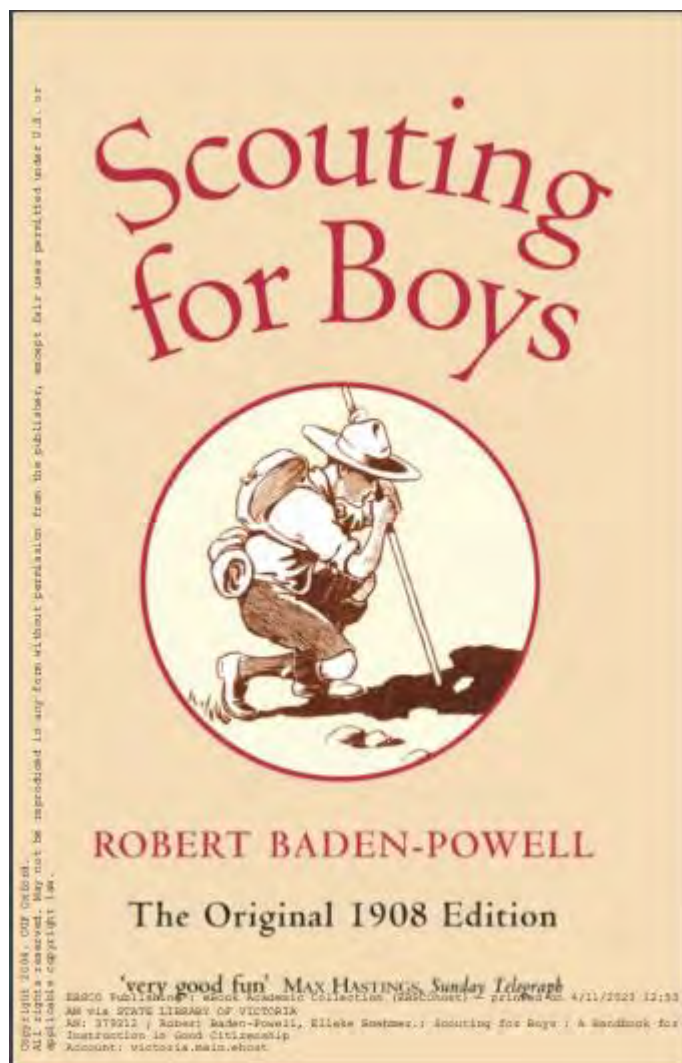
Figure 2 Cover page of 'Scouting for Boys by Robert Baden-Powell (originally published 1908. Horace Cox. Source: State Library of Victoria.

Scouting groups offered boys training in practical self-reliance and outdoor survival skills such as camping, map reading, tracking and first aid, which were rewarded with badges of merit. As well as this, there were oaths, scout law and loyalty pledges. Symbols of the scouts include a Fleur-de-lis-badge, a left-handed handshake and the motto 'Be Prepared'. In 1910, Baden-Powell retired from the army to devote his time to the Scouting Movement, and a rally at the Crystal Palace, London attracted 10, 000 boys (*Scouts Australia*).

With its increasing popularity, the Scouting Movement spread to other countries including Australia, New Zealand and India. In late 1907, Roy McIndoe (a student at the Tooronga Road State School in Caulfield) received some pamphlets from a friend in England who had been on the camp at Brownsea Island. (*Scouts Victoria*). Roy was inspired to form his own scout troop later in 1908, after receiving a copy of Scouting for Boys. Whilst it is difficult to name the first scout troop in Victoria, towards the end of 1908, troops existed in Malvern, Carlton, Albert Park, Brighton, Caulfield, Hawksburn, Ivanhoe, Camberwell, South Melbourne and Toorak, and from 1909 onwards, scouting troops developed rapidly in Melbourne and Victoria (*Scouts Victoria*). In 1909, it was reported in (The Age 1909, 6) that:

…the Boy Scout movement, which is now arousing a great deal of interest among the juvenile portion of the population. Started in England at the instance of Major-General Baden-Powell, the hero of Mafeking, it has now taken root in Australia and there is quite a large number of boys enrolled.

At a meeting held in 1909, the Imperial Boys' Scouts (I.B.S.) (Victorian Branch) adopted its rules and regulations, and a report in (The Melbourne Herald 25 November 1909, 3) stated as follows:

The Committee wisely bore in mind the different conditions under which Scouts have to work in Australia and did not follow too rigidly the Baden-Powell scheme. But all the best features of the British rules and regulations are retained. So far the work of organising has been beset with difficulties, owing to the want of proper machinery. The scheme adopted by the Scout masters last night supplies this long-felt want, and the future is bright with promise. The I.B.S. Victorian Section is destined soon to be second to none in the Commonwealth.

Reports of the activities of the burgeoning scouting movement started to appear regularly in local newspapers in around 1909. By 23 June 1909, there were 60 scouting patrols in Victoria, all of whom were represented at a meeting of the provisional committee of the Boy Scouts Association, held in 1909 (The Argus 1909, 9). In November 1909, there were 130 patrols on the official list (The Herald 18 November 1909, 3). In 1909, 1200 Boy Scouts marched through Melbourne from the Treasury Building, along Collins Street, Swanston Street to mark the anniversary of Trafalgar Day (The Leader 1909, 50). In 1909, it was stated that:

The finished student of scoutcraft should be such a valuable asset in an Australian army that the movement among the boys, which is largely based on good moral conduct, deserves instant recognition and encouragement. (The Weekly Times 10 April 1909, 32).

By 1937 over two and a half million scouts from nearly fifty countries were affiliated with the International Bureau of Scouts (*Scouts Australia*). Whilst the popularity of the Scouting Movement has declined in Australia since the 1980's, in 2023, the Scouts Australia website states that there are 57 million scouts worldwide in over 200 countries and territories.

1ˢᵗ Albert Park Scout Hall, 31A Ferrars Place, South Melbourne

The City of Port Phillip became home to some of the first scout troops in Victoria, with the 1st Albert Park Scout Troop parading for the first time as a troop on the corner of Kerferd Road and Merton Street (The Emerald Hill Record 1939, 5). In 1909, a 'muster' of scout troops took place in St Kilda on the evening of December 17. The troops set out from the Balaclava Railway Station and included the 1st South Yarra Troop, the 2nd Balaclava Troop, the 1st Balaclava Troop, and the 1st St Kilda Troop (The Herald 23 December 1909, 3).

A 'Scouts Council' was formed in connection with the Scout Movement at St Kilda in 1910, and the scouts met for practice 'at the Fire Station every Saturday evening, and the Balaclava branch at the Brighton Road, school' (The Prahran Telegraph 1910, 5). By August 1910, reports were made of the St Kilda Troop 'mustering' at its headquarters (the Fire Station at Inkerman Street) to perform drills (The Weekly Times 3 September 1910, 8), and of a football match between the 1st St Kilda and 1st Balaclava Troops against the 1st Albert Park team (The Weekly Times 9 July 1910, 8). Several months later, the First St Kilda and Middle Park troops held their first district concert and display at the Town Hall (The Prahran Telegraph 29 October 1910, 4).

By November 1909, it was reported that the Albert Park Patrol (along with the Essendon Patrol) were among the strongest patrols numerically, with the patrols in each district having over 100 members (The Herald 11 November 1909, 3). In December 1909, the 1st Albert Park Troop held its first annual sports 'over the Park', (The Herald 23 December 1909, 3) indicating that the 1st Albert Park Troop had commenced operating at some point between December 1908 to December 1909.

In 1914, the 1st Victorian Sea Scouts were formed, which was followed by the creation of a club-house for Victoria's Sea Scouts on Albert Park Lake in 1916 (*Sea Scouts*).

In 1916, the Fist Albert Park Troop met 'as usual' at the club room, with a good attendance of 35, and on the following Saturday the troop marched to the Domain, where it had a signalling practice (Port Melbourne Standard 1916 3). In 1916, the 1st Albert Park Troop operated a 'trek-cart patrol' (Port Melbourne Standard 1916, 3) an example of which can be seen at Figure 3 below.

Figure 3 1st Albert park Bicycle Patrol and Trek Cart. Undated. Source: Scouts Victoria. 'Victorian Scout History'(website). Accessed April 2023. https://scoutsvictoria.com.au/activities-events/activity-teams/heritage/victorian-scout-history/.

The 3rd St Kilda Scouts established in 1924 with the support of Rabbi Jacob Danglow (The Australian Jewish News 5 April 2010) which became known as 'Danglow's own', it settled in a former residence at 26 Avoca Avenue, St Kilda.

As shown in the photograph taken in Fitzroy Street, St Kilda at Figure 4 (below) on 25 April 1925, 1200 boy scouts marched to Luna Park in connection with the 'Scout Week movement' (The Herald 25 April 1925, 3).

THE MARCH OF THE MELBOURNE SCOUTS

Twelve hundred Boy Scouts marched to Luna Park this afternoon in connection with the Scout Week movement. A photograph in Fitzroy street, St. Kilda.

Figure 4 Photograph of boy scouts marching in Fitzroy Street, St Kilda in 1925. Source: The Herald (Melbourne) 25 April 1925, 3.

In Elwood, a scout hall was purpose built in Ormond Road in 1939 (Way Back When Consulting Historians 2021, 188). It was opened by Mr Michaelis M.L.A. who unveiled the foundation stone and congratulated the group on its enterprise in 'providing so well for its needs' (The Age 18 December 1939, 11).

The 1st Albert Park Scout Troop formed an association with St Silas' Anglican Church, Albert Park in around 1911, holding meetings in the church hall for many years (Way Back When Consulting Historians 2021, 188). In 1938, a reunion was held at St Silas' Hall in celebration of the 30th anniversary of the formation of the 1st Albert Park Troop of boy scouts 'probably the oldest in the State', indicating that the 1st Albert Park Scout Troop commenced its operations in around 1908-1909 (The Emerald Hill Record, 5 November 1938, 5).

In 1945 several films made by the 1st Albert Park Boy Scouts including 'Hidden Lake', being the story of the troop's 90-mile trip by pack-horse to lake Tarli Karng and Mt Wellington were shown at a 'picture night' held in St Silas' Hall, Albert Park. According to the reporting at the time, one of the films shown was probably the first 'talkie' produced by an Australian scout group (The Emerald Hill Record 3 July 1948, 6).

Fundraising for the construction of the purpose-built scout hall at 31A Ferrars Place was underway from at least 1947, including through activities such as dances and fetes (The Emerald Hill Record 1946, 2; The Emerald Hill Record 1947, 7; The Emerald Hill Record 1950, 2; The Emerald Hill Record 1952, 8).

In 1952, the following notice appeared:

> The 1st Albert Park Sea Scouts will commence shortly to build their new club-house on a portion of the railway land adjacent to the Albert Park station.
>
> In order to help the building fund a fete will be held at St Silas' Hall, opposite the Albert Park railway station on Saturday, November 15, commencing at 2 o'clock.
>
> Donations in cash or goods may be left at the home of the president, Mrs T.J.W. Kenny, 37 Howe Crescent, Albert Park. (The Emerald Hill Record 1952, 3).

Mrs Catherine Kenny was the president of the 1st Albert Park Boy Scouts Group Parents Committee for more than 20 years and although she died before the scout hall at 31A Ferrars Street, South Melbourne was constructed, she raised funds for the construction of the scout hall. She was a prominent social worker who died at the age of 83 after having founded and worked at the South Melbourne creche and having served as a life governor of Prince Henry's, the Austin, St Vincent's and the Women's Hospitals (amongst other things) (The Age 1953, 2).

The 1st Albert Park Scout Hall at 31A Ferrars Street, Albert Park was purpose built in 1960 (Way Back When Consulting Historians 2021, 188). It was officially opened in 1960, as illustrated by the polished red granite plaque which is inset into the façade of the building beside the entrance, which reads as follows:

THIS STONE COMMEMORATES THE OFFICIAL OPENING OF THE 1ST ALBERT PARK SCOUT HALL ON THE 20TH MARCH 1960 BY C. ROY NICHOLS ESQ. Q.B.E INTERNATIONAL COMMISSIONER FOR AUSTRALIAN BOY SCOUTS ASSOCIATION'

As in other parts of Melbourne, scout organisations in the City of Port Phillip boomed during the early to mid -Twentieth century, but membership declined from the 1960s. As of April 2023, according to the Scouts Victoria website, there are four scout troops in the City of Port Phillip (1St Elwood, 1st Victorian Sea Scouts, St Kilda, Port Melbourne). The 1st Albert Park Scout Hall appears to no longer be in use as a scout hall.

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Description

The 1st Albert Park Scout Hall is located at 31A Ferrars Place, South Melbourne and consists of a post-war purpose-built scout hall with a utilitarian design. It is situated on a corner allotment bounded by Ferrars Place to the east, Bridport Street to the south, and Ferrars Street to the west. Its western boundary is shared with the light rail corridor.

The single-storey structure presents a simple, elongated footprint and open, gable roof form. It consists of face red brick laid with a stretcher bond. The four base brick courses are painted with a white finish. The gable roof is clad with corrugated sheet metal with minimal overhang. The principal front façade facing Ferrars Place is defined by engaged piers visually demarcating eight bays along the façade. The five left bays include jalousie window banks with an expressed header laid brown brick sill. The main entrance is located within the sixth bay from the left and consists of a recessed doorway. The last two bays right of the entrance include a window bank on the seventh bay and a narrower end bay.

The front façade is topped with a rendered horizontal panel under the gutter line with capital lettering painted in deep red reading: '1st ALBERT PARK SCOUT HALL'. A polished red granite plaque with incised lettering is inset into the façade beside the recessed entrance which states that the 1st Albert Park scout hall was opened on 20th March 1960. The northern and southern elevations include smaller single window bays and secondary entrances. The rear western elevation fronting the tram line includes similar window bays to the front façade but lacks the demarcating engaged piers.

The 1st Albert Park Scout Hall is aligned with the eastern edge of the allotment, with no setback from the footpath. It is surrounded by an open, grassed area with interspersed shrub and semi-mature to mature tree plantings to its north, south and west. The street front boundary is demarcated by a chain link fence.

Known alterations to the building include:

•   Chain link boundary fence added.

The 1st Albert Park Scout Hall retains its original form, materiality and detailing and has high integrity. The building does not appear to be in active use. It is in fair condition, noting that the corrugated sheet metal roof is affected by rusting, and the front façade is affected by graffiti and with some damaged windowpanes.

Figure 5 Photograph showing the 1st Albert Park Scout Hall, 31A Ferrars Place South Melbourne. Source: Hermes Orion database accessed 17 March 2023, https://orion.heritage.vic.gov.au/places/201461.

Comparative analysis

The scout hall at 31A Ferrars Street, South Melbourne speaks to the popularity of the scout movement in the early to mid-twentieth century in the City of Port Phillip. The building incorporates key features of a Post War utilitarian building. Typically defined by the use of simple forms with a rational façade and fenestration arrangement, the utilitarian style of design usually rejects 'bourgeois' details such as over-abundant decorative details and honours the functionality of a building and space, rather than the grandeur of ornamental purpose. The 1st Albert Park Scout Hall at 31A Ferrars Place has a restrained, utilitarian design which takes usefulness into consideration in its design, rather than aesthetics.

The scout hall at 31A Ferrars Street, South Melbourne is a substantially intact example of a Post-War utilitarian scout hall constructed at the beginning of the 1960s. The design of the building is based on its purpose as a scout hall. It is notable for the way it demonstrates an association with the scouting movement in the City of Port Phillip in the mid-late twentieth century. Other comparable examples of scout halls within the City of Port Phillip include:

- **War Memorial Scout Hall, 26 Avoca Avenue, Elwood (HO7 – St Kilda, Elwood, Balaclava, Ripponlea; Citation 132).** Constructed between 1910-1942, the significance of the War Memorial Scout Hall at 26 Avoca Avenue, Elwood lies in its association with the St Kilda Jewish community. In the building, various aspects of Jewish culture are reflected. Significant elements of the conversion of the former residence include the Functionalist entrance porch, which was added when it became a Talmud Torah (Jewish Sunday School) and the signage above the door (overlaying the Star of David) and the war memorial laid in the front yard. The citation for the War Memorial Scout Hall states that it is 'a reminder of St Kilda's role as an important staging post for Jewish immigration.' Whilst the War Memorial Scout Hall involved the conversion of a former residence (rather than a purpose-built scout hall) it shares similarities with the scout hall at 31A Ferrars Place in terms of being an example of a physical structure used for recreational activities associated with boy scouts in the City of Port Phillip.
- **1st Elwood Scout Hall, 85 Ormond Road, Elwood** Constructed in 1939, the significance of the 1st Elwood Scout Hall at 85 Ormond Road lies in its historic significance as an example of a physical structure dedicated to recreational activities associated with boy scouts in the City of Port Phillip. It is also historically significant for its connection to the local Jewish community in St Kilda and Elwood, which is largely a result of post-World-War II migration from Europe. The 1st Elwood Scout Hall is currently being assessed for inclusion on the Heritage Overlay as an individually significant place. It shares similarities with the scout hall at 31A Ferrars Place, South Melbourne in terms of its association with the ongoing presence of the scouting movement in the City of Port Phillip in the early-mid twentieth century. Whilst the scale of the scout hall at 31A Ferrars Place is greater than that of the 1st Elwood Scout Hall at 85 Ormond Road, they share similarities, both being purpose-built scout halls with a utilitarian design, which have plain, brick facades with entrances which open into large utilitarian spaces.

Comparable examples of Post-War scout halls outside the City of Port Phillip include:

- **10th Caulfield Scout Hall, 2 Miller Street Elsternwick (City of Glen Eira HO183; Citation 5)** Constructed in c 1959, the 10th Caulfield Scout Hall is of local historic, aesthetic and social significance to the City of Glen Eira. It is an illustration of the noted post World War II expansion of the boy scout movement in the Caulfield district, as well as being a striking example of the group of post-World War II scout halls built in the City of Glen Eira. It is of social significance for its long-standing association with the 10th Caulfield Scouts and the enduring legacy of the movement in the City of Glen Eira. It shares similarities with the scout hall at 31A Ferrars Place, South Melbourne in terms of its association with the continuing presence of the scouting movement in the City of Port Phillip in the mid-late twentieth century. Whilst the façade of the 10th Caulfield Scout Hall has a bolder articulation that the scout hall at 31A Ferrars Place, both buildings share a similar utilitarian design, having flat, brick façades with an entrance which opens into a large, utilitarian space.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant heritage place. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6 Photograph of front facade entrance and windows at 31A Ferrars Place, South Melbourne.

Figure 7 Detailed view of the foundation stone at 31A Ferrars Place, South Melbourne.

City of Port Phillip Heritage Review

Place name: **Duplexes**
Other names: **N/A**

Address:	**107, 109, 111 and113 Glen Huntly Road, Elwood**
Category:	**Residential: Duplex**
Style:	**Interwar: Georgian Revival,**
Constructed:	**1934-1935**
Designer:	**Unknown**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: No

Heritage Overlay: HO581

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The pair of duplex dwellings at 107,109, 111 and 113 Glen Huntly Road, constructed in 1934-1935, are significant. The rear alterations and extensions are not. The low front brick fences at 107, 109, 111 and 113 Glen Huntly Road are contributory to the significance of the place.

How is it significant?

The pair of duplex dwellings at 107, 109, 111 and 113 Glen Huntly Road are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The duplex dwellings are of local aesthetic significance as an intact and fine example of a pair of interwar Georgian Revival inspired pair of duplexes. The pair are distinguished by their Georgian Revival inspired simplicity which includes strong symmetry, plain face brickwork wall surfaces, multi-paned, double hung windows, a central vergeless gable with a cartouche, deep boxed eaves, a hipped roof form with terracotta tiles, and Georgian Revival style fanlights to the round headed, ground floor windows.. Both buildings observe strong, symmetrical rectilinear forms, which when paired with their siting (with 111-113 Glen Huntly Road located on the corner of Glen Huntly Road and Mitford Street) make for a highly intact pair of aesthetically significant Interwar Georgian Revival inspired duplexes. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher density housing)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 **Error! Reference source not found.** as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
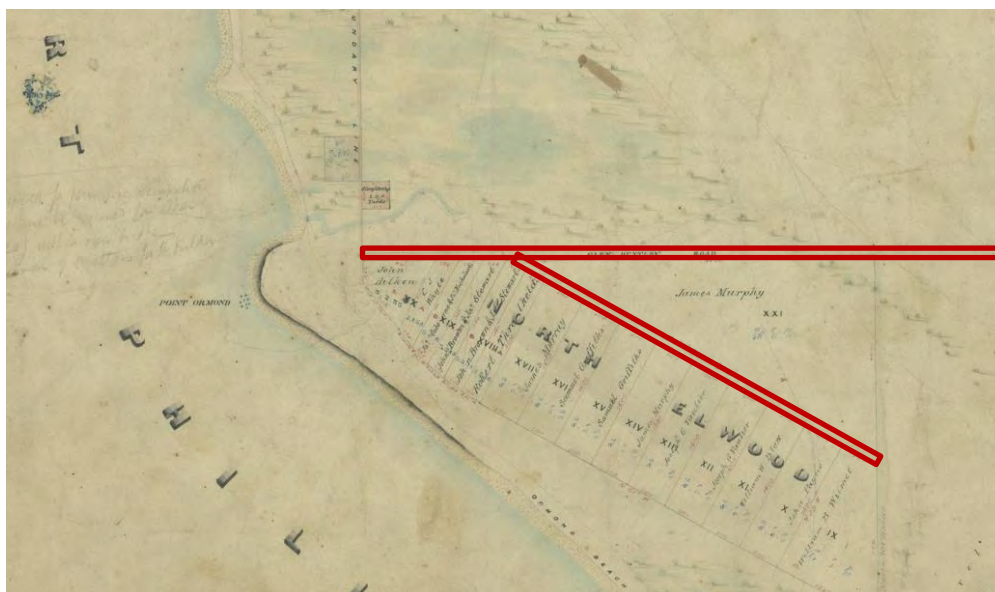

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of the Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

107-113 Glen Huntly Road, Elwood

The duplexes at Nos. 111 and 113 Glen Huntly Road were constructed in 1934 (City of St Kilda Building Register, 1934). The following year, the duplexes at Nos. 107-109 were constructed (City of St Kilda Building Register, 1935). Both properties were owned by H. Devereaux and the buildings were constructed by E. R. Whitebread (City of St Kilda Building Register, 1934, 1935).

An extract from the plans for the development of 'Proposed Flats for Mr Devereaux, Glenhuntly Road, Elwood' is shown at **Figure** 3 below (City of Port Phillip). It shows two wide round headed windows, each containing six-pane casements with a compressed arch Georgian Revival-style fanlight in a 'rising sun' pattern above, at ground floor level (amongst other distinguishing features).

Figure 3 'Proposed Flats for Mr Devereux. Glenhuntly Road, Elwood'. Source. Council records. City of Port Phillip.

In 1940 the tenants were : 107 Glen Huntly Road -- Russell L. Kelly; 109 - - Mrs. Emily Deveraux; 111 -- Rodney M. Marks, and; 113 - Frank E. Joseland (Sands and McDougall, 1940).

Each new publication of the Sands and McDougall Street Directories afterwards record new occupants of the dwellings.. Extensive renovations were undertaken to the rear of Nos. 107-109 between 2020 and 2021. The dwellings are still in use as private residences as of May 2023.

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Description

107 and 109, together with 111 and113 Glen Huntly Road each contain a pair of double-storey Interwar duplexes with Georgian Revival influences Nos 107 and 109 face Glen Huntly Road, and have a low brick front boundary fence. Nos 111 and 113 are located on a corner allotment with a low, brick front boundary fence along Glen Huntly Road, which curves around the corner into Mitford Street. Both buildings present a similar massing and symmetrical rectilinear form, with projecting bays to the upper levels. The buildings

are of face clinker brick construction laid with a stretcher bond and have low-pitched hipped roofs clad with terracotta Marseilles tiles and ridge capping with enclosed eaves. There are simple face brick chimneys.

The strong symmetry of the principal facades to Glen Huntly Road is emphasised by the placement of the chimneys, and the fenestration, which at ground level consists of two wide, arched windows each containing six-pane casements on either side of a nine-pane fixed window with a compressed arch Georgian-style fanlight in a 'rising sun' pattern above. Above these on the front façade facing Glen Huntly Road are pairs of double timber sash windows with multi-pane upper sashes and a header laid brick sill. These windows flank a central section with an expressed vergeless gable, breaking the eaves line, and detailed with a cartouche.

The side elevations of the buildings feature a projecting upper-level bay that slightly cantilevers over the main entrances, which feature a recessed timber door set within an arched opening. The projecting bays have a horizontal bank of multi-pane windows that wrap the front corner, while the side elevations contain modern but sympathetic multi-paned timber windows of varying sizes. In this regard, the first floor eastern and western window banks at Nos 111 and 113 Glen Huntly Road have been altered with sliding windows which have sympathetic multi-paned frames.. The rear northern elevations include single-storey sections of varied extents dictated by the allotment shapes and shared boundaries. The rear sections present a hipped and skillion roof with its original form maintained at Nos. 111 and 113. Each residence includes a backyard with freestanding shed and garages occupying the northern extent of the properties. The garages are accessible off Mitford Street.

The residences are set back from the street allowing for a landscaped front and side yard. The street front boundaries are demarcated by an original or early low face brick wall and piers with a header laid cap, with by tall hedges behind. The Mitford Street boundary fence includes a pair of tall brick piers topped with precast pineapple shaped mouldings and an arched timber gate to the main entrance of No. 113, which are unlikely to be original.

Known alterations to the properties include:

- Freestanding sheds and garages constructed at the northern extent of the properties.
- Repainting of the widow architraves and other trim including gutters varied colours including white, black, and dark blue.
- Timber paling fence added to the shared boundary and with gate to the Mitford Street frontage at No. 113.
- The first floor eastern and western window banks at Nos 111 and 113 Glen Huntly Road have been altered with sliding windows which have sympathetic multi-paned frames.
-
- Pineapple pre-cast mouldings and arched timber door added to the side gate at No. 113 (after 2014).
- Modern, low gate added to front brick fence at 107 and 111 Glen Huntly Road.
- Canvas awning added to western elevation, first floor corner window bank of 107 Glen Huntly Road.
- New rear addition to the main structures at No. 107-109 (2021).
- Extensive relandscaping to the backyard including new freestanding studio/garages at No. 107-109 (2021).
- Minor accretions include new front gates, rainwater goods, wall mounted vents and conduits.

The buildings at 107-109 and 111-113 Glen Huntly Road are in good condition and have high integrity. The main alterations to the original buildings are the e contemporary rear free-standing structures at No. 107-109, which remain largely obscured from view owing to the allotment arrangement. When viewed from the public domain, the original massing, form, materiality, fenestration and simple detailing of the buildings appear intact.

Comparative analysis

The late 1920's saw the emergence of 'revivalist' style homes, including Georgian Revival. Relevantly, low front fences emphasised the connection between the dwelling and the street. Whilst most of this housing was detached, duplexes or two semi-detached houses on the same block remained popular (Way Back When Consulting Historians 2021, 91). Maisonettes – that is a large flat over two levels emerged over the late 1920s and by the early 1930s these had become a popular choice for wealthy residents in suburbs such as Toorak. Part of the attraction of a maisonette flat was due to it being perceived as '…really scarcely flats at all, but complete houses in miniature, as their name implies' (Australian Home Beautiful, 10), The need for a dedicated internal staircase for each residence made them more expensive than conventional flats and consequently few maisonettes were constructed in the City of Port Phillip in the Interwar period.

With their proximity to the beach and parklands, good public transport networks and seaside character, Elwood and St Kilda were popular locations for higher density housing. Elwood and St Kilda have some of the earliest surviving flats from the early twentieth century in Melbourne, including some of the best examples of architectural styles and types of flats (Way Back When Consulting Historians 2021, 95). Designed in an interwar Georgian Revival style, the duplex flats (or maisonettes) at 107-109 and 111-113 Glen Huntly Road exemplify the increasing popularity of the lifestyle of flat living from the early twentieth century.

Relevantly, the Georgian Revival was given impetus by its contemporary popularity in the Interwar period in Britain and the United States. The style was characterised by simple hip or single ridge gable roofs, symmetry or near symmetry in the arrangement of doors, windows and balconies, and restrained classical detailing (Raworth, 18).

The duplex flats at 107-109 and 111-113 Glen Huntly Road were constructed between 1934 and 1935 by E. R. Whitebread, and present a similar massing and form to other Interwar 'Revival' flat developments of the 1930s. In keeping with the characteristics of other Interwar 'Revival' apartments, the duplex flats present a strong symmetrical, rectilinear form, with low-pitched hipped roofs clad with terracotta Marseilles tiles, and boxed eaves. The Georgian Revival influence are demonstrated by their symmetrical form, and their massing and detailing such as the arched multi-pane windows with fanlights, cartouche details to the central gables and the arched entries.

Other examples of early twentieth century multi dwelling developments with 'Revival' influences within the municipality of Port Philip include:

- **'Olgmend Court' flats, 147-149 Alma Road, St Kilda East (Citation No 402. Significant within HO6).** Constructed in 1940-1941, Olgmend Court flats share similarities with the duplex flats at 107-109 and 111-113 Glen Huntly Road, Elwood in terms of their strong symmetry, plain face brickwork wall surfaces, multi-paned, double hung windows, deep boxed eaves, a hipped roof form with terracotta tiles and the decorative vergeless gable (with a cartouche). Although they are not maisonettes, the flats at Olgmend Court compare favourably with the maisonettes at 107-109 and 111-113 Glen Huntly Road, Elwood as they are both multi-dwelling building with Georgian Revival and influences.
- **70-72 Goldsmith Street, Elwood (Not affected by a Heritage Overlay as of May 2023, date of construction unknown).** The duplex flats at 70-72 Goldsmith Street are directly comparable with the duplex flats at 107-109 and 111-113 Glen Huntly Road, Elwood in terms of their maisonette design, including similar symmetry, mass, form, materiality and roof profile Whilst the duplex flats at 70-72 Goldsmith Street have some Arts and Crafts influences (including the timber shingles on the corner window banks) they share very similar Georgian Revival influences with duplex flats at 107-109 and 111-113 Glen Huntly Road, Elwood including a central section on the front façade with an expressed vergeless gable breaking the eave line detailed with a cartouche. and similar window fenestration to that at 107-109 and 111-113 Glen Huntly Road, Elwood.

- **245-245A Barkly Street, St Kilda (Citation 192, Contributory to HO7).** Designed by Richardson and Wood (and constructed in 1914) the Arts and Crafts style duplex at 245-245A Barkly Street St Kilda shares similarities with 107-109 and 111-113 Glen Huntly Road, Elwood as both are examples of the development of two-storey semi-detached duplexes (or maisonettes) which explored a different approach to multi-dwelling development. Other comparable features include their symmetry: the use of materials (including face brick at ground floor level and terracotta roof tiles), and details including the arched openings at ground floor level.

The above comparative analysis demonstrates that there are relatively few examples in the City of Port Phillip of Interwar two-storey duplexes which directly compare with 107-113 Glen Huntly Road. The comparative analysis illustrates the significance of 107-109 and 111-113 Glen Huntly Road, Elwood as highly intact examples of Interwar double-storey duplexes with Georgian Revival influences in the City of Port Phillip.

Assessment

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

Recommendations

107-109 and 111-113 Glen Huntly Road, Elwood are recommended for inclusion in the Heritage Overlay as an Individually Significant Heritage Place.

Designate front fence as not exempt under clause 43.01-4 of the Port Phillip Planning Scheme. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 4. Oblique view of Nos. 107-109

Figure 5. Oblique view of No. 107

Figure 6. Oblique view of Nos. 107-109 looking north.

Figure 7. View of No. 109.

Figure 8. Oblique view of the front bay of No. 111

Figure 9. Overview of Nos. 111-113.

City of Port Phillip Heritage Review

Address:	**102 Glen Huntly Road, Elwood**	**Heritage Precinct:**	**None**
Category:	**Residential: House**	**Heritage Overlay:**	**HO573**
Style:	**Federation/Edwardian with Arts and Crafts influences**	**Graded as:**	**Significant**
		Victorian Heritage Register:	**No**
Constructed:	**1913**		
Designer:	**N/A**		
Amendment:	**TBA**		
Comment:	**New citation**		

Significance

What is significant?

The house constructed in 1913 at 102 Glen Huntly Road, Elwood is significant. The mature *Jacaranda mimosifolia* and the mature white cedar (*Melia azedarach)* contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

The house and trees (*Jacaranda mimosifolia* and *Melia azedarach*) at 102 Glen Huntly Road, Elwood are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house at 102 Glen Huntly Road, Elwood is of aesthetic significance as a visually distinct transitional Federation era residence with Arts and Crafts bungalow influences. It incorporates elements from both the Federation and Arts and Crafts styles, and key features include its twin front-facing gable ends, with decorative roughcast render paired with half timbering and overhanging eaves, twin bay windows, wood-block decorations at the base of the dwelling, as well as a corbelled chimney with chimney pots, a gabled-hip roof form clad in corrugated metal sheeting and a centralised entrance with a timber porch. These features, along with the two mature trees in the front setback (being a *Jacaranda mimosifolia* and a white cedar (*Melia azedarach)*combine to form a picturesque dwelling within the streetscape. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda . With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Figure 2.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 20212021, 29-30).

Figure 3. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

Following the completion of the reclamation of the Elwood Swamp in 1905, and the expansion of the tramway networks soon after, land became more available and accessible. This is shown in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route (this photo is shown in Figure 4). However, by 1925, the streets north of Glen Huntly Road were only just exhibiting the initial signs of development.

Figure 4 Pratt, C.D, and Airspy. (1925). Elwood area on Port Phillip Bay. Source: State Library of Victoria. (Note: aerial photograph shows a view of Elwood looking southeast, showing limited development North of Glen Huntly Road).

The newly formed Prahran and Melbourne Tramway Trust laid out a number of electric tramlines through St Kilda and environs in the early twentieth century. The construction of the tramway line from the 'Glen Huntly Road railway gates' to Point Ormond had been flagged in the early twentieth century by the St Kilda City Council (The Prahran Telegraph, 1912, 5). The service was constructed by the Prahran and Malvern Tramway Trust, and it opened on 4 June 1915, running along Glen Huntly Road from Elsternwick Station to Point Ormond (Heritage Alliance, 2005, 22), (The Prahran Chronicle 1915, 3) (Way Back When Consulting Historians, 2021, 72). The introduction of tram routes had a huge impact on development, with an increase in housing around tram lines, especially in Elwood (Way Back When Consulting Historians 2021, 69).

102 Glen Huntly Road, Elwood

Land in the 'Seaside Estate at Point Ormond, Elwood, St Kilda' (on the south side of Glen Huntly Road between Spray and Foam Streets) was offered for auction in 1905 (State Library of Victoria, 1905). The first houses in Glen Huntly Road were built in 1909 by the prominent and prolific local builder and developer, J.R. Daley (who owned and developed numerous properties in the City of Port Phillip, including the former Majestic Hotel at 153 Fitzroy Street, St Kilda and the Regal Private Hotel at 149 Fitzroy Street, St Kilda). On the south side of Glen Huntly Road between Foam and Spray Streets, construction largely occurred in the second decade of the twentieth century and was encouraged by the opening in 1915 of the electric tramway running along Glen Huntly Road to Point Ormond (Heritage Alliance, 2005, 22).

By the 1920s, over 25 new residences had been constructed on the block between Foam Street and the Elwood Canal.

In 1913, the first resident at 102 Glen Huntly Road, Elwood (numbered 69 until the 1960s) appears in the street directory (Sands & McDougall 1913, 258). This was Mrs. Eliza Hampton, a widow previously from Bendigo (*Bendigo Advertiser* 1907, 4). Mrs. Hampton's youngest daughter Ethel also lived at the address, initially after her marriage to Frank Fallon in 1913, then again from 1918 after their separation. Ethel

Hampton was an accomplished mezzo-soprano artist, who first performed in Melbourne in 1902 when a teenager, then with a St. Kilda performing group, the English Pierrots (*Herald* 1922, 9; *Punch* 1904, 13).

By 1924, the Hamptons no longer resided at 102 Glen Huntly Road. Several different residents are listed in the directories in the following years.

In 1945, the new owners were Charles Darley Taylor, identified in the electoral rolls as an engineer, and his wife Elsie (Australia, Electoral Rolls 1949, 314; Sands & McDougall 1940-1974). According to the directories, Elsie remained at 102 Glen Huntly Road until at least 1974. The house remains in use as a residence today.

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Description

102 Glen Huntly Road, Elwood is a single-storey weatherboard clad transitional Federation era residence with Arts & Crafts bungalow influences. It fronts Glen Huntly Road to the north, opposite the junction with Mitford Street. The residence presents a Dutch gable roof and open gable projecting clad with corrugated sheet metal. The roof contains two face brick chimneys with rendered corbels and two terracotta chimney pots.

The front façade presents a symmetrical layout defined by two flanking projecting open gable bays. The base of the bays is clad with a painted timber weatherboard with an imitation Ashlar profile, which is angled at the base of the window bays. The box bay windows each contain four tall narrow sashes with fixed fan lights and a roughcast rendered curved hood. The half-timbered open gables are also finished with a roughcast render and timber battens, supported with two timber brackets.

The centre of the front façade contains the recessed main entrance. The four-panel timber door includes sidelights and fanlights set within an intricately carved architrave with moulded panelling. A raised porch with a timber clad floor is protected under a skillion awning extending from the main roof. The awning features timber fretwork in a simple grid pattern with brackets.

There is a single storey skillion roofed extension at the rear, which connects the main residence to a formerly freestanding rear secondary structure. The structure has a similarly profiled Dutch gable roof clad with corrugated sheet metal. The southern elevation of the rear secondary structure opens onto the backyard. The backyard includes a single-storey one car garage structure clad with fibro boards with a Dutch Gable roof clad with corrugated sheet metal. The garage and backyard are accessible off the rear laneway that connects Glen Huntly Road to Foam Street.

The residence is set back from Glen Huntly Road allowing for a wide front yard. The set back is deeper than that of the neighbouring property to the west which has been redeveloped into an apartment building. The front yard and residence are open to the streett, and the front yard t contains two mature trees, being a Jacaranda (*Jacaranda mimosifolia*) and a ##.

Known alterations to the property include:

- The rear skillion roofed addition.
- Corrugated iron cladding to roof.
- Fibro cladding to the garage structure.
- Removal of a later, non-contributory low timber panel and post front fence (2010).
- Minor accretions including new rainwater goods.

The residence's original structure, materiality, fenestration and detailing appear highly intact from the public domain and overall, it has high integrity. The main alteration is the rear extension connecting the residence to the rear secondary structure which is not visible from the public domain. The main visible alteration is the recladding of the roof. Timber elements along the front façade appear weathered or slightly damaged. This includes the porch flooring, porch fretwork and base timber cladding imitating stonework..

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 and villas became one of the most popular forms of housing

from the Federation/Edwardian period onward. Influenced by the 'Garden Suburb' movements from overseas, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).

Although most Federation era bungalows were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints, the freestanding bungalow eventually evolved into the Arts & Crafts and California bungalows of the early 1920s. The Arts & Crafts and California Bungalows were primarily distinguished by their gabled roofs, verandah piers and balustrades, timber joinery and double hung or casement-stained glass windows. Low front fences also emphasised the connection between the house and the street, and some early examples drew from their Victorian predecessors and were designed as two identical houses.

The house at 102 Glen Huntly Road, Elwood is a single storey Federation era residence with Arts and Crafts bungalow influences. It is transitional in style and embodies several key elements associated with the Arts and Crafts architectural movement, including roughcast gable projections with half timbering and overhanging eaves, a relatively wide roof form with corbelled chimneys, timber sash window bays with angled bases, and timber fretwork in a simple grid pattern. Other features are its rational and symmetrical front façade defined by the flanking open gables, , and the central recessed main entrance and porch. Another key distinguishing feature is its wide front setback, which contributes to its 'Garden Suburb' character. Within the City of Port Phillip, there are several other known transitional Federation bungalows with Arts and Crafts influences, constructed in the 1910s including:

- **Former Cogan Residence, 506 City Road, South Melbourne (Citation 2371).**

  The Former Cogan Residence comprises a single storey Federation era residence with Arts and Crafts influences. Although composed of brick as opposed to weatherboard, it draws clear comparisons through its defining projecting bay window, prominent half-timbered gable end with roughcast render, pitched hipped roof. Moreover, it harks back to its Victorian predecessors via the use of corrugated sheet metal, cast iron lacework and shaped timber brackets while incorporating key Arts and Crafts features including exposed rafter ends and an ornamented gable. Within its local context it is situated within a considerably denser location resulting in a smaller form, typical of terraced residences and a lack of front setback and front yard. While there are differences in materiality and form, both examples are comparable through the integration of Arts and Crafts features.

- **41 Ruskin Street, Elwood (Citation 798)**

  Constructed in c.1910, 41 Ruskin Street is an example of a single-storey Federation era residence with Arts and Crafts bungalow influences. Transitional in style, it features key elements associated with the style including a roughcast gable end with half timbering, overhanging eaves with exposed rafter tails, a wide and low-pitched roof form, and triple stained glass bay window. The influence of the 'Garden Suburb' movement can be observed at the property with its wide setback, front yard, and timber picket fence. It retains its overall massing and Federation form with a return verandah. While smaller in massing to 102 Glen Huntly Road, it is highly comparable in its overall largely symmetrical front façade form, open half-timbered gable, hipped roof, weatherboard materiality, and timber detailing.

While dating to the early 1910s, 102 Glen Huntly Road is also comparable to a number of early Federation era residences establishing its transitional style. The comparable early Federation era residences include:

- **269 Barkly Street, St Kilda (Citation 23)**

  Constructed in 1908, 269 Barkly Street is an example of a single storey picturesque symmetrical Federation era residence with Queen Anne influences. Its symmetrical front façade consisting of a centred entrance and porch with gabled roof, flanked by bay windows with a projecting half-timbered open gable bay is very similar to the form of 102 Glen Huntly Road. It is also presents a similar materiality consisting of timber weatherboard with an expressive timber detailing and fretwork at the entrance porch. 269 Barkly Street retains its original roof cladding consisting of terracotta Marseilles roof tiles, crested ridge capping and rams horn finials. Evidence of the 'Garden Suburb' movement is

visible at 269 Barkly Street in its wide front setback. While it is slightly more intact and expressive in its detailing, it is an overall highly comparable example to 102 Glen Huntly Road.

- **152 Clark Street, Port Melbourne (Citation 630)**

Constructed in 1907, 152 Clark Street is a single storey picturesque Federation era residence. It is considerablye smaller in massing to 102 Glen Huntly Road but presents similar elements including the projecting half-timbered open gable creating a symmetrical front façade. It also presents a similar materiality consisting of timber weatherboard, timber fretwork, and cladding imitating stonework. Compared to 102 Glen Huntly Road, 152 Clark Street is more aesthetically resolved with its highly expressive detailing seen in the front porch structure and fenestration with the turned posts, fretwork, lattice, bargeboard, and leadlight glazing.

- **Woodlands, 168 Stokes Street, Port Melbourne (Citation 717)**

Woodlands was constructed in 1906, 168 Stokes Street is visually very similar to 152 Clarke Street, presenting a similar massing, form, symmetrical front façade layout, materiality, and detailing. It is considered more intact than 152 Clark Street (which has a second storey rear contemporary addition), and through the retention of the original face brick corbelled chimney, some terracotta roof ridge capping. 152 Clark Street and 168 Stokes Street are comparable with 102 Glen Huntly Road in terms of their open gable roof projections and their materiality.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building, with tree controls (*Jacaranda mimosifolia* and *Melia azedarach)*.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5 Oblique view of the left gable bay along the front façade.

Figure 6 Oblique view of the right gable bay along the front façade.

City of Port Phillip Heritage Review

Place name: **Amazon Flats**

Address:	**139 Glen Huntly Road, Elwood**	**Heritage Precinct:**	**None**
Category:	**Residential: Apartment**	**Heritage Overlay:**	**HO574**
Style:	**Interwar: Moderne/ Functionalist**	**Graded as:**	**Significant**
Constructed:	**1941**	**Victorian Heritage Register:**	**No**
Designer:	**K. M. Steel Products Ltd**		
Amendment:	**TBA**		
Comment:	**New citation**		

Significance

What is significant?

Amazon Flats, designed by K. M. Steel Products Ltd in 1941 at 139 Glen Huntly Road, Elwood, are significant.

How is it significant?

Amazon Flats are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The Amazon Flats are of aesthetic significance as a substantial and visually prominent example of a double-storey interwar flat design with Moderne influences and emerging Functionalist forms. The flats are distinguished by the chimney on the front elevation which has a three-dimensional quality in terms of its massing, form and materiality, all of which are used to strongly suggest arrested vertical motion, creating a 'skyscraper' silhouette, characteristic of the Moderne style. The vertical chimney (constructed using cream brick and thin, dark brown brick) on the front elevation contrasts with the horizontal string courses (which include cream bricks and thin, dark brown bricks) to create a dynamic visual impact. The emerging Functionalist elements are represented by simple geometric massing of the building, the use of face brick construction and framed, corner windows. These features, together with its siting on a major arterial road, combine to form a visually striking building. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

2.7 Apartment Living (2.7.1 The Emergence of a Building Type, 2.7.2 Apartment Development in Elwood to 1940), 5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing: Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
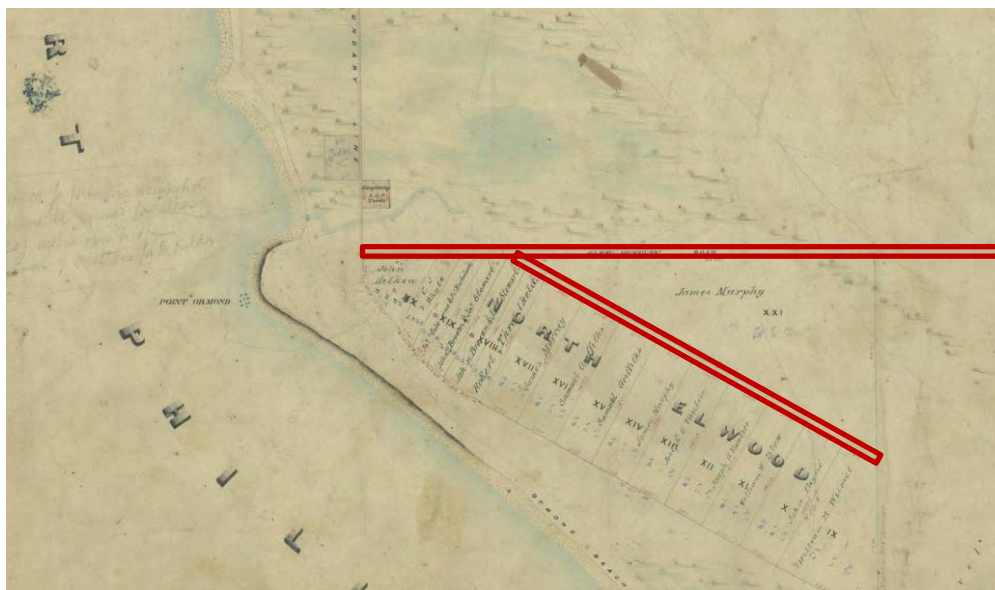
Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23).

While newly erected building stock predominantly comprised of freestanding middle-class bungalows, there were also several more modest semi-detached Federation villas that harked back to the Victorian era in their form and detailing. The area was also a popular location for purpose-built residential flats built in fashionable interwar styles, such as the Old English style Hartpury Court at 9-11 Milton Street, Elwood (HO191) and the Moderne style Windermere Flats at 49 Broadway, Elwood (HO67). Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Amazon Flats, 139 Glen Huntly Road, Elwood

The two-storey apartment block comprising six flats and a garage at 139 Glen Huntly Road was constructed in 1941 for J. Hely, by builder A.E. Ousley (Building Register Card 10784). At the time of

construction the address of the property was known as '36 Glenhuntly Road, Elwood.' The site, previously occupied by a large weatherboard house, was vacated by 1940. Following this, construction of the apartment block took place from 1941 into 1942 (The Age, 1939, 2; Sands & McDougall, 1940, 326; 1942, 316). The garage was built towards the rear of the apartment block.

The plans for the flats were prepared by 'K.M. Steel Products Ltd' for J. Hely. K.M. Steel Products Ltd was a company that supplied steel products. In 1945 it reverted from defence work to the 'supply on mass production' of steel windows and other steel components for homes (The Adelaide Advertiser 1945, 2). The company's 'rolling mill' also produced 'all necessary light steel sections' (The Adelaide Advertiser 1945, 2).

The plans for the flats specified the use of a mixture of 'red bricks', 'blue clinker bricks', and 'oatmeal bricks' to be made by 'City Brick Co.'. These 'oatmeal bricks' were specified on the plans for the chimney and the contrasting string courses along the front façade (see Figure 3). The plans for the flats specified a low, brick fence to be constructed along the front boundary (K. M. Steel Products Ltd, 1941).
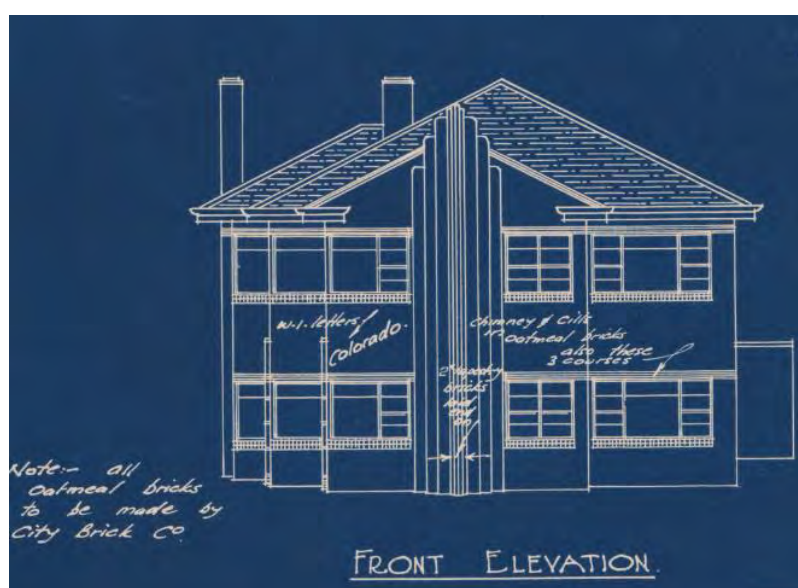

Figure 3 Extract from plans entitled 'Proposed Block of Six Flats to be erected at 36 Glenhuntly Road, Elwood for J. Hely Esq.' 1941. Drawings of 36 Glenhuntly Road. Council Records. City of Port Phillip.

Figure 4 Extract from plans entitled 'Proposed Block of Six Flats to be erected at 36 Glenhuntly Road, Elwood for J. Hely Esq.' 1941. Drawings of 26 Glenhuntly Road. Council Records. City of Port Phillip.

In 1952, the block of flats, each flat containing four rooms including two bedrooms, was advertised for sale (The Herald, 1952, 8). Eventually, the property was sold in April 1953 for £10,250 and the flats leased (The Age 1953, 6).

The flats continue to be used as private residences as of April 2023.

References

Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

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Finn, Edmund. 1888. *The chronicles of early Melbourne, 1835 to 1852: historical, anecdotal and personal*. Melbourne: Fergusson and Mitchell.

Heritage Alliance. 2005. *Elwood Heritage Review: Volume 1: Thematic History – Citations for heritage Precincts*. Unpublished report prepared for the City of Port Phillip. PDF file.

K.M. Steel Products Ltd. Plans for 'Proposed Block of Six Flats to be erected at 36 Glenhuntly Road, Elwood for J. Hely Esq.' 1941. Source: Drawings of 36 Glenhuntly Road. Council Records. Document ID MEL5327928. City of Port Phillip.

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St. Kilda Council. Building Register no. 10784. 1941.

State Library of Victoria, Sands & McDougall's directories, 1940 ed.

State Library of Victoria, Sands & McDougall's directories, 1942 ed.

Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The Adelaide Advertiser. 'K.M. Steel Products Ltd'. 27 October 1945, 2

The Age (Melbourne). 1939. 'Advertising'. 19 August 1939.

The Age (Melbourne). 1953. 'Advertising'. 13 April 1953.

The Caulfield and Elsternwick Leader. 1889. 'Elsternwick Improvement Committee.' 11 May 1889, 4.

The Herald (Melbourne). 1952. 'Advertising'. 4 April 1952.

Way Back When Consulting Historians. 2021. *Thematic Environmental History*. Unpublished report prepared for the City of Port Phillip. PDF file.

Description

139 Glen Huntly Road is a two storey interwar apartment block built with Moderne and Functionalist influences. The masonry structure consists of face clinker brick laid with a stretcher bond, which is contrasted with the decorative use of cream brick accents. The hipped roof is clad with a glazed terracotta Marseilles tile with boxed eaves clad in fibro panelling and has a projecting, vergeless gable at the front. Two simple, face brick chimneys extend from the rear roof faces.

A distinctive feature of the front elevation is the chimney situated at the centre of the front gable which is expressed as a stepped Art Deco style 'waterfall' form in cream brick with a dark brown central course emphasising its verticality. . . Header laid sills and level courses consisting of three alternating bands of cream brick with thin, dark brown brick in between create a contrasting horizontal element to the façade.

Window form and placement is mirrored on both levels consisting of paired timber sash windows and paired sash and fixed pane banks. The western elevation presents neatly arranged windows and corner windows with similar brick detailing across a stepped form. It includes the main entrance bay with an open landing for the stairwell on the upper level. The eastern elevation includes a wider recessed porch and balcony bay. The rear northern elevation overlooks the backyard which is paved and used as a parking space. A contemporary two-storey extension to the apartment with an undercroft garage extends from the northern elevation of the original structure. The rear extension and parking area is accessed off the driveway extending along the western boundary.

The apartment block is set back from Glen Huntly Road. The street front boundary is demarcated by a low face clinker brick fence with tall piers supporting a timber paling fence. The fence is recessed at the centre, and beside the driveway to accommodate the main entrance gate.

Known alterations to the property include:
- Grounds relandscaped to include the paved driveway and rear parking area.
- Two-storey contemporary extension to the main structure off the rear northern elevation.
- Mature tree removed from the front yard (2015).
- Skylight added to the rear roof face (2016).
- Minor accretions include new rainwater goods, wall mounted services, HVAV and roof vents.
- Timber paling fence and gates added to the front fence.
- Internal timber paling fences added to demarcate smaller private yards along the western elevation.

139 Glen Huntly Road is considered to be in good condition overall. However, there is lateral movement and cracking to the front brick fence. The main two storey addition is located off the rear northern elevation and is not visible from the public domain. Other alterations visible include the timber paling fence added to the existing brick fence and relandscaping to include the concrete paved pathway and driveway. Otherwise, the original form, materiality and fenestration appear largely intact. Thus, overall 139 Glen Huntly Road has high integrity.

Comparative analysis

The Moderne and Functionalist Styles emerged in Victoria in the 1930s and quickly became known for their progressive image. A local response to the influences of Modernism emanating from Europe and America, these closely connected styles were primarily driven by ornamental restraint, clean lines and smooth finishes. However, while the Moderne style of the early 1930s was typified by streamlined wall surfaces and horizontal emphasis, the ensuing Functionalist/International style of the late 1930s was characterised by flat roofs (or low hipped roofs behind parapets), smooth rendered brick walls and steel framed windows, sometimes placed on corners (Raworth 1991, 21). Stark and revolutionary in terms of form and aesthetic, it was less popular than the revival styles and it was typically only used by architects or builders who had a specific modern minded client (Raworth 1991, 21).

Built in 1941 by A.E. Ousley, to plans prepared by K.M. Steel Products Ltd, 139 Glen Huntly Road is a two-storey apartment block which demonstrates Moderne influences, including a tension between horizontal and vertical elements to create a dynamic visual impact. Contrasting clinker bricks, cream bricks and dark brown, thin bricks are used to emphasise the chimney and the window banks, generating a lively visual impression. The distinctive projecting stepped chimney breast has a three-dimensional quality in terms of its massing, form and materiality, all of which combine to strongly suggest arrested vertical motion, creating a 'skyscraper' silhouette, characteristic of the Moderne/Art Deco movements. The vertically oriented chimney, constructed using cream bricks and contrasting thin, dark brown bricks (laid in a soldier course for decorative effect) contrasts with the horizontal string courses (which use alternating cream brick and thin, dark brown bricks) to create a dynamic visual impact. . The emerging Functionalist elements are represented by the clear outward expression of the function of the apartment building, and the rejection of applied ornamentation, reflected in the simple geometric massing of the building, the use face brick construction and the framed, corner window banks. The open, vergeless front gable with return gutters is also reminiscent of the Inter-war Old English style. In this regard, 139 Glen Huntly Road exemplifies the varied and broad stylistic influences seen in the Moderne idiom.

Other comparable Moderne style apartment buildings include:

- **Flats, 39 Eildon Road, St Kilda (Citation 904).** Constructed in 1940-41, 39 Eildon Road, St Kilda comprises an unusual apartment complex that combines both Functionalist and Châteauesque architectural features of particular note is its French style staircase tower topped by a turret a terminated by a small finial and analogous projecting central parapet with a rounded cap. The structure is finished in a smooth roughcast render. Although of a different style to 139 Glen Huntly Road, it shares several noted similarities, including an asymmetrical composition, use of cubic forms and window mullions. Both 39 Eildon Road, and 139 Glen Huntly Road exemplify the eclecticism and variation of apartment building styles of the period.

- **Elmar Flats, 290A Inkerman Street, St Kilda East (Citation 2275)**

  Constructed in 1940-1941, Elmar Flats consists of a two-storey block of flats in the Moderne Style. Elmar Flats presents a face clinker brick structure, hipped roof with terracotta Marseilles tiles and a symmetrical front façade with a centred projecting hipped entrance bay. Like 139 Glen Huntly Road, cream bricks and dark brown bricks are used at the Elmar Flats to contrast with the clinker bricks, creating horizontal elements which emphasise the window banks, generating a lively visual

impression. Despite presenting a more rationalised form, the materiality, sash window banks, and distinct projecting bank create strong visual similarities to 139 Glen Huntly Road.

- **St Germain Flats, 68 Goldsmith Street, Elwood (Citation 1997)**

Constructed in 1942 to a design by J.S. Seccul, St Germain Flats consist of a two-storey block of flats with a simple Moderne style. Seccul also designed other apartment buildings in the area including Romandon at 358 Barkley Street, Elwood, and 'Rapelle' at 89 Addison Street, Elwood. 68 Goldsmith Street, Elwood presents a simplified rectilinear form, finished with a white render. The rendered finished is contrasted through the exposed face clinker brick base and banded motif on the front façade. The window banks consist of casement and fixed metal window frames. While simpler in form and detailing, and differing in materiality, wider characteristics of the Moderne style can be observed such as the hipped roof clad with terracotta Marseilles tiles, overhanging enclosed eaves, corner window banks, and clinker brick detailing.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Raworth, B, *Our Inter-War Houses*. Melbourne. National Trust of Australia (Victoria), 1991.

Other images

Figure 5. View of the western elevation.

Figure 6. Closeup view of the brickwork detail and windows along the front facade.

Figure 7. Closeup view of the front facade gable parapet and chimney breast.

Figure 8. Overview of façade, looking north.

City of Port Phillip Heritage Review

Place name: **Flats**
Other names: **N/A**

Citation No: 2475

Elwood Heritage Study
Heritage place boundary
Cadastral boundary

EXTENT
HERITAGE ADVISORS

Address: **1 Hartpury Avenue, Elwood**

Category: **Residential: Flats**

Style: **Postwar:** Functionalist

Constructed: **c. 1970**

Designer: **Michael R.E. Feldhagen**

Amendment: **TBA**

Comment: **New citation**

Heritage Precinct: St Kilda
Botanical Gardens & Environs

Heritage Overlay: **HO580**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

The flats designed by Michael R. E. Feldhagen in c.1970 at 1 Hartpury Avenue, Elwood is significant. The original front boundary fence also contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

The flats at 1 Hartpury, Elwood are of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

1 Hartpury Avenue, Elwood is of local historical significance as a direct outcome of the extensive flat building program that has characterised much of the twentieth century history of the municipality, particularly in Elwood, where it gained pace after World War Two. Within the municipality, this wave of flat development was heavily influenced by the work of several émigré architects, who with support from Jewish developers, were responsible for a high proportion of the architect designed examples, ultimately imbuing the area with a more progressive, international character. Designed by Polish-born German trained émigré architect Michael R.E Feldhagen, 1 Hartpury Avenue, Elwood forms a tangible link to late twentieth century flat development in the municipality and illustrates the contribution émigré architects

made to the area's built environment into the 1970s, following the early wave of influence in the 1950s and early 1960s. (Criterion A).

1 Hartpury Avenue is of local aesthetic significance as a distinctive example of the approach to flat design that evolved during the late 1960's and early 1970s, when there was a shift from the post-war era to what is often defined as the late twentieth century period. Feldhagen's flat designs in the City of Port Phillip were generally more expressive than that of his contemporaries, and the design of 1 Hartpury Avenue features various distinctive elements including balconies with slightly angled balustrades and coloured glass panels, angled roof fascia with concealed guttering, and a row of openings at ground level imitating a loggia with a tapering arched form finished with smooth white stucco. Its overall intactness is enhanced by the retention of the front low brick fence.(Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Flats and high-rises: Émigré architects)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

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.

During the peak of Melbourne's building boom in the 1880s, almost all the remaining land in Port Phillip (except for the Elwood Swamp and the Fisherman's Bend area) was subdivided and offered for sale. Prosperity saw land speculation intensify across the suburbs during that period in areas such as Elwood, Balaclava, Ripponlea, St Kilda East that were remote from transport and services. When one of Elwood's oldest estates, Chiverton, was subdivided in 1885, it created 85 allotments. Despite the eager subdivision of land and colourful advertising, however, the actual building of homes in these remote subdivisions was slow. With the onset of the 1890s economic depression, many estates failed and remained undeveloped for a decade or more. Maps of Elwood in the late 1890s, for example, show that residential development was still sparse, and the beachside estates had failed spectacularly, with only a few houses on the Elwood Esplanade and Elwood Hill estates. Hood Street and Bluff Avenue remained entirely undeveloped at the turn of the century.

Most of the development that occurred during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava, and Ripponlea. The exception is the low-lying parts of Elwood, which were subdivided and developed following completion of the Elwood Swamp reclamation project in 1910.

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century the number of residents in St Kilda almost doubled between 1901 and 1921 rising from 20,500 to 38,500 as land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940 however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). This surge was fuelled by population growth and a housing shortage after World War II, as well as changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (Way Back When Consulting Historians 2021, 97). This development tended to occur on streets near the foreshore, and the pressure for redevelopment was the greatest there. Unlike its interwar predecessor (which was defined by relatively low-scaled walk-up flats) post-war flat development was typified by mid-rise flats of four or more storeys that often integrated ground floor carports.

The designs of post-war Modernist flat buildings was increasingly influenced by European émigré architects who settled in Melbourne's southern suburbs. Such designs can readily be seen at Dr Ernest Fooks' post-war Modernist flats at 15 Beach Avenue, Elwood (1969), Michael R. E. Feldhagen's Surf Side flats at 46 Ormond Esplanade, Elwood (1963) and Ted Berman's post-war Modernist flats at 76 Mitford Street (1961-62).

1 Hartpury Avenue, Elwood

The development of the St Kilda Botanic Gardens from c.1860 led to the surrounding area becoming a desirable residential neighbourhood. By the end of the nineteenth century Blessington, Tennyson, Dickens and Herbert streets were lined with substantial villas, and mansions set in large grounds. In Tennyson Street, the mansion estates extended almost as far south as Byron Street. One of these mansions was Hartpury, which was established c.1864 at the northeast corner of Milton Street.

In 1911, the Hartpury Estate was subdivided creating Hartpury Avenue and new building lots facing Milton and Tennyson Streets, 1 Hartpury Avenue was Lot 5 on the plan of subdivision 5721, (see Figure 2). The first residence to be built at 1 Hartpury Avenue was a single storey brick villa, according to a 1922 newspaper auction notice for 1 and 3 Hartpury Avenue (The Argus 1922, 5). In 1941, owner Mrs. Tulloh commissioned the erection of a new timber and cement sheet sleep-out at the rear of the property (City of St Kilda Permit no. 1130).
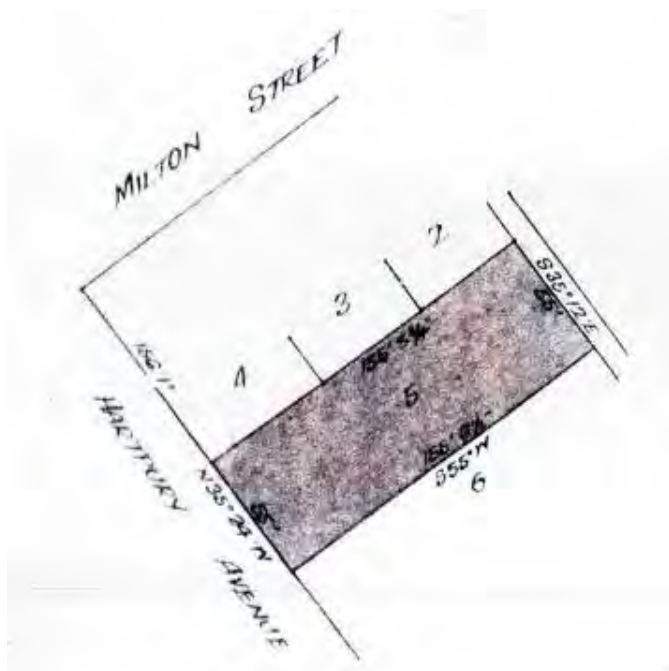

Figure 2. Lot 5 of Plan of Subdivision No 5721 (Certificate o Title Vol. 4722 Folio 210) Source: St. Kilda City Council.

Thomas and Heather Hore acquired 1 Hartpury Avenue, Elwood in 1955. . In November 1970, permission was granted for the demolition of the building at 1 Hartpury Avenue (presumably to prepare the site for a new building) (City of St Kilda Permit No. 3592). The new building was a block of twelve flats, constructed to a design by Michael R.E. Feldhagen (an extract from the plans for the flats prepared by Feldhagen is shown at Figure 3).

A plan for the distinctive arches along the front façade of the building was prepared by Peter Stojanoff & Associates consulting engineers of Malvern Road, Prahran(an extract from this plan is shown at Figure 4). The ground floor level contained twelve garages and storage rooms.
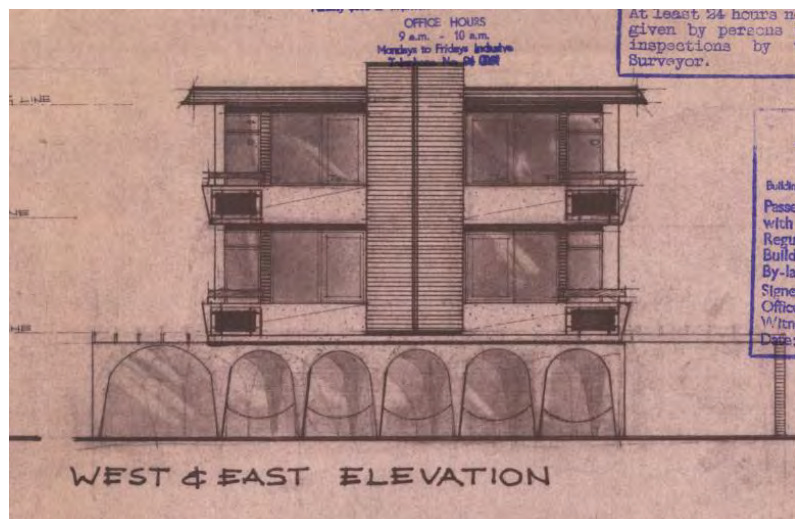
Figure 3. Extract from 'West and East elevation. Proposed 12 Flats at No. 1 Hartpury Ave, Elwood for Mr and Mrs Hall.' M. Feldhagen and Associates P.L. 20 August 1969. Source: St. Kilda City Council.
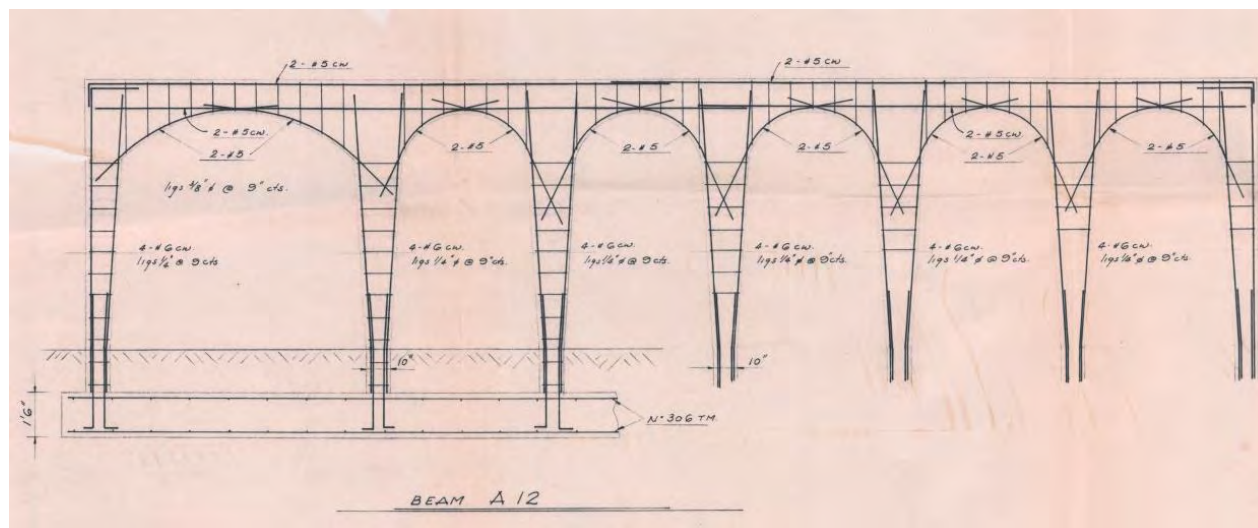
Figure 4. Extract from 'Block of flats at 1 Hartpury Avenue. Peter Stojanoff & Associates Pty Ltd. Consulting Engineers.' 9 November 1970. Source: St. Kilda City Council.

Michael Richard Ernest Feldhagen

The following biography of Michael Feldhagen has been adapted from the proposed 'Feldhagen Flats Group Listing I' citation (proposed City of Port Phillip Citation No 2445 which is subject to a planning scheme amendment process as of June 2023), and is augmented with additional research undertaken by Extent Heritage.

Michael Feldhagen was born in 1932 in the Prussian city of Bresalu (now Wroclaw in western Poland). He studied architecture at the *Universität der Künste Berlin* (Berlin University of Arts) in the 1950s then worked in an architect's office in that city, gaining experience in the design of high-rise apartment blocks (Built Heritage n. d.). In 1958, he emigrated with his family to Melbourne, and initially worked for the Housing Commission of Victoria, which at the time, was embarking on its own series of multi-storey public housing. By 1960, Feldhagen was working for fellow émigré architect, Ernest Fooks (1906-1985) who was well-established as one of the leading architects to Melbourne's post-war Jewish migrant community (Built Heritage n.d.). He subsequently established his own practice based in St Kilda by 1963. Known as M Feldhagen & Associates Pty Ltd by 1967, his early output included a number of small factories, but his practice soon established a reputation as a designer of large houses. During this period, Feldhagen frequently collaborated with fellow European émigré professionals (Built Heritage n.d.).

From the late 1960s, when changes to strata title legislation prompted a boom in apartment construction, Feldhagen became one of the leading exponents of the type. In 1970, Feldhagen expanded into building works and formed a second company, M Feldhagen Constructions Pty Ltd. Feldhagen declared bankruptcy in 1975, and his two public companies were subsequently de-listed. Nevertheless, he resumed practice as an architectural designer, with his teenage son as his draftsman and sole employee. The practice continued into the 1980s under the name of Michol Designs. Feldhagen was again declared bankrupt in 1995 (Commonwealth of Australia Gazette 1995, 25). Feldhagen retired to Queensland in the 1990s and died on 21 January 2013, aged 80 years (Built Heritage n.d.).

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Description

1 Hartpury Avenue comprises a three-storey Post-war Functionalist style apartment block. It presents a simple rectilinear footprint and massing with undercroft parking and storage on the ground level and residences on the upper two levels. The structure consists of face blond brick laid with a stretcher bond and a flat roof clad with corrugated sheet metal. The roof is accessible via two central stairwells and overhangs the structure with enclosed eaves.

The front façade presents a symmetrical arrangement. The ground level is defined by a row of openings with a tapering arched form finished with a smooth white stucco imitating a loggia . The openings are enclosed with metal weatherboard cladding with the exception of the southernmost which forms an open walkway. The loggia extends past the façade to form a pergola over the driveway entrance along the southern elevation and a wider arched opening over the pathway along the northern elevation. The arch section over the pathway includes die cast lettering reading 'ONE'.

The upper levels include a central face brick vertical section with a flat parapet breaking the roof line. Each level houses two banks of paired steel framed awning windows emphasised by the white stucco finish. Each apartment includes corner balconies with unusual angled solid balustrades with steel handrails and feature a textured yellow glass insert panel at the front with a circular pattern.

The ground level houses the undercroft garages with tapering ceiling beams and counterweight metal doors. Two stairwells provide access to the upper levels from the southern elevation with a vertical stairwell window extending above the ground level. Smaller single awning windows punctuate the southern elevation between the stairwell bays.

The building is set back from the street front allowing for a narrow front landscaped area, concrete laid driveway to the south, and concrete laid pathway to the north. The street front boundary is partially demarcated by a low face brick fence with a header laid cap and raised return section beside the entry path accommodating mailboxes. The fence includes a double course of contrasting face brown brick with

alternating expressed brick. A timber paling fence extension along the front wall houses the waste storage area.

Known alterations to the property include:

• Timber paling fence extension to the front wall.

• Minor accretions such as new rainwater goods.

Sections finished with the white stucco are weathered and highly stained, particularly on the balconies. The fascia cladding is also weathered and rusted in sections. 1 Hartpury Avenue is therefore in fair to good condition overall. It is of high integrity overall and its original massing, form, fenestration and simple detailing appear highly intact to its original state.

Comparative analysis

Designed in a Functionalist style, the block of flats at 1 Hartpury Street is emblematic of flat development in Elwood during the post-war period. As mentioned previously, while the suburb's apartment boom of the 1920s and 30s had abated considerably by the early 1940s following labour and materials restrictions stemming from World War II, the lifting of building restrictions by the mid-1950s precipitated a second wave of apartment development. While many flats were homogenous in terms of materials—compositions and detailing, and made use of stark rectilinear volumes, flat roofs, expressed stairwells and cream or orange brick—several were particularly distinguished by their use of detailing and site responsiveness (Heritage Alliance 2005, 64).

Within the municipality, this wave of flat development was heavily influenced by the work of several émigré architects, who with support from Jewish developers, were responsible for a high proportion of the architect designed examples, ultimately imbuing the area with a more progressive, international character. Designed by Polish-born German trained émigré architect Michael R.E Feldhagen, 1 Hartpury Avenue, Elwood forms a tangible link to late twentieth century flat development in the municipality and illustrates the contribution émigré architects made to the area's built environment into the 1970s, following the early wave of influence in the 1950s and early 1960s.

Michael R E Feldhagen was one of several European émigré architects that were active in the area and at the forefront of the evolution of this building type along with architects Mordecai Benshemesh, Dr Ernest Fooks and Kurt Popper. Critically, these architects drew on their training in Europe, and pioneered new approaches to post-war Modernist flat development within the municipality. Within the City of Port Phillip, there are several post-war residential flats designed by Feldhagen that 1 Hartpury Avenue can be directly compared to. These include:

• **Surf Side, 46 Ormond Esplanade, Elwood (Citation 855).** Surf Side comprises a three-storey block of post-war Functionalist style flats constructed in 1963. It is distinguished by its symmetrical footprint with a stepped form, overhanging flat roof, large aluminium framed windows and the combination of materials including cream brick with contrasting brown brick with alternating expressed courses and concrete breeze blocks. While Surf Side and 1 Hartpury Avenue share similarities in terms of their materiality and stark rectilinear forms, 1 Hartpury Avenue is further distinguished by its contrasting materials and arched forms, including the distinctive arches along the front façade and the white concrete pergola spanning the driveway entrance.

• **169 Hotham Street, Balaclava (Citation 2445).** Constructed in c.1961, 169 Hotham Street, Balaclava comprises post-war Functionalist style flat distinguished by articulated forms and surfaces, including ground floor masonry walls extending from the building to the courtyard gardens and boundary walls, and concrete blockwork along the external façade. As with 1 Hartpury Avenue, 169 Hotham Street, Balaclava is noted for its stark, rectilinear built form. Whilst 1 Hartpury Avenue uses contrasting materials and has distinguishing arches along the front façade and spanning the driveway, it

does not share the same level of articulation to the forms and surfaces of the masonry walls, or the variety of concrete blockwork used at 169 Hotham Street, Balaclava.

- **247-249 Inkerman Street, Balaclava (Citation 2445).** Constructed in 1962, 247-249 Inkerman Street, is an expressive two-storey brick building distinguished by is rectilinear form, flat roof and projecting balconies along the east elevation with flange screen privacy walls. The north and south elevations feature shadow concrete blocks, configured in a hexagonal pattern to the upper levels. As Whilst the quality of its articulated surfaces and contrasting materials is evidently more impressive than 1 Hartpury Avenue, the form of 1 Hartpury Avenue is set apart by its balance of horizontal and vertical masses, as well as its distinctive arches along the front façade.

Recommendations

Include in the Heritage Overlay as an individual place with solar panel controls. Designate front fence as not exempt under Clause 43.01-4. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

City of Port Phillip Heritage Review

Place name: **Airlie**
Other names: **Flats**

Address:	**33 Kingsley Street, Elwood**	Heritage Precinct: None
Category:	**Residential Apartment**	Heritage Overlay: HO577
Style:	**Inter-War: Arts & Crafts/ Functionalist**	Graded as: Significant
Constructed:	**1936**	Victorian Heritage Register: No
Designer:	**J. H. E. Dorney**	
Amendment:	**TBA**	
Comment:	**New citation**	

Significance

What is significant?

The Airlie flats, designed by J. H. E. Dorney in 1936 at 33 Kingsley Street, Elwood, are significant. The front brick fence contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

The Airlie flats are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The Airlie flats are of aesthetic significance as a visually prominent and well-articulated example of a double-storey interwar flat design with emerging Functionalist influences, paired with Arts and Crafts themes. The distinctive balustrades to the projecting balconies at ground and first floor levels; the two columns between the protruding balconies; the multi-pane sash window banks at both ground and first floor levels; the moulded lettering reading 'Airlie' and the banner motif comprising extruded bagged brick with alternating angled end bricks the on the front elevation are some of the eclectic features which demonstrate influences from the Arts and Crafts movement in J.H.E. Dorney's distinctive design. These features are combined with

the pitched roof with deep, flat eaves (with concealed gutters) and a flat-roofed porch (which sits above a wall with regular, geometric punctuations) at the base of the external stairs, which reveal emerging Functionalist influences in J.H.E. Dorney's design of the Airlie flats. These features combine to form a visually striking building within the streetscape. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing: Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place in 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Wat Back When Consulting Historians 2021, 29-30).

Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

In the interwar years, the suburb of Elwood represented a highly desirable location for apartment development as, unlike St Kilda, it was still largely underdeveloped by the early twentieth century. However, following the 1905 completion of the reclamation of the wetlands, and the expansion of the tramway networks soon after, land became more available and accessible. This is represented in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route (this photo is shown in). However, by 1925, the streets north of Glen Huntly Road were only just exhibiting the initial signs of development, as evidenced by duplex development and the construction of flats. Over the next two decades, the development of apartment buildings and duplexes were prolific across Elwood, exhibiting considerable variety in terms of design type and style. One of the most recognised architects to operate in this period of flat design and development was J. H. E. Dorney, who lived locally and designed several flats in the interwar years in the City of Port Phillip. Stylistically, Elwood's interwar flats exhibit many of the architectural styles that were fashionable at the time: Arts and Crafts Old English Revival, Mediterranean and Spanish Mission, and the emergence of Functionalist design (Heritage Alliance 2005, 26).

Figure 3 Pratt, C.D, and Airspy. (1925). Elwood area on Port Phillip Bay. Source: State Library of Victoria. (Note: aerial photograph shows a view of Elwood looking southeast, showing limited development North of Glen Huntly Road).

Airlie, 33 Kingsley Street, Elwood

The Airlie Flats at 33 Kingsley Street, Elwood were built in 1936 for Mrs. N. Sutherland. Mrs. N. Sutherland, was a widow previously from Leongatha, and had been living at the address for over five years, in a three-roomed residence, which was replaced by the flats (Sands & McDougall 1930, 296; 1935, 327; Table Talk 1931, 39).

Brighton architect, J. H. E. Dorney, designed the flats, which contained four two-bedroom flats (two on each level). (Australian Government 1937, 71; Dorney 1936). The plans drawn by J.H.E. Dorney for the Airlie Flats in 1939 show an eclectic combination of design features, including the balustrades to the projecting balconies at ground and first floor levels; two columns between the protruding balconies; multi-pane sash window banks at both levels and a banner motif comprising extruded bagged brick with alternating angled end bricks the on the west elevation (see Figure 4). The north elevation plans show an open stairwell with a distinctive balustrade at first floor level; paired square windows above the stairs and a distinctive flat roofed porch at the foot of the stairs (see Figure 5).

Figure 4 Extract from west elevation plan for 33 Kingsley Street, Elwood prepared for Mrs Sutherland by J. H. E. Dorney. Source Council of the City of St Kilda. 1936. Council records for 'Block of flats, Kingsley Street, Elwood'. Document ID MEL5327952. City of Port Phillip.

Figure 5 Extract from north elevation plan for 33 Kingsley Street, Elwood prepared for Mrs Sutherland by J. H. E. Dorney. Source Council of the City of St Kilda. 1936. Council records for 'Block of flats, Kingsley Street, Elwood'. Document ID MEL5327952. City of Port Phillip.

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Description

The Airlie flats consist of a two-storey interwar era apartment block with Arts and Crafts influences, including an asymmetrical building footprint, a variety of different features in the design, a diversity of window forms (such as the paired square windows on the north elevation (above the stairs) the unusual sash multi-paned window banks at ground and first floor levels), and distinctive balustrades to the projecting balconies and the first floor stair landing on the northern elevation. It presents a domestic scale and massing, and the masonry structure is finished with a smooth render painted light yellow. The complex hipped roof is clad with glazed terracotta Marseilles tiles and ridge capping and has distinctive deep flat boxed eaves with concealed gutters. Four tall, rendered chimneys extend from the roof with expressed chimney breasts.

The stepped triple fronted front façade addresses Kingsley Street to the west. The timber window frames along the front façade and side elevations are finished with a light blue and white colour scheme (it is not known if this is the original colour scheme). The front projecting bay includes a centred window fixed and sash multi-pane window bank on both levels. Located between the windows on the front bay are moulded lettering reading 'Airlie' and a banner motif consisting of extruded bagged brick with alternating angled end bricks.

The centre bay includes an open balcony supported on a pair of square piers with recessed banding. The masonry balcony balustrade is detailed with balusters (these are of a distinctive design used only by Dorney) inserted into an open section . The furthest bay includes an open stair with a stepped masonry balustrade providing access to the upper-level apartment. The mid-level landing balustrade features square reveals. The distinctive, flat roofed porch at the foot of the stairs, sits above a wall facing the street which has regular, square punctuations along the top, revealing the emerging Functionalist influences within the design of the building.

The apartment block is set back behind a low face red brick wall and squat piers with angled brick capping. Behind this is a privet hedge, which is a typical interwar garden plant. A concrete paved driveway extends along the northern boundary and provides access to the apartment. The driveway leads to the backyard which is paved and used as a parking area. A single storey skillion roof garage is in the backyard.

Known alterations to the residence include:

- Side driveway added and backyard relandscaped for use as a parking area.

- Single-storey garage added to the backyard.

- Minor accretion includes new rainwater goods, wall mounted services, vents and HVAC along the side elevations.

Airlie is considered in good condition. The original structure, form, materiality and detailing of the apartment block appear highly intact. Overall, it has high integrity.

Comparative analysis

Designed in an interwar Arts and Crafts inspired emerging Functionalist style, the Airlie flats are emblematic of interwar flat development in Elwood. During the 1930's apartment developments of considerable variety in terms of their type and style were developed in Elwood, commonly walk-up flats in blocks of two or three storeys. Elwood's interwar flats exhibit many of the architectural styles that were fashionable at the time (including the Functionalist idiom, which spread through Elwood in the late 1930s) (Heritage Alliance 2005, 27).

J.H.E. Dorney is an important figure in the discussion of residential flat development in Elwood as he was prolific in the area (Heritage Alliance 2005, 27). He studied architecture at the University of Melbourne in 1925-26, after which he worked in the Melbourne office of the celebrated American architect Walter Burley Griffin before commencing his own practice in 1930 (Heritage Alliance 2005, 27). J.H.E Dorney became a leading exponent of the Functionalist style in Melbourne in the 1930s, and after the war, a highly regarded architect in Tasmania (Heritage Alliance 2005, 27, Goad, P and Willis, J, 213). One of J.H.E. Dorney's first apartment projects in Elwood was the Arts and Crafts inspired Surrey Court at 71 Ormond Road (1933), and a year later, he converted his family home, *Chenier*, into a block of flats. J.H.E. Dorney designed several other blocks of flats in Elwood over the next few years, including *Antigone* at 34 Docker Street (c 1937) and *Garden Court* at 73 Marine Parade for his father-in law John Lambie in around 1940 (Heritage Alliance 2005, 27).

The Airlie flats at 33 Kingsley Street, Elwood are an interwar block of flats with an eclectic combination of Arts & Crafts and Functionalist influences. The elements of the Airlie flats associated with the Arts and Crafts architectural movement include the distinctive plaster moulded balcony balusters, the brick panel detail in the front bay, the two columns between the protruding balconies and the multi-pane sash window banks at both levels. The strong rectilinear forms of the building; the deep flat eaves with concealed gutters, the stepped balustrade of the external stairs and the flat-roofed porch at the base of the stairs demonstrate Dorney's shift towards Functionalist design which is incorporated into the design of the Airlie flats..

Within the City of Port Phillip, there are several comparable examples of flats constructed between 1934-1940, including:

- **Garden Court Flats, 73 Marine Parade, Elwood (HO423, Significant heritage place)**
  Constructed in 1940, and designed by J. H. E. Dorney as a speculative project for his father-in-law, estate agent John R Lambie, the 'Garden Court' flats at 73 Marine Parade, Elwood comprise a two-storey hipped-roofed building in the Functionalist Style featuring stark, volumetric massing, contrasting brick and smooth rendered brick facades and ribbon windows combined with more conventional elements such as a hipped roof. The Garden Court flats share similarities with the Airlie flats in terms

of the use of plain surfaces (smooth rendered brick), the hipped, tiled roof and the volumetric massing of the buildings. Although the Airlie flats demonstrate the emerging influence of the Functionalist style, they can be distinguished from the Garden Court flats on the basis that the Airlie flats retain a more conservative, eclectic interwar style (including the distinctive balustrades to the projecting balconies and the first-floor stair landing) which is not seen in the Garden Court flats at 73 Marine Parade.

- **Mena Court, 81 Nimmo Street, Middle Park (HO444 Precinct Significant)**
  The Mena Court flats at 81 Nimmo Street, Middle Park were constructed in 1936 (the same year as the Airlie flats). The Mena Court flats share similar design features and layouts, to the Airlie flats, including the strong rectilinear forms, the use of render, deep eaves and a low-pitched hipped roof, clad in terracotta tiles. Another feature shared between the Mena Court flats and the Airlie flats are the exterior stairs. By 1936, stairs for new flats were typically designed to be located internally, within the building. Decorative features at the Mena Court flats which are not present at Airlie, include the glazed clinker brick reveals, the generous application baluster moulders to convey faux balconies, the pilasters framing the window banks, and the use of crested terracotta roof ridge capping and rams horn finials (although it is not known if the rams horn finials are an original element of the design).

- **L'Espoir, 39 Shelley Street, Elwood (HO8 Precinct Contributory)**
  L'Espoir on 39 Shelley Street, Elwood, was constructed in 1934 to the designs of J.H.E. Dorney. L'Espoir, like the Airlie flats , is an eclectic inter-war flat building which shows emerging Functionalist design features including the strong rectilinear form and massing. Other similarities shared between L'Espoir and the Airlie flats include the external stairs with baluster detailing very similar to that at the Airlie flats, the use of render, deep eaves and a pitched roof clad in terracotta tiles. L'Espoir differs from the Airlie flats however, utilising decorative gabled roofing with projecting gable ends, a deep arcaded walkway servicing the second-floor flats and decorative mouldings in diamond formation on the building's façade in a contrasting clinker brick. While L'Espoir shares common features with the Airlie flats, L'Espoir presents an overall form and style closer to the characteristic elements of the domestic Art Deco style. This can be seen in its open gable form with timber brackets and eaves and the clinker brick motifs. In comparison, the Airlie flats present clearer Functionalist influences.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building. Designate front fence as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. Overview of façade and northern elevation.

Figure 7. The flat block's name and decorative masonry.

Figure 8. Overview of façade balcony and balustrade with distinctive 'Dorney' balusters

Figure 9. Oblique view of the recessed porch.

Figure 10. Side view of rear of building, showing original brick masonry finish.

Figure 11. Oblique view of the original front fence/wall.

City of Port Phillip Heritage Review

Address:	**85 Ormond Road, Elwood**	**Heritage Precinct: None**
Category:	**Community buildings: Scout Hall**	**Heritage Overlay: HO579**
Style:	**Inter War**	**Graded as: Significant**
Constructed:	**1939**	**Victorian Heritage Register: No**
Designer:	**Unknown**	
Amendment:	**TBA**	
Comment:	**New citation**	

Significance

What is significant?

The 1st Elwood Scout Hall, constructed in 1939, at 85 Ormond Road, Elwood is significant.

How is it significant?

The 1st Elwood Scout Hall is of local historic and social significance to the City of Port Phillip.

Why is it significant?

The 1st Elwood Scout Hall at 85 Ormond Road, Elwood is of local historic significance as an example of a scout hall built in the City of Port Phillip in 1939 for the 1st Elwood Scout Troop. Developed in response to the popularity of the scout movement from the early Twentieth Century in the City of Port Phillip, the building demonstrates the important cultural, community and recreational role that the Scouting Movement played for children in the municipality from the early Twentieth Century to the Post-War period. The 1st Elwood Scout Hall is also noted for its connection with the local Jewish community in St Kilda and Elwood, which is largely a result of post-World-War II migration from Europe. After World War II until the 1980's, 85 Ormond Road provided a range of community programs and events which supported and encouraged members of the local Jewish community to collectively express, explore, and maintain their culture and identity, and it thereby forms a tangible link to community culture in the City of Port Phillip. (Criterion A).

The 1st Elwood Scout Hall at 85 Ormond Road, Elwood is of local social significance as an example of a structure which has had an enduring association with the boy scout movement in the City of Port Phillip since the construction of the building in 1939. It is significant as a physical manifestation of the scouting movement which was established by British Lieutenant General Robert S.S. Baden Powell in the early twentieth century, which offered boys training in outdoor survival skills such as camping, map reading, tracking and first aid. The establishment of scout halls in Victoria boomed during the Inter-War and Post-war period. Although scouting has declined since the 1980's, the 1st Elwood Scout Group still operates from 85 Ormond Road (as of March 2023). (Criterion G).

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.4 Forming community organisations

Port Phillip thematic environmental history

9. Cultural life: 9.1 Sport and recreation: (9.1.3 Other sports and recreational activities)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda . With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to **Error! Reference source not found.**). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians, 29-30).

Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth.

Following the completion of the reclamation of the Elwood Swamp in the early twentieth century, and the expansion of the tramway networks soon after, land became more available and accessible In Elwood. This is represented in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route (this photo is shown in Figure 3) However, by 1925, the streets north of Glen Huntly Road were only just exhibiting the initial signs of development.

Figure 3 Pratt, C.D, and Airspy. (1925). Elwood area on Port Phillip Bay. Source: State Library of Victoria. (Note: aerial photograph shows a view of Elwood looking southeast, showing limited development North of Glen Huntly Road).

Scouting Movement

The Scouting Movement was founded by Major-General Robert Baden Powell (a former soldier in the British Army). Baden-Powell had served in the army in India, the Balkans, West Africa, South Africa and Malta and achieved international recognition for his participation in the Second Boer War. As a young army officer, he specialised in map-making and reconnaissance, and soon began to train other soldiers in what were essential skills for soldiers at the time (*Scout Movement*).

Baden-Powell's book *Aids to Scouting* (1899) covered aspects of his military experience, and his techniques came to be used widely to teach boys woodcraft. In 1907, Baden-Powell held a camp on Brownsea Island, off the Dorset coast in England for about 20 boys who set up tents, cooked their own food and learnt useful skills through playing games. In 1908, Baden Powell published *Scouting for Boys* in fortnightly parts, intended as a guide for the individual boy to teach self-reliance, it quickly became the guiding text for scout troops which had started to spring up all over England (see Figure 4). The Scouting Movement rapidly developed in popularity, as readers were inspired to form small patrols of their own to develop their own skills.
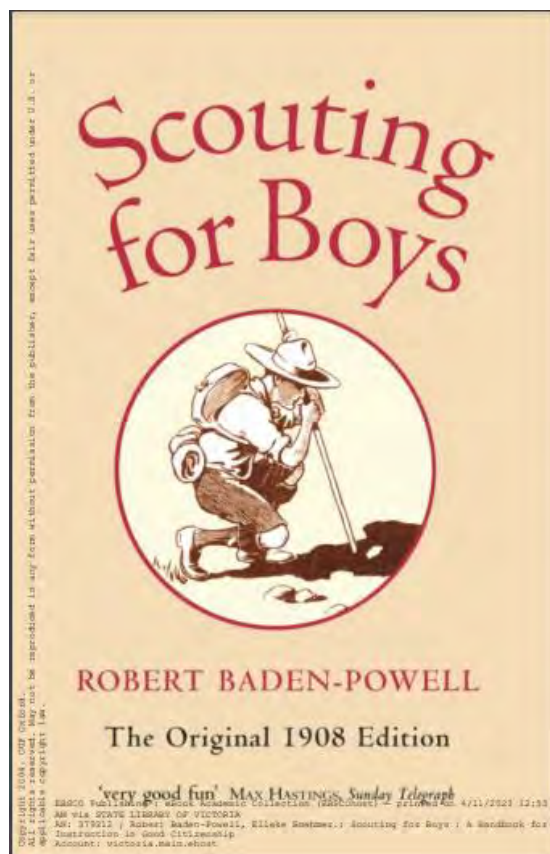
Figure 4 Cover page of 'Scouting for Boys' by Robert Baden-Powell (originally published 1908. Horace Cox). Source: State Library of Victoria.

Scouting groups offered boys training in practical self-reliance and outdoor survival skills such as camping, map reading, tracking and first aid. In 1910, Baden-Powell retired from the army to devote his time to the Scouting Movement, and a rally at the Crystal Palace, London attracted 10, 000 boys (*Scouts Australia*). By 1937 over two and a half million Scouts from nearly fifty countries were affiliated with the International Bureau of Scouts (*Scouts Australia*).

With its increasing popularity, the Scouting Movement spread to other countries including Australia, New Zealand and India. In late 1907, Roy McIndoe (a student at the Tooronga Road State School in Caulfield) received some pamphlets from a friend in England who had been on the camp at Brownsea Island. (*Scouts Victoria*). Roy was inspired to form his own scout troop later in 1908, after receiving a copy of *Scouting for Boys*. Whilst it is difficult to identify the first scout troop in Victoria, towards the end of 1908, troops existed in Malvern, Carlton, Albert Park, Brighton, Caulfield, Hawksburn, Ivanhoe, Camberwell, South Melbourne and Toorak, and from 1909 onwards, scouting troops developed rapidly in Melbourne and Victoria (*Scouts Victoria*). In 1909, it was reported in (The Age 1909, 6) that:

…the Boy Scout movement, which is now arousing a great deal of interest among the juvenile portion of the population. Started in England at the instance of Major-General Baden-Powell, the hero of Mafeking, it has now taken root in Australia and there is quite a large number of boys enrolled.

At a meeting held in 1909, the Imperial Boys' Scouts (I.B.S.) (Victorian Branch) adopted its rules and regulations, and a report in (The Melbourne Herald 25 November 1909, 3) stated as follows:

The Committee wisely bore in mind the different conditions under which Scouts have to work in Australia and did not follow too rigidly the Baden-Powell scheme. But all the best features of the British rules and regulations are retained. So far the work of organising has been beset with difficulties, owing to the want of proper machinery. The

scheme adopted by the Scout masters last night supplies this long-felt want, and the future is bright with promise. The I.B.S. Victorian Section is destined soon to be second to none in the Commonwealth.

Reports of the activities of the burgeoning scouting movement started to appear regularly in newspapers in around 1909. By 23 June 1909, there were 60 scouting patrols in Victoria, all of whom were represented at a meeting of the provisional committee of the Boy Scouts Association, held in 1909 (The Argus 1909, 9). In November 1909, there were 130 patrols on the official list (The Herald 18 November 1909, 3). In 1909, 1200 Boy Scouts marched through Melbourne from the Treasury Building, along Collins Street, Swanston Street to mark the anniversary of Trafalgar Day (The Leader 1909, 50). In 1909, it was stated that:

The finished student of scoutcraft should be such a valuable asset in an Australian army that the movement among the boys, which is largely based on good moral conduct, deserves instant recognition and encouragement. (The Weekly Times 10 April 1909, 32).

By 1937 over two and a half million Scouts from nearly fifty countries were affiliated with the International Bureau of Scouts (Scouts Australia). Whilst the popularity of the Scouting Movement has declined in Australia since the 1980's, in 2023, the Scouts Australia website states that there are 57 million Scouts worldwide in over 200 countries and territories.

1st Elwood Scout Hall, 85 Ormond Road, Elwood

The City of Port Phillip became home to some of the first scout troops in Victoria, with the 1st Albert Park Scout Troop parading for the first time as a troop on the corner of Kerferd Road and Merton Street (The Emerald Hill Record 1939, 5). In 1909, a muster of Scout Troops took place in St Kilda on the evening of December 17. The Troops set out from the Balaclava Railway Station and included the 1st South Yarra Troop, the 2nd Balaclava Troop, the 1st Balaclava Troop, and the 1st St Kilda Troop (The Herald 23 December 1909, 3).

A 'Scouts Council' was formed in connection with the Scout Movement at St Kilda in 1910, and the Scouts met for practice 'at the Fire Station every Saturday evening, and the Balaclava branch at the Brighton Road, school' (The Prahran Telegraph 1910, 5). By August 1910, reports were made of the St Kilda Troop 'mustering' at its headquarters (the Fire Station at Inkerman Street) to perform drills (The Weekly Times 3 September 1910, 8), and of a football match between the 1st St Kilda and 1st Balaclava Troops against the 1st Albert Park team (The Weekly Times 9 July 1910, 8). Several months later, the First St Kilda and Middle Park troops held their first district concert and display at the Town Hall (The Prahran Telegraph 29 October 1910, 4).

The 1st Albert Park Scout Troop formed an association with St Silas' Anglican Church, Albert Park in around 1911, holding meetings in the church hall for many years (Way Back When Consulting Historians 2021, 188), before the construction of a purpose-built scout hall at 31A Ferrars Street, Albert Park.

In 1914, the 1st Victorian Sea Scouts were formed, which was followed by the creation of a club-house for Victoria's Sea Scouts on Albert Park Lake in 1916 (*Sea Scouts*).

The 1st Elwood Scout Troop was formed in 1916 (The Weekly Times 16 December 1916, 33) and were active in activities such as camping (The Age 11 January 1928, 11) and religious services (The Age 11 May 1925, 11). As shown in the photograph taken in Fitzroy Street, St Kilda (at Figure 5 below) on 25 April 1925, 1200 boy scouts marched to Luna Park in connection with the 'Scout Week movement' (The Herald 25 April 1925, 3).

THE MARCH OF THE MELBOURNE SCOUTS

Twelve hundred Boy Scouts marched to Luna Park this afternoon in connection with the Scout Week movement. A photograph in Fitzroy street, St. Kilda.

Figure 5 Photograph of Boy Scouts marching in Fitzroy Street, St Kilda in 1925. Source: The Herald (Melbourne) 25 April 1925, 3.The Scout Hall at 85 Ormond Road Elwood was purpose built in c. 1939 for the 'South St Kilda Boy Scouts Group' (City of St Kilda Building Register No. 10252, 20 July 1939). In 1939, the following article appeared (The Age 18 December 1939, 11):

On Saturday a new hall recently erected by the 8th St Kilda-1st Elwood group of boy scouts in Ormond Road, Elwood was opened by Mr Michaelis, M.L.A. The building, which is a commodious structure in brick, occupies a site with a frontage of 40 feet to Ormond Road by a depth of 110 feet, and includes a main hall which will be used for scouting and district social purposes, to which is attached a well-equipped kitchen.

In unveiling the foundation tablet Mr Michaelis congratulated the group on its enterprises in providing so well for its needs, and complimented the district commissioner (Mr E..A. Ure) on the keen interest taken in scouting in the district. Many of the fathers of boy scouts who had enlisted for the present war had been themselves boy scouts when the 1914 conflict broke out. The recent splendid naval achievement which had driven the Graf Spee into shelter would be an inspiration to the boys of today.

To assist the group building fund a successful fete organised by parents and friends of cubs and scouts, was held.

As well as being used for the activities of Scouts, Girl Guides and Brownies, the Scout Hall at 85 Ormond Road, Elwood was used for many other purposes by members of the local community, including political speeches and meetings and religious worship (The Age 16 July 1943, 6). Members of the local Jewish community regularly used the Scout Hall for social and fundraising activities, including a dance to raise funds for babies in Israel in 1952, and a tribute to the tenth anniversary of the foundation of the State of Israel by the Victorian Association of Jewish Ex-Servicemen and Women in 1958 (The Australian Jewish News 29 February 1952, 16 and The Australian Jewish News 30 May 1958, 13).As in other parts of Melbourne, scout organisations in the City of Port Phillip boomed during the early to mid -twentieth century, but membership declined from the 1960s. As of April 2023, according to the *Scouts Victoria* website, there are four scout troops in the City of Port Phillip (1St Elwood, 1st Victorian Sea Scouts, St Kilda, Port Melbourne).As of March 2023, 85 Ormond Road continues to be used as a scout hall by the 1st Elwood Scout Group for scouting activities and it is also available to the community to hire for events.

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Figure 6 Extract from photograph under heading 'New Scout Hall' (The Age, 18 December 1939, 13).

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Description

The 1st Elwood Scout Hall is located at 85 Ormond Road, Elwood and consists of an Inter-War era community building with a utilitarian design. It is situated at the western extent of the commercial precinct along Ormond Road, fronting the junction with Broadbent Lane.

The single-storey structure presents a simple form and detailing. It consists of face brown brick laid with a stretcher bond and a gable roof clad with corrugated sheet metal. The roof form is obscured from view by

the stepped flat front façade parapet and side parapets. The stepped parapet form is expressed along the front façade with a subtle, projecting central bay. The main entrance is centred on the front façade with double doors painted light blue featuring the scouting logo and southern cross constellation painted in the centre. The entrance is sheltered under a skillion awning. Paired fixed and awning steel framed windows flank the main entrance.

In addition to the simple, stepped parapet, presented detailing is minimal and subtle. This includes a header laid face brown brick framing the window banks. Header laid brown bricks are employed again on the parapet cap. The parapet also includes a flush soldier course creating a subtle horizontal element along the façade. A bluestone memorial plaque with incised lettering is inset on the left bay under the window bank. It reads: '*THIS STONE WAS UNVEILD BY ARCHIE MICHAELIS E.SQ. M.L.A. 16th DECEMBER 1939.*'

The freestanding building includes a skillion roof rear extension which opens up onto a grassed backyard space. The structure is slightly set back from the footpath allowing for two in ground garden beds planted with shrubs and a concrete laid threshold to the main entrance. The building includes a freestanding notice board in front of the right window bank, and an information board affixed to the façade above the left window bank.

Known alterations to the building include:

- Skillion roof rear additions to the northern elevation.
- Window banks replaced with steel framed windows with wired glass.
- Freestanding notice board and affixed information board added to the front façade.
- Skillion awning replaced (by 2017).
- Minor accretions include new rainwater goods, wall mounted lights to the front façade, and HVAC to the side elevations.

The 1st Elwood Scout Hall retains its original front façade form, materiality and detailing and has high integrity. It is presently used as a community building, and is in good condition.

Comparative analysis

The Scout Hall at 85 Ormond Road, Elwood speaks to the popularity of the scout movement in the early to mid-twentieth century in the City of Port Phillip. The building incorporates key features of an Inter-War utilitarian building. Typically defined by the use of simple forms with a rational façade and fenestration arrangement, the utilitarian style of design usually rejects 'bourgeois' details such as over-abundant decorative details and honours the functionality of a building and space, rather than the grandeur of ornamental purpose. The Scout Hall at 85 Ormond Road has a restrained, utilitarian design which takes usefulness into consideration, rather than aesthetics.

The Scout Hall at 85 Ormond Road, Elwood is a substantially intact example of an Interwar utilitarian scout hall constructed at the beginning of World War II. The design of the building is based on its purpose as a scout hall. It is notable for the way it demonstrates an association with the emergence of the scouting movement in the City of Port Phillip in the early-mid twentieth century, and for its ongoing connection with members of the local community, who have used the space in the scout hall for a wide range of purposes since its construction in 1939, including members of the local Jewish community. Other comparable examples of Inter-War/Post-War scout halls within the City of Port Phillip include:

- **Former Albert Park Scout Hall, 31A Ferrars Place, South Melbourne (Within HO441 St Vincent Place East, South Melbourne).** Built in 1960, the Former Albert Park Scout Hall is a single-storey red brick Post-War building with a gabled, corrugated iron roof. A horizontal strip of louvre windows along the east elevation faces towards Ferrars Place, with the words '1st Albert

Park Scout Hall' painted in a deep red colour on a cream background in a long strip above the windows (below the eaves) of the building. A plaque notes that C. Roy Nichols, International Commissioner for the Australian Boy Scouts Association laid the foundation stone for the 1st Albert Park Scout Hall on 26th March 1960. Whilst distinct in scale, it shares similarities with the Scout Hall at 85 Ormond Road in terms of its association with the emergence of the scouting movement in the City of Port Phillip in the early-mid twentieth century. Other common individual elements shared with 85 Ormond Road include the use of a utilitarian design comprising plain brick facades, simple fenestration which has a horizontal emphasis, an understated front entrance opening into a functional, open plan interior and foundation stones/plaques recognising the opening of each building. Unlike the Scout Hall at 85 Ormond Road, it appears that the Former Albert Park Scout Hall is not used for scouting activities as of March 2023.

- **War Memorial Scout Hall, 26 Avoca Avenue, Elwood (HO7 – St Kilda, Elwood, Balaclava, Ripponlea; Citation 132)** Constructed between 1910-1942, the significance of the War Memorial Scout Hall at 26 Avoca Avenue, Elwood lies in its association with the St Kilda Jewish community. In the building, various aspects of Jewish culture are reflected. Significant elements of the conversion of the former residence include the Functionalist entrance porch, which was added when it became a Talmud Torah (Jewish Sunday School) and the signage above the door (overlaying the Star of David) and the war memorial laid in the front yard. The citation for the War Memorial Scout Hall states that it is 'a reminder of St Kilda's role as an important staging post for Jewish immigration.' Whilst the War Memorial Scout Hall involved the conversion of a former residence (rather than a purpose-built scout hall) it shares similarities with the Scout Hall at 85 Ormond Road in terms of being an example of a physical structure used for recreational activities associated with boy scouts in the City of Port Phillip. Another common element is its connection with the local Jewish community in St Kilda and Elwood which is largely a result of post-World-War II migration from Europe. Unlike the Scout Hall at 85 Ormond Road, it appears that the War Memorial Scout Hall is not used for scouting activities as of March 2023.

Comparable examples of Inter-War/Post-War scout halls outside the City of Port Phillip include:

- **10th Caulfield Scout Hall, 2 Miller Street, Elsternwick (City of Glen Eira HO183; Citation 5)** Constructed in c 1959, the 10th Caulfield Scout Hall is of local historic, aesthetic and social significance to the City of Glen Eira. It is an illustration of the noted post World War II expansion of the Boy Scout movement in the Caulfield district, as well as being a striking example of the group of post-World War II scout halls built in the City of Glen Eira. It is of social significance for its long-standing association with the 10th Caulfield Scouts and the enduring legacy of the movement in the City of Glen Eira. It shares similarities with the Scout Hall at 85 Ormond Road in terms of its association with the scouting movement in the City of Port Phillip. Whilst the façade of the 10th Caulfield Scout Hall has a bolder articulation that the Scout Hall at 85 Ormond Road, both buildings share a similar utilitarian design, having flat façades with a parapet wall in front of a long rectangular hall. Like the 1st Elwood Scout Group, the 10th Caulfield Scout Group still operates from the Scout Hall at 2 Miller Street, Elsternwick (as of March 2023).

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant place.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

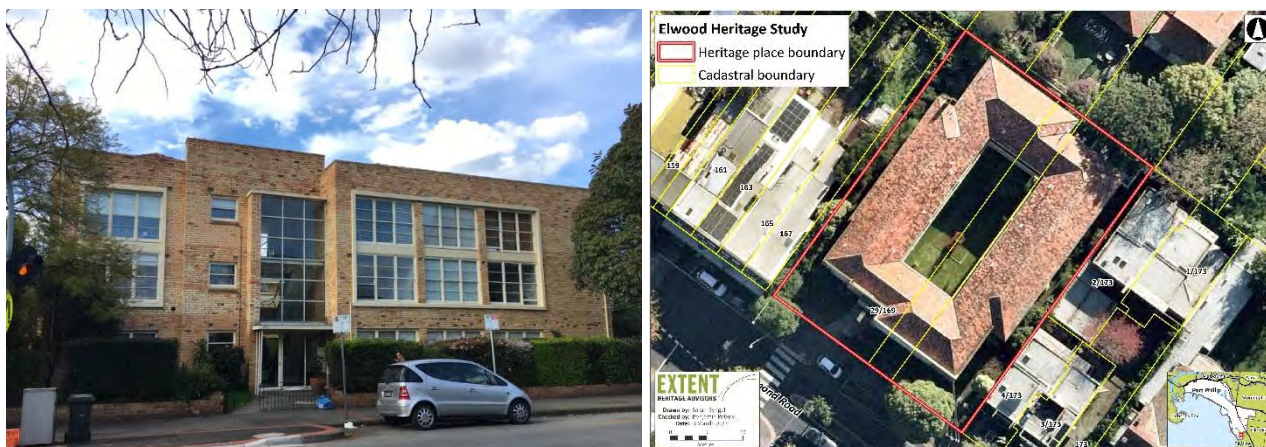**Figure 7. 85 Ormond Road, Elwood. Source: Hermes Orion database accessed 10 March 2023: https://orion.heritage.vic.gov.au/places/201 403**

Figure 8. 85 Ormond Road, Elwood, foundation stone. Source: Hermes Orion database accessed 10 March 2023: https://orion.heritage.vic.gov.au/places/20140 3

City of Port Phillip Heritage Review

Place name: **Merton Court**
Other names: **Flats**

Address:	**169 Ormond Road, Elwood**
Category:	**Residential: Flats**
Style:	**Post-war: Early Modernist**
Constructed:	**1951-52**
Designer:	**Bernard Evans & Associates**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: None

Heritage Overlay: HO588

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

Merton Court flats, designed by Bernard Evans & Associates in 1951-52, at 169 Ormond Esplanade, Elwood are significant. The front brick fence and iron gates and the brick entrance path contribute to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Merton Court is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Merton Court is of historical significance as an early example of flats constructed under the Own-Your-Own legislation. The introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units along with lifting of building restrictions and population growth precipitated a second wave of flat development in Elwood during the 1950s. Merton Court forms a tangential link to this period of development and is demonstrative of the enduring popularity of flat living in the municipality. (Criterion A)

Merton Court is of representative significance as a substantially intact and characteristic example of 'minimum flats' and 'courtyard flats.' 'Minimum flats' and 'courtyard flats' principles were developed in the early to mid-twentieth century, as flats became the popular choice of suburban living. The building retains a high degree of integrity and its compact flat layout, built in furniture, communal spaces along with a layout

around a central courtyard illustrates the principal elements of 'minimum flats' and 'courtyard flats.' (Criterion D)

Merton Court is of aesthetic significance as a highly intact and well-articulated example of an early post-war era Modernist flat block. The building is distinguished by its rectilinear stepped form and massing, hipped roof partially hidden by a flat parapet, variegated cream brick materiality, an internal open courtyard with cantilevered concrete walkways, an expressed stairwell and varied arrangement of timber framed windows. Combined these features not only form a visually distinct post-war era residential apartment block along the streetscape, but also demonstrate the key architectural features that marked the design of early-post war flats in the municipality. (Criterion E)

Merton Court is of significance for its association with the influential architect and former Lord Mayor of Melbourne, Bernard Evans, a leading proponent of shared ownership buildings and the 'own your own' flat movement. (Criterion H)

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 (5.3.5 Higher-density housing – Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area

(Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's southern fringe as a prestigious seaside location. Meanwhile, most of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of the Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23).

Following the 1905 completion of reclaiming the wetlands, and the expansion of the tramway networks soon after, land became more available and accessible. While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With their proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock. By the mid-1920s, the Elwood had been transformed into a comfortable middle-class residential estate. An established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route can be seen in a c.1925 aerial photograph (refer Figure 3). By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940 however, the onset of World War II slowed development.

Figure 3. c.1925 photograph of Elwood looking southeast. Source: Charles Daniel Pratt. c.1925. *Elwood area on Port Phillip Bay***. Photograph. State Library of Victoria.**

Restrictions on building activity lifted post World War II and Elwood experienced its second wave of apartment development that was marked by multi-unit dwellings that were homogeneous in their materials, composition, and detailing (Heritage Alliance 2005, 27-28). This surge in flat building was fuelled by population growth, a housing shortage after World War II, changes to buildings codes and introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' (Way Back When Consulting Historians 2021, 97). Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. Meanwhile, the designs of these post-war Modernist flat buildings were increasingly being influenced by European émigré architects who settled in Melbourne's southern suburbs. Such designs can readily be seen at Dr Ernest Fooks' post-war Modernist flats at 15 Beach Avenue, Elwood (1969), Michael R. E. Feldhagen's Surf Side flats at 46 Ormond Esplanade, Elwood (1963) and Ted Berman's post-war Modernist flats at 76 Mitford Street (1961-62).

Merton Court Flats, 169 Ormond Road, Elwood

The Merton Court Flats at 169 Ormond Road were constructed in 1951-52. The three storey, brick apartment block was designed by architects Bernard Evans & Associates (see Figure 4). Constructed for owners Mitre Inns Pty Ltd, it comprised of 34 compact single-bedroom flats and, originally, a private communal dining room and kitchen and laundry on the ground floor (St Kilda Building Register). The flats were advertised under the 'own your own flat' typology and described as:

> *'Attractive Flat Units consisting of one bedroom lounge-dining room, excellently fitted kitchen and bathroom. These Flats are designed to give all the luxury of a larger home with a minimum of labour and upkeep and expense. Prices from £2975. Wall-to-wall carpets, refrigeration, gas fires, built in furniture are all included in the price quoted.'* (The Argus 1951, 26)

The flats appear in the 1955 Sands & McDougall directory as Merton Court Flats. Numbered at 169-71 Ormond Road, over the years the directories also list the many tenants of the block (Sands & McDougall 1960-74). The flats remain in use today as private residences.
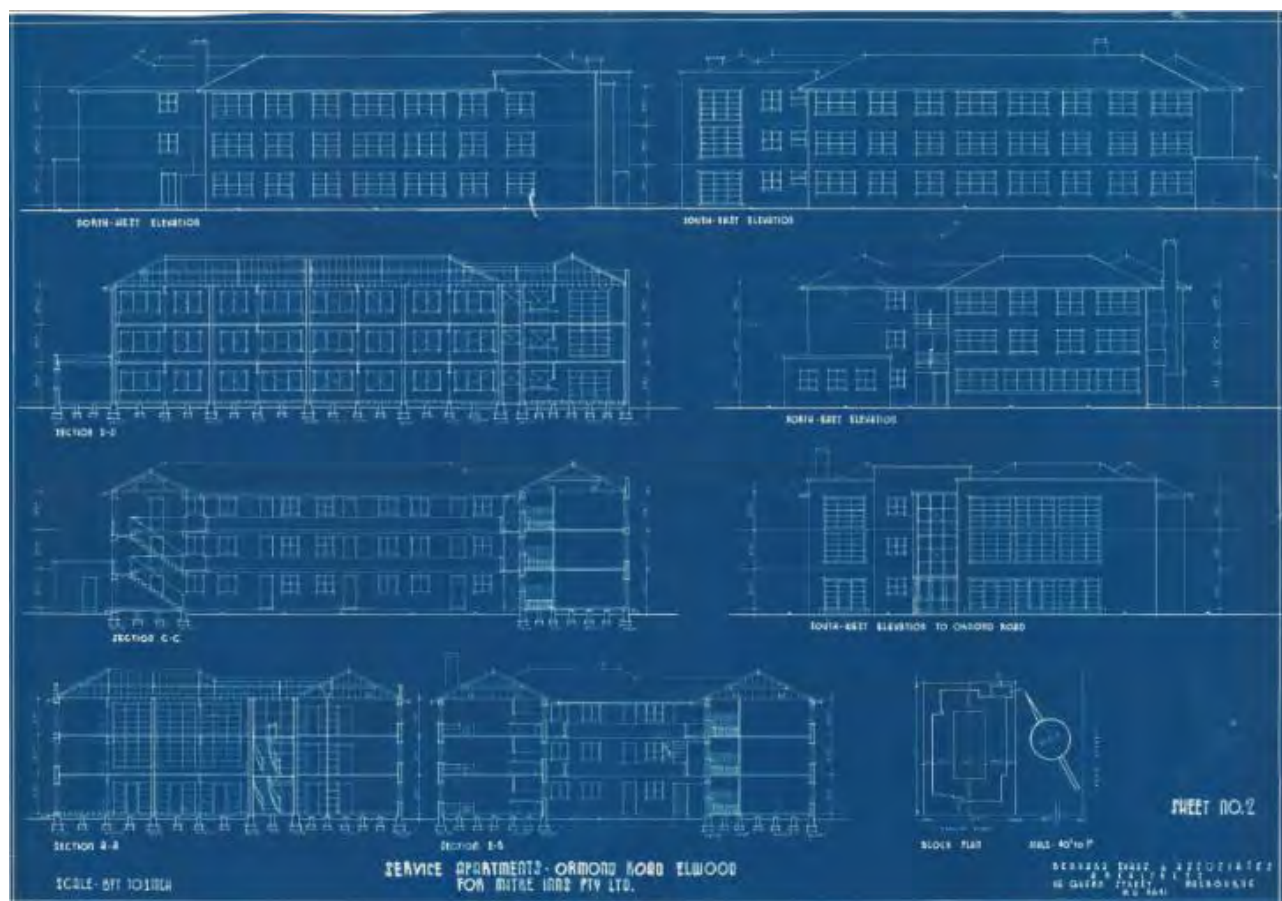
Figure 4. Service Apartments, Ormond Road, Elwood for Mitre Inns Pty Ltd. Source: Bernard Evans & Associates. n.d. Drawings. Council Records. City of Port Phillip.

Bernard Evans

Bernard Evans was an Australian army officer, architect, builder, and former Lord Mayor of Melbourne. On his return post WWII, he formed Bernard Evans & Associates which became one of Victoria's largest architectural firms (Dunston 2007). Evans championed innovative ideas such as the 'own your own flat' scheme and integration of open space in high rise buildings (Built Heritage 2020, 101). His prominent works include Greyfriars Flats, 53 Balaclava Road (1949-51); Sheridan Close, 485 St Kilda Road (1950-53); CRA Building, 89-101 Collins Street (1962 – demolished 1988); and the VACC House, 464 St Kilda Road (1965; HO307, PPHR Citation 1096). Besides the VACC House, Evans designed many other flats in City of Port Phillip and these include The Atlantic, 101 Barkly Street (1933; HO5, PPHR Citation 166); The Pacific, 103 Barkly Street (1934; HO5, PPHR Citation 167); Tiberius Flats, 194 Albert Road (1935; HO312, PPHR Citation 1049); Brookwood Flats, 32 Queens Road (1936-37; HO335, PPHR Citation 2129); and Eildon Close, 7-9 Eildon Road (c.1920; HO5, PPHR Citation 896) amongst others. Evans retired in 1971 from his firm, by that time known as Evans, Murphy, Berg & Hocking (Built Heritage 2020, 101).

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Description

Merton Court is a Post-war era, three storey apartment block designed in the Modernist style. The structure presents an asymmetrical stepped form and massing that encloses an internal open courtyard. It comprises of clinker brick construction laid with a stretcher bond. The hipped roof is clad with terracotta tiles however, it remains obscured from view by the flat parapet. The flat parapet returns partway along the eastern and western elevation, allowing the roof form to be visible along its rear. The roof overhangs the side and rear of the structure with timber-lined eaves.

The front façade facing Ormond Road to the south is stepped, with a projecting wide bay occupying the right half of it. The bay includes three banks of triple white timber sash windows on the ground level. The

upper levels include three banks on each level, that are emphasised by an expressed rendered frame, enclosing windows on both levels. The centred bay includes the main entrance doors sheltered under a flat awning supported by three circular metal poles along one side on the ground level and a glazed stairwell above. It also includes three small, single sash windows beside the stairwell. The furthest bay includes similar window detailing to the main bay.

The side elevations include similar window detailing with the upper-level windows emphasised by a rendered frame. The internal elevations open onto an enclosed, open, internal, grass courtyard. The stairs provide access to the main entrances of the apartments which overlook the internal courtyard. Open cantilevered reinforced concrete walkways with a rendered brick balustrade extend along the inner face of the apartment block.

The apartment block is set back from the street, allowing for a landscaped front yard. The street front boundary is demarcated by a low face brick fence with wrought iron gates. A concrete pathway leads to the main entrance and stairwell.

Known alterations to the property include:

• Minor accretions include new rainwater goods and conduits.

Overall, Merton Court is in good condition and of high integrity.

Comparative analysis

Because of the intense apartment development that characterised the suburb from the late 1910s to the 1970s, Elwood includes examples of the residential work of such noted inter-war designers as Bernard Evans, Leslie J W Reed, Arthur Plaisted, Seabrook & Fildes; during the post-war period, this was supplemented by work of important European-trained émigré Modernist architects who had settled in Melbourne's southern suburbs, such as Kurt Popper, Dr Ernest Fooks and Mordecai Benshemesh (Heritage Alliance 2005, 30). Although considered an inter-war designer, Bernard Evans practiced till the 1970s and was inspired by European examples. He argued for taller buildings, greater open space, buildings set back from the street and developed shared ownership buildings and the 'own your own' flat concept (Dunstan 2007).

The early post-war examples (late 1940s-early 1950s) tend to reflect, or be a continuation of, the Moderne/Functionalist mode that was popular in the precinct at the end of the Interwar period and into the early 1940s. Design elements included flat roofs behind a parapet or at least partly concealed by a partial parapet if hipped, (mostly) rectilinear building envelope although some had a curved corner, cream or salmon/orange brick walls and undefined lintels and timber or steel framed windows with horizontal glazing bars (RBA Architects and Conservation Consultants 2022, 40).

Merton Court is an early example of the 'own your own flat' concept pioneered by Evans. His Greyfriars flats in Caulfield, completed by 1951 are regarded as Melbourne's first purpose-built 'OYO' flat development. The early post-war era Modernist flats exhibit rectilinear form and massing, variegated cream brick materiality, and a distinct lack of ornamentation along with an internal open courtyard and integration of outdoor spaces into internal living spaces. Their design also incorporates many of the 'minimum flats' and 'courtyard flats' principles. Best Overend is credited with introducing the concept of 'minimum flats' to Australia in the 1930s (Barrett 2022). The concept offers space, economy, and modernity with minimum rentals through design elementslike compact flat layouts, communal spaces, and built-in furniture. The concept of 'courtyard flats' developed from the 'bungalow court' concept and became popular in the 1920s (Barrett 2022). Developed with an aim to improve the relationship of the flat building with its external space, flats started to be grouped around a semi-enclosed garden court (Barrett 2022).

Within the City of Port Phillip, other post-war residential apartment blocks designed by Evans that Merton Court can be compared to include:

- **Pine Gate Flats, 91 Ormond Esplanade, Elwood (Citation).** Pine Gate flats were constructed in 1952 in the same period as Merton Court. Property is currently not subject to inclusion within the Heritage Overlay. Also designed by Evans, the 18 flat apartment block draws notable comparable in terms of its three-storey rectilinear form, hipped roof clad with terracotta tiles, variegated cream brick materiality, an internal open courtyard, cantilevered concrete walkways, expressed stairwell and timber sash window banks. Also, an example of 'minimum flats' and 'courtyard flats' concepts, it differs from Merton Court with its 'U' shaped footprint and only partially enclosed courtyard and is overall less articulated when viewed against the stepped façade and varied fenestration of Merton Court. Both sites are in good condition and of high integrity.

- **Deansgate, 9 Southey Street, Elwood (Contributory).** Constructed in 1949, Deansgate is a Contributory place in the St Kilda Botanical Gardens & Environs heritage precinct. Designed by Evans in the Georgian Revival style, the apartment block comprises 29 flats. Key comparable attributes include a three-storey rectilinear form, hipped roof hidden by a flat parapet, variegated cream brick materiality, an internal open courtyard, cantilevered concrete walkways, expressed stairwell, and timber sash windows. Deansgate also displays principles of the 'minimum flats' and 'courtyard flats' concepts. Constructed a few years earlier, it exhibits finer detailing with a parapet with dogtooth cornice and a curved building corner with hexagonal lozenge windows. It is also designed with individual balconies and sections of angled brick detailing below windowsills, both arranged seemingly at random. Although both sites are in good condition and of high integrity, Deansgate is more impressive in terms of its design, detailing and asymmetrical footprint.

Other comparable examples of post-war flats in the municipality include:

- **Rajon, 3 Tennyson Street, Elwood (Contributory).** Rajon flats at 3 Tennyson Street were designed by émigré architect Kurt Popper in 1950. The 18-apartment residential block is a Contributory place in the St Kilda Botanical Gardens heritage precinct . It compares to Merton Court in terms of its three-storey rectilinear form, variegated cream brick materiality, open courtyard, and expressed stairwells. Rajon flats however has a 'U' shaped footprint with only a partially enclosed courtyard, open towards its entryway. It draws more strongly from the International style with its flat roof and steel framed, broad fractional windows. Comparatively, Rajon flats is more restrained in design with its neatly arranged window banks and an ordered façade layout, identical on each elevation.

- **Burnett Lodge, 9-11 Burnett Street, St Kilda (Citation 445).** Burnett Lodge was designed by another prominent émigré architect Mordecai Benshemesh in 1951. An individually significant building in the St Kilda Hill precinct (HO5), its restrained design derives influence from the International style with a flat parapeted roof and regular, rational fenestration arrangement of steel framed, broad fractional windows. It compares as a three-storey apartment block with its rectilinear form, variegated cream brick materiality, open courtyard, expressed stairwell and cantilevered walkways. Although similar in condition and integrity, Merton Court has a further set back from the street and an entirely enclosed courtyard.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually Significant place with solar energy system controls. Designate front fence as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 5. View of central bay of the front façade fronting Ormond Road.

Figure 6. View of widest bay of the front façade fronting Ormond Road.

City of Port Phillip Heritage Review

Address:	**1, 3 and 5 Pine Avenue, Elwood**
Category:	**Residential: Triplex**
Style:	**Federation/Edwardian: Arts and Crafts**
Constructed:	**1919**
Designer:	**Unknown**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: None

Heritage Overlay: TBA

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The triplex dwellings constructed in 1919 at 1, 3 and 5 Pine Avenue, Elwood are significant. The front timber picket fence contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

The triplex dwellings at 1, 3 and 5 Pine Avenue, Elwood are of local representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

The dwellings at 1, 3 and 5 Pine Avenue, Elwood are of local representative significance as an example of a semi-detached triplex development which demonstrate the emergence of multi-dwelling buildings in the early twentieth century in Elwood. The design of the triplex (which gives the appearance of a single, detached residence) together with the use of materials (including terracotta roof tiles, face brick and timber gable ends) are indicative of the semi-detached, multi-dwelling developments which emerged in Elwood after World War I. (Criterion D)

The triplex dwellings are of local aesthetic significance as a visually distinct grouping of Federation era residences with Arts and Crafts bungalow influences. Significant features which express the Federation influences include the low pitched central hipped roof clad in terracotta tiles; the red face brick walls; the gables (with decorative timber ends) and the multi-paned, bay sash windows. The significant Arts and Crafts features are represented by the deep eaves with exposed rafter tails and decorative features including the unusual 'random rubble' detailing (which contrasts with the red face brick walls) in all three dwellings. These features, along with the sympathetic front boundary picket fence emphasising the connection between the house and the street, combine to form a picturesque and highly intact triplex grouping within the streetscape. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 2 **Error! Reference source not found.**). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 3 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2014, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

Elwood represented a highly desirable location for development as, unlike St Kilda, it was still largely underdeveloped by the early twentieth century. However, following the completion of the reclamation of the Elwood Swamp, and the expansion of the tramway networks soon after, land became more available and accessible. This is represented in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route (this photo is shown in **Figure** 3). However, by 1925, the streets north of Glen Huntly Road were only just exhibiting the initial signs of development.

Figure 3 Pratt, C.D, and Airspy. (1925). Elwood area on Port Phillip Bay. Source: State Library of Victoria. (Note: aerial photograph shows a view of Elwood looking southeast, showing limited development North of Glen Huntly Road).

Detached bungalows became a popular form of housing from the Federation/Edwardian period onwards. Whilst most of this housing was detached, duplexes (or two semi-detached houses on the same block) were also popular. Early examples were often two identical houses, but increasingly they were designed to give the appearance of a single detached residence (Way Back When Consulting Historians, 2021, 91). The concept of a 'garden suburb' comprising a reasonably spacious single-family dwelling or duplex in a secluded

garden setting, became the ideal expression of urban living. Facilitated by improvements to public transport networks, this type of housing defined the suburbs that developed during this era (Way Back When Consulting Historians 2021, 90). Also of importance was the Housing Reclamation Act of 1920 that encouraged detached suburban housing and made it even more accessible to lower income families (Raworth 1991, 9).

Until the emergence of flats, semi-detached dwellings became an option to maximise the development potential of land. Most examples were single storey, with dwellings side by side, but later evolved into to two storey examples, eventually to one dwelling above the other, which were amongst the earliest purpose-built flats. Flats first appeared in Melbourne around 1906 and slowly spread to the suburbs, appearing close to public transport routes, particularly along or within walking distance of tram routes, to allow easy travel to the city. With its proximity to the beach and parklands, good public transport networks and seaside character, Elwood was an especially popular location for flats (Way Back When Consulting Historians, 2021, 95).

The Sands and McDougall directories (1910-1930) indicate that in 1910, there were ten residences in Pine Avenue, and by 1930 Pine Avenue was fully developed, with more than thirty residences, as shown in the extract from an aerial photograph taken in 1930 (at Figure 4 below).
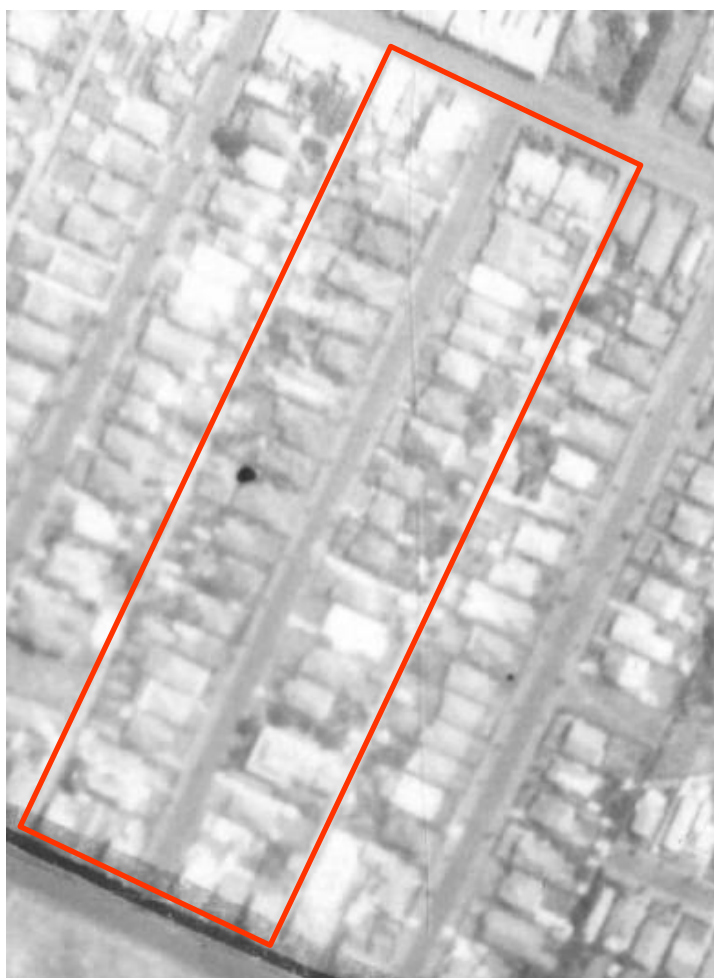

Figure 4. Extract from 1930 aerial photograph of Elwood showing development in Pine Avenue, Elwood outlined red. Source: Photographer unknown. 1930. Historic Aerial Photography – 1930s – 1990s. Photograph. Landata (website).

1-5 Pine Avenue, Elwood

Described as 'brick flats', the three dwellings at Nos 1, 3 and 5 Pine Avenue were constructed in 1919 for R McCartney (at an estimated cost of 1400 pounds) (City of St Kilda Building Register). Extracts from the plans of the dwellings are shown at Figure 5 below.
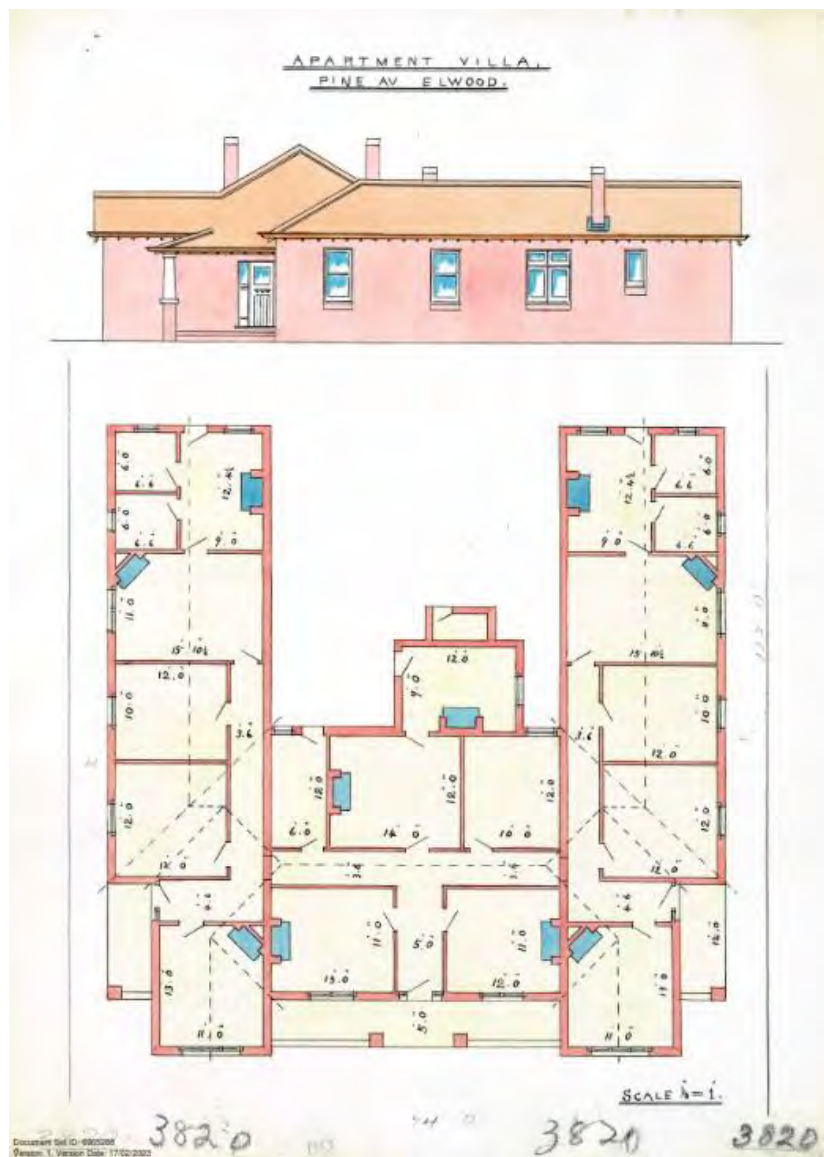

Figure 5. Extract from plans of development of 1, 3 and 5 Pine Avenue, Elwood. Source: Council of the City of St Kilda. 1919. Council records for three brick flats, 1, 3 and 5 Pine Avenue, Elwood. Document ID 6965288. City of Port Phillip.

The three dwellings at 1, 3 and 5 Pine Avenue appeared in Victorian street directory in 1920 (Sands & McDougall 1920, 314). By 1920, residents occupied Nos. 3 and 5, while No. 1 was listed as vacant. The original occupants living in No. 3 were Walter Kemmis Scott and his wife Myra. The pair had two daughters before Mrs. Scott died at the address, only three days after giving birth to her second child (The Australasian 1920, 61; The Advocate 1924, 23). A little over a year later, No. 3 was advertised for rent, then again in the 1930s (The Argus 1921, 12).

Mrs. Eliza Muir, a costumer, occupied No. 5 in the early 1920s (Sands & McDougall 1925, 368). Some years later, a tailor's cutter named Francis Anderson lived at this address between 1940 and 1955. According to a

news report in 1941, Anderson pleaded guilty to having falsified the accounts of the Order of St Andrew, a local Freemason Lodge (The Argus 1941, 5).

The triplex building was advertised for sale continuously between 1933 and 1936, indicating this period was a difficult time for selling the property. The houses were described as three modern brick villas, with sleep-outs and garages, with one villa containing three self-contained flats (The Herald 1933, 34; 1935, 36). The houses continue to be used as private residences as of April 2023.

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The Herald (Melbourne). 1935. 'Advertising'. 7 March 1935.Way Back When Consulting Historians. 2021. 'City of Port Phillip Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

1-5 Pine Avenue consists of single-storey Federation era triplex built with Arts and Crafts influences. The residences present a symmetrical form and footprint consisting of face red brick construction laid with a stretcher bond with a wider central residence at No. 3 and narrower flanking residences at Nos. 1 and 5 with a mirrored layout. The low-pitched hipped roof is clad with a terracotta Marseilles tile, ridge capping and rams horn finial. Three red brick chimneys with a roughcast corbelled cap extend from the roof.

The central house has a projecting open gable roof housing the front porch which is supported by flanking red brick piers with white rendered cap detailing, and enclosed by a low white rendered brick balustrade wall. The centred entrance door features small sidelights with textured glass and has a decorative lintel featuring keystone motifs and unusual 'random rubble' detailing, which is expressive of the Arts and Crafts style. Flanking the entrance is a bank of triple white timber sash windows with fine leadlight glass.

The end houses each present a double fronted form with a projecting front open gable bay, with a bank of triple white timber sash windows. The bays include a string course with 'random rubble' texture. The main entrances to the residences are recessed off the side of the projecting bay and are protected under a hipped awning extending from the main roof. It is supported on brick piers with a similar form and detailing to central porch.

The residences have a largely consistent setback allowing for a wide front yard. The street front boundary is demarcated by a timber picket and post fence. The white pickets present varied heights with Windsor form and is arranged into a curved shape between the posts. The posts are topped with a timber ball finial and are painted light blue, matching the colour of the open gable bargeboards. The fence is recessed to accommodate an entrance gates and brick laid pathways.

The rear eastern elevations open onto the backyards. Nos. 1 and 5 include a rear extension, with a larger extension at No 5. The backyards include a single storey garage and shed at No. 3 and a garage at No. 1. The backyards and garages are accessible off the rear laneway.

Known alterations to the properties include:

No. 1 Pine Avenue:

- Single-storey rear extension added.
- Garage added to the backyard.
- Two skylights added to the rear roof (by 2009).
- Steel chimney cowl added to the front chimney.

No. 3 Pine Avenue:

- Two skylights added to the rear roof (by 2009).
- Garage and shed added to the backyard.
- Solar panels added to the roof including the front roof face (2020).

No. 5 Pine Avenue:

- Single-storey rear extension added.

Nos, 1, 3 and 5 Pine Avenue are in good condition. The original massing, form, materiality, fenestration, timber detailing and front fence remains intact. The main alteration to the residences visible from the front façade are the solar panels mounted to the front roof face of No. 3. However, this is a reversible change. Overall, Nos 1, 3 and 5 Pine Street have high integrity.

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 and villas became a popular form of housing from the Federation/Edwardian period onward. Influenced by the international Garden Suburb movements, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Davison 2004, 171).Most Federation era bungalows and villas were initially designed in the Federation or Queen Anne style and characterised by picturesque asymmetrical forms, terracotta tiled roofs and embellishments including terracotta ridge capping, finials and fretted frieze panels, leadlight windows and red brickwork with flush joints. This eventually evolved into the Arts & Crafts and California bungalows of the early 1920s, which were primarily distinguished by their low-pitch gabled roofs, verandah piers and balustrades, timber joinery, and double hung or casement stained glass windows.1-5 Pine Avenue, Elwood consists of a triplex group of attached single-storey residences. It presents the common characteristics of the Federation style, including a terracotta tiled roof, red face brick walls, projecting gables (with timber shingling), multi-paned, bay sash windows and corbelled chimneys with chimney pots. These features are combined with elements which are expressive of the Arts and Crafts style, including the deep eaves with exposed rafter tails and decorative elements including the unusual 'random rubble' detailing (which contrasts with the red face brick walls) in all three dwellings. The manner in which the three dwellings have been designed to give the appearance of being a single dwelling (which was a typical method of designing attached dwellings in the early twentieth century) is a further defining feature of the triplex design.

The attached, single storey arrangement is likely a site-specific response to the close proximity of the land to the commercial precinct along Glen Huntly Road. The triplex arrangement accommodated a third residence on what would otherwise be on two standard lots. It is a rare example of a triplex which sits at the cusp of the transition towards multi-dwelling building types in the early twentieth century.   Despite the attached form, evidence of the Garden Suburb movement is visible at 1-5 Pine Street, with its wide front setback allowing for a front yard and garden with a picturesque timber picket fence.

Other attached Federation era residences within Elwood typically consist of semi-detached pairs which makes the triplex form of 1-5 Pine Street unusual within its local context. Within the City of Port Philip other comparable attached Federation Arts and Crafts residences include:

- **55-57 Ormond Road, Elwood (Contributory within HO8)**
  55-57 Ormond Road consists of a semi-detached pair of single-storey residences. As a pair, the residences present a symmetrical front façade arrangement consisting of a projecting sash window bay and half-timbered gable on both sides with set back main entrances. Other common elements to 1-5 Pine Street characteristic of the style, include its hipped roof form with terracotta Marseilles tiles and red brick materiality. In terms of overall massing, it is considerably smaller. 55-57 Ormond Road is also less intact with the addition of carports and contemporary front fencing visible from the public domain.
- **23-25 Glen Huntly Road, Elwood (Contributory within HO8)**
  23-25 Glen Huntly Road consists of a semi-detached pair of single-storey residences. The residences present a symmetrical front façade arrangement consisting of a centred front porch and main entrance flanked by a projecting half-timbered open gable with bay window. Other common elements to 1-5 Pine Street characteristic of the style, include its hipped roof form with terracotta Marseilles tiles and rams horn finials, face brick chimneys and red brick materiality. While less

impressive in its overall massing, 23-25 Glen Huntly Road presents fine detailing not observed at 1-5 Pine Avenue including leadlight windows, shaped timber porch elements and terracotta crested ridge capping. The Garden Suburb movement influence is visible at 23-25 Glen Huntly Road with its setback, front yard and picturesque timber picket fencing. 23-25 Glen Huntly Road forms a group with identical semi-detached pairs at 27-29 and 31-33 Glen Huntly Road (also contributory within HO8). It is the most intact example within the group.

- **110-112 Addison Street, Elwood (Contributory within HO8)**
  110-112 Addison Street consists of a semi-detached pair of single-storey residences. Like 1, 3 and 5 Pine Avenue, 110-112 Addison Street were designed to appear as a single dwelling, presenting a symmetrical single fronted open gable façade with a casement window bank, skillion awning, offset main entrance and side porch. Characteristics of the Arts and Crafts style present at the residences include the terracotta Marseilles tiled roof, face brick chimney, half-timbered gable, and face red brick materiality. Owing to its simple single open gable form, it is comparably less impressive and resolved in form and overall detailing than 1-5 Pine Avenue.

- **1-3 Wilton Grove, Elwood (Contributory within HO8)**
  1-3 Wilton Grove consists of a semi-detached pair of painted brick single-storey residences. The residences present a symmetrical front façade arrangement consisting of a centred front porch and main entrance flanked by a projecting half-timbered open gable with bay window and skillion awning. Other common elements to 1-5 Pine Street, characteristic of the style, include its hipped roof form with terracotta Marseilles tiles, face brick chimneys and brick materiality. While less impressive in its overall massing, 23-25 Glen Huntly Road presents detailing not observed at 1-5 Pine Avenue including textured glazing and shaped timber fretwork with incised tulip motifs. The Garden Suburb movement influence is visible at 23-25 Glen Huntly Road with its setback, front yard and picturesque timber picket fencing.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. Oblique view of the front façade at 1 Pine Avenue.

Figure 7. Front façade view of 3 Pine Avenue.

Figure 8. Closeup view of the main entrance and porch at 3 Pine Avenue.

Figure 9. Front façade view of 5 Pine Avenue.

Figure 10. Closeup view of No. 1.

Figure 11. Overview of the Triplex grouping.

City of Port Phillip Heritage Review

Place name: **Pine Gate Flats**
Other names: -

Address:	**91 Ormond Esplanade, Elwood**
Category:	**Residential: Apartment**
Style:	**Post-war: Early Modernist**
Constructed:	**1952**
Designer:	**Bernard Evans & Associates**
Amendment:	**TBA**
Comment:	**New citation**

Heritage Precinct: None

Heritage Overlay: TBA

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

Pine Gate Flats, designed by Bernard Evans in 1952, at 91 Ormond Esplanade, Elwood are significant. The front fence and gate to Pine Avenue also contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Pine Gate is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Pine Gate is of historical significance as an early example of flats constructed under the Own-Your-Own legislation. The introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units along with lifting of building restrictions and population growth precipitated a second wave of flat development in Elwood during the 1950s. Pine Gate forms a tangential link to this period of development and is demonstrative of the enduring popularity of flat living in the municipality. (Criterion A)

Pine Gate is of representative significance as a substantially intact and characteristic example of 'minimum flats' and 'courtyard flats.' 'Minimum flats' and 'courtyard flats' principles were developed in the early to mid-twentieth century, as flats became the popular choice of suburban living. The building retains a high degree of integrity and its compact flat layout, built in furniture, communal spaces along with a layout

around a central courtyard illustrates the principal elements of 'minimum flats' and 'courtyard flats.' (Criterion D)

Pine Gate is of aesthetic significance as a fine and intact example of an early post-war Modernist apartment block. It is distinguished by its rectilinear form, hipped roof, striking and paired back use of cream, clinker brickwork, open courtyard, cantilevered concrete walkways, expressed stairwells and repetitive window arrangement. Along with these attributes, the building is set deep off Ormond Esplanade and is visible from side lanes, though still shaded by large and mature trees set in manicured gardens. Combined these features not only form an impressive post-war era residential apartment block but also demonstrate the key architectural features that marked the design of early post-war flats in the municipality. (Criterion E)

Pine Gate is of significance for it association with the influential architect and former Lord Mayor of Melbourne, Bernard Evans, a leading proponent of shared ownership buildings and the 'own your own' flat movement. (Criterion H)

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 (5.3.5 Higher-density housing – Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area

(Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

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Contextual history

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Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and vacant land into suburban housing estates, but also encouraged the closure of noxious trade facilities and subsequent swamp reclamation works via the development of the Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906 (and the Glen Huntly tramway in 1915), spearheaded another development boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in the area south of Ormond Road (Heritage Alliance 2005, 21-23).

Following the 1905 completion of reclaiming the wetlands, and the expansion of the tramway networks soon after, land became more available and accessible. While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With their proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock. By the mid-1920s, the Elwood had been transformed into a comfortable middle-class residential estate. An established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route can be seen in a c.1925 aerial photograph (refer Figure 3). By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940 however, the onset of World War II slowed development.

Figure 3. c.1925 photograph of Elwood looking southeast. Source: Charles Daniel Pratt. c.1925. *Elwood area on Port Phillip Bay.* **Photograph. State Library of Victoria.**

Restrictions on building activity lifted post World War II and Elwood experienced its second wave of apartment development that was marked by multi-unit dwellings that were homogeneous in their materials, composition, and detailing (Heritage Alliance 2005, 27-28). This surge in flat building was fuelled by population growth, a housing shortage after World War II, changes to buildings codes and introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' (Way Back When Consulting Historians 2021, 97). Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. Meanwhile, the designs of these post-war Modernist flat buildings were increasingly being influenced by European émigré architects who settled in Melbourne's southern suburbs. Such designs can readily be seen at Dr Ernest Fooks' post-war Modernist flats at 15 Beach Avenue, Elwood (1969), Michael R. E. Feldhagen's Surf Side flats at 46 Ormond Esplanade, Elwood (1963) and Ted Berman's post-war Modernist flats at 76 Mitford Street (1961-62).

Pine Gate Flats, 91 Ormond Esplanade, Elwood

In 1923, owner C. A. Walker commissioned builder C. Nelson to convert the extant building on site (then numbered 113 Ormond Esplanade) into a set of flats named 'La Mascotte' (Sands & McDougall 1920-25) (St Kilda Building Register). Walker commissioned further alterations in 1926 (St Kilda Building Register).

In 1952, then owner W. G. Franz engaged Bernard Evans & Associates design a new set of 18 brick apartments at 91 Ormond Esplanade (refer Figure 4 & Figure 5). Franz published a tender inviting 'plasterers, price for 18 flats, labour only, apply W G Franz, Pine-av, Elwood' (The Age 1952, 8). A few months later, the extant house on site was demolished (St Kilda Building Register). The new flats were named 'Pine Gate'.

The Pine Gate flats were advertised for sale under the 'own your own flat' scheme in 1953 and were described as:

> '18 self-contained flats for separate sale, containing 1 bedroom, living room, kitchen and bathroom. Fully carpeted. Venetian blinds. Refrigeration. Prices from £3000.' (The Age 1953, 32)

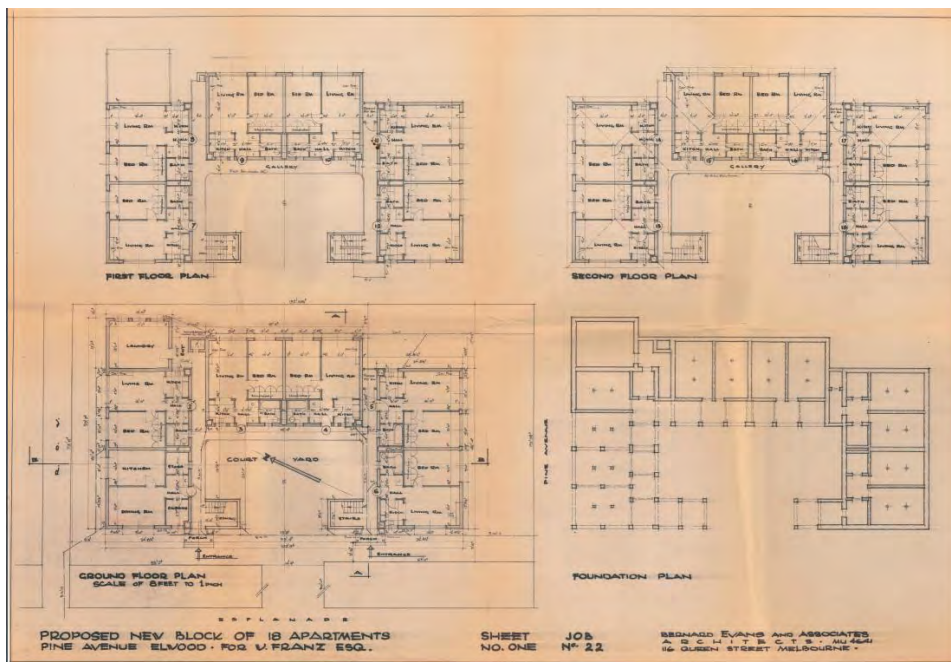The flats remain in use as private residences today.

Figure 4. Proposed new block of 18 apartments, Pine Avenue, Elwood for W Franz Esq. Source: Bernard Evans & Associates. n.d. Drawings of 91 Ormond Esplanade. Council Records. City of Port Phillip.
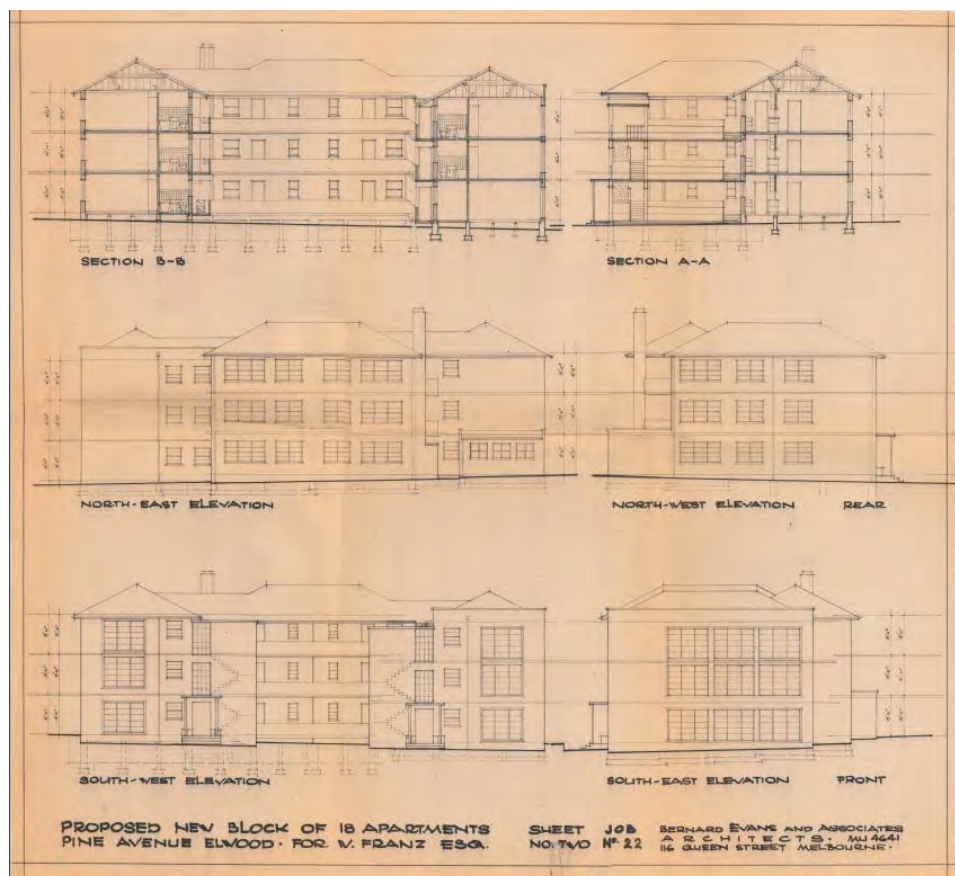
Figure 5. Proposed new block of 18 apartments, Pine Avenue, Elwood for W Franz Esq. Source: Bernard Evans & Associates. n.d. Drawings of 91 Ormond Esplanade. Council Records. City of Port Phillip.

Bernard Evans

Bernard Evans was an Australian army officer, architect, builder, and former Lord Mayor of Melbourne. On his return post WWII, he formed Bernard Evans & Associates which became one of the Victoria's largest architectural firms (Dunston 2007). Evans championed innovative ideas such as own your own flats and integration of open space in high rise buildings (Built Heritage 2020, 101). His prominent works include Greyfriars Flats, Balaclava Road (1949-51); Sheridan Close, St Kilda Road (1950-53); CRA Building, Collins Street (1962); and the VACC House, St Kilda Road (1965; HO307, PPHR Citation 1096). Besides the VACC House, Evans designed many other flats in City of Port Phillip and these include The Atlantic, 101 Barkly Street (1933; HO5, PPHR Citation 166); The Pacific, 103 Barkly Street (1934; HO5, PPHR Citation 167); Tiberius Flats, 194 Albert Road (1935; HO312, PPHR Citation 1049); Brookwood Flats, 32 Queens Road (1936-37; HO335, PPHR Citation 2129); and Eildon Close, 7-9 Eildon Road (c.1920; HO5, PPHR Citation 896) amongst others. Evans retired in 1971 at which time his firm was known as Evans, Murphy, Berg & Hocking (Built Heritage 2020, 101).

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Description

Pine Gate Flats is a Post-war era, three storey apartment block designed in the Modernist style. The apartment block fronts Pine Avenue to its east and its rear alleyway to its west, both of which span the width of the block. The structure presents an asymmetrical 'U' shaped footprint partially enclosing an internal courtyard, open to its southern side. The structure comprises of clinker brick construction laid

with a stretcher bond. The hipped roof is clad with glazed terracotta Marseilles tiles and ridge capping, and timber lined eaves painted white. The roof includes a single, simple face brick chimney with an expressed chimney breast along its northern elevation. .

Each floor includes three banks of white, timber frame, sash windows. The windows include an angled, face, dark brown brick sill. The Pine Avenue \façade includes die cast lettering along its lower left side reading 'Pine Gate'. The western elevation includes a similar window arrangement with triple and paired sash windows whilst the southern elevation includes triple and single sash window banks. Extending from the projecting bays of the southern elevation are the enclosed brick stairwells. The stairs provide access to the main entrances of the apartments which overlook the internal courtyard. Open, cantilevered, reinforced concrete walkways extend along the inner face of the apartment block. Smaller balconies are located off the southern and northern elevations.

The apartment block is set back from Pine Avenue, allowing for a landscaped front yard. Side gardens extend along the northern and southern boundary. A concrete paved pathway extends along the southern boundary providing access to the stairwells and internal grass courtyard. The street front boundary is demarcated by a low face brick wall and piers with a white rendered flat cap. The wall and piers are constructed of the same brick as the flats, and there is a simple iron gate . The rear laneway boundary is demarcated by a timber paling fence. The property includes an access pathway that extends to the south on to Ormond Esplanade. The pathway is heavily planted with ornamental shrubs leading to the internal courtyard. The Ormond Esplanade entrance is marked by a low white rendered brick wall and piers curving inwards towards the centred path.

Known alterations to the property include:

- Timber paling fence added to the rear laneway boundary.

- Internal courtyard relandscaped with the removal of hardscape and replacement with grass (2020).

- Minor accretions include new rainwater goods, wall mounted services, conduits, HVAC, and vents.

Pine Gate Flats is in overall good condition although there is some visible weathering to timber elements including the fascia, eaves, and some window frames. While the internal courtyard has been recently relandscaped, the original form, materiality and fenestration of the apartment block appear highly intact and has high integrity.

Comparative analysis

Because of the intense apartment development that characterised the suburb from the late 1910s to the 1970s, Elwood includes examples of the residential work of such noted inter-war designers as Bernard Evans, Leslie J W Reed, Arthur Plaisted, Seabrook & Fildes; during the post-war period, this was supplemented by work of important European-trained émigré Modernist architects who had settled in Melbourne's southern suburbs, such as Kurt Popper, Dr Ernest Fooks and Mordecai Benshemesh (Heritage Alliance 2005, 30). Although considered an inter-war designer, Bernard Evans practiced till the 1970s and was inspired by European examples. He argued for taller buildings, greater open space, buildings set back from the street and developed shared ownership buildings and the 'own your own' flat concept (Dunstan 2007).

The early post-war examples (late 1940s-early 1950s) tend to reflect, or be a continuation of, the Moderne/Functionalist mode that was popular in the precinct at the end of the Interwar period and into the early 1940s. Design elements included flat roofs behind a parapet or at least partly concealed by a partial parapet if hipped, (mostly) rectilinear building envelope although some had a curved corner, cream or salmon/orange brick walls and undefined lintels and timber or steel framed windows with horizontal glazing bars (RBA Architects and Conservation Consultants 2022, 40).

Pine Gate at 91 Ormond Esplanade, designed by Bernard Evans, is an early example of the 'own your own flat' concept pioneered by Evans. His Greyfriars flats in Caulfield, completed by 1951 are regarded as Melbourne's first purpose-built 'OYO' flat development. The post-war era Modernist apartment block exhibits simple rectilinear volumes, 'U' shaped massing, neatly arranged window banks creating a rational form and ordered façade layout, expressed stairwells, open internal courtyard and cantilevered walkways. The structure, though addressed to Ormond Esplanade, is set deep off the Esplanade and is only visible from the side lanes, though still shaded by large and mature trees set in manicured gardens.

Pine Gate also incorporates many of the 'minimum flats' and 'courtyard flats' principles. Best Overend is credited with introducing the concept of 'minimum flats' to Australia in the 1930s (Barrett 2022). The concept offers space, economy, and modernity with minimum rentals through design elements like compact flat layouts, communal spaces, and built-in furniture. The concept of 'courtyard flats' developed from the 'bungalow court' concept and became popular in the 1920s (Barrett 2022). Developed with an aim to improve the relationship of the flat building with its external space, flats started to be grouped around a semi-enclosed garden court (Barrett 2022).

Within the City of Port Philip, other comparable post-war residential flats designed by Evans include:

- **Merton Court, 169 Ormond Esplanade, Elwood (Proposed Citation).** Merton Court flats were constructed in 1951-52 around the same time as Pine Gate and the property is not currently under the Heritage Overlay. Also designed by Evans, the 34 flat apartment block draws notable comparison in terms of its three-storey rectilinear form, hipped roof clad with terracotta tiles, variegated cream brick materiality, an internal open courtyard, cantilevered concrete walkways, expressed stairwell and timber sash window banks. It is also an example of 'minimum flats' and 'courtyard flats' concepts. Pine Gate flats differs from Merton Court with its 'U' shaped footprint and only partially enclosed courtyard and is overall less articulated when viewed against the stepped front façade and varied fenestration of Merton Court. Both sites are in overall good condition and of high integrity.

- **Deansgate, 9 Southey Street, Elwood (Contributory).** Constructed in 1949, Deansgate is a Contributory place in the St Kilda Botanical Gardens and Environs heritage precinct. Designed by Evans in the Georgian Revival style, the apartment block comprises 29 flats. Key comparable attributes include a three-storey rectilinear form, hipped roof, variegated cream brick materiality, an internal open courtyard, cantilevered concrete walkways, expressed stairwell, and timber sash windows. Deansgate also displays principles of the 'minimum flats' and 'courtyard flats' concepts. Deansgate constructed a few years earlier exhibits finer detailing with a parapet with dogtooth cornice and a curved building corner with hexagonal lozenge windows. It also comprises individual balconies and sections of angled brick detailing below windowsills, both arranged randomly. Although both sites are in good condition and of high integrity, Deansgate is more impressive in terms of its design, detailing and asymmetrical footprint.

Other comparable examples of post-war flats in the municipality include:

- **Rajon, 3 Tennyson Street, Elwood (Contributory).** Rajon flats at 3 Tennyson Street were designed by émigré architect Kurt Popper in 1950. The 18-apartment residential block is a Contributory place in the St Kilda Botanical Gardens and Environs heritage precinct (HO7). It compares to Pine Gate in terms of its three-storey rectilinear form, 'U' shaped footprint, open courtyard, variegated cream brick materiality, expressed stairwells, neatly arranged window banks and an ordered façade layout. Rajon flats however draws more strongly from the International style with its flat roof and steel framed, broad fractional windows. Although both sites have an overall restrained design, Pine Grove is more impressive in terms of its deep set back and manicured garden setting.

- **Burnett Lodge, 9-13 Burnett Street, St Kilda (Citation 445).** Burnett Lodge was designed by another prominent émigré architect Mordecai Benshemesh in 1951. An individually significant building in the St Kilda Hill precinct (HO5), its restrained design derives influence from the International style with a flat parapeted roof and regular, rational fenestration arrangement of steel framed, broad fractional

windows. It compares as a three-storey apartment block with its rectilinear form, variegated cream brick materiality, open courtyard, expressed stairwell and cantilevered walkways. Although similar in condition and integrity, Pine Grove is more impressive with its large scale, deep set back from the street and manicured gardens with mature trees.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an Individually Significant place with solar energy system controls. Designate front fence as not exempt under Clause 43.01-4.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6. Oblique view of the western elevation fronting the rear laneway.

Figure 7. View of the access path, wall and gate from Ormond Esplanade.

Figure 8. Oblique view of the western and southern elevation from the rear laneway.

Figure 9. View of the internal facing elevations and central open courtyard.

City of Port Phillip Heritage Review

Place name: **Waverley Hall**
Other names: **Flats**

Address:	**45 Spray Street, Elwood**	**Heritage Precinct:**	**No**
Category:	**Residential: Flats**	**Heritage Overlay:**	**HO585**
Style:	**Post-war:** Modernist	**Graded as:**	**Significant**
Constructed:	**1950-1953**	**Victorian Heritage Register:**	**No**
Designer:	**Unknown**		
Amendment:	**TBA**		
Comment:	**New citation**		

Significance

What is significant?

The Waverly Hall flats, constructed in 1950, at 45 Spray Street, Elwood are significant. The front brick fence contributes to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Waverley Hall is of local representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

Waverley Hall is of local representative significance as a highly intact example of a flat block development of the Post-War International style, demonstrative of the second wave of apartment development in Elwood that spanned over the 1950s and into the 1960s (Criterion D).

Waverley Hall is of aesthetic significance as a fine example of a Post-War Modernist flat building. It is distinguished by its stark, rectilinear volume, the plain, smooth red brick facades (partially painted), the emphasis placed on the stairwell by means of vertical glazing, and the balconies with wrought iron balustrades. These features, along with the broad expanses of glazing and the steel framed windows combine to form a striking building within the streetscape. Its overall intactness is enhanced by the retention of the low face clinker brick front fence with distinctive crest form. (Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing – Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda.. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
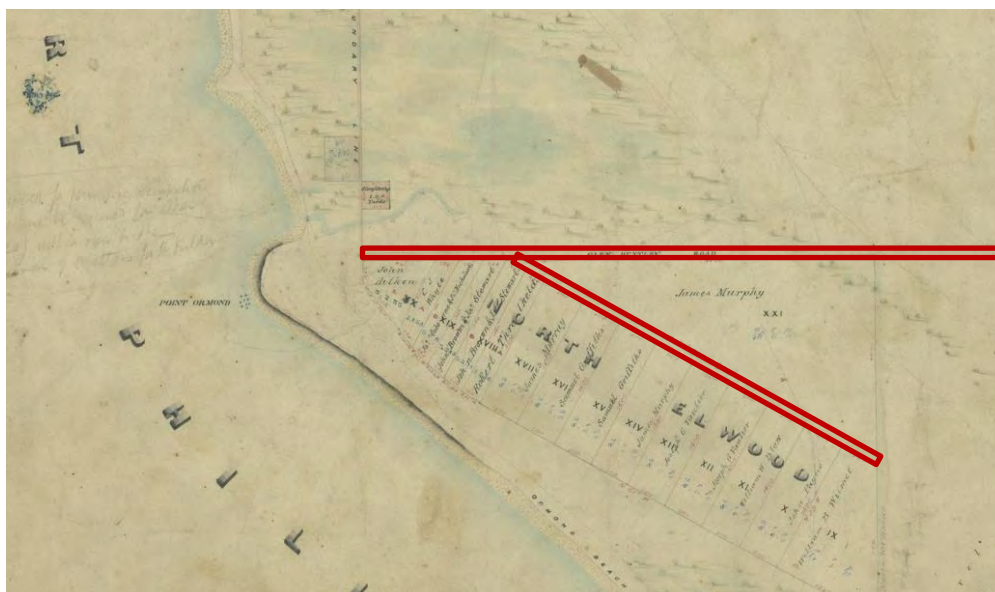

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

In the interwar years, the suburb of Elwood represented a highly desirable location for apartment development as, unlike St Kilda, it was still largely underdeveloped by the early twentieth century. However, following the 1905 completion of the wetland reclamation, and the expansion of the tramway networks soon after, land became more available and accessible This is best represented in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route (Figure 3). However, the streets north of Glen Huntly Road by 1925 were only just exhibiting the initial signs of development, as evidenced by duplex development and the construction of flats. Over the next two decades, the development of apartment buildings and duplexes were prolific across Elwood, exhibiting considerable variety in terms of design type and style. Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable at the time: Arts and Crafts Old English Revival, Mediterranean and Spanish Mission, and the emergence of Functionalist design (Heritage Alliance 2005, 26).

Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With its proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock, and by 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). This surge was fuelled by population growth and a housing shortage after World War II, as well as changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (Way Back When Consulting Historians 2021, 97). This development tended to occur on streets near the foreshore, and the pressure for redevelopment was the greatest there. Unlike its interwar predecessor (which was defined by relatively low-scaled walk-up flats) post-war flat development was typified by mid-rise flats of four or more storeys that often integrated ground floor carports.

Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (Way Back When Consulting Historians 2021, 97).

Figure 3. Aerial view of Elwood looking southeast, showing limited development North of Glen Huntly Road. C. 1925. Source: SLV

Waverley Hall, 45 Spray Street, Elwood

Spray Street was created c.1885 and formed part of a 192-lot subdivision promoted as the 'Seaside Estate'. However, little development occurred before the economic depression of the early 1890s. Today, the only evidence of the limited phase of development in the nineteenth century is the houses at 54 and 56 Spray Street.

Following the opening of the electric tramways along Ormond Road in 1906 and Glen Huntly Road in 1915 development in Spray Street recommenced and there was a flurry of building between 1913 and 1919. The materiality of the new housing evolved during this period, where the first half of the decade comprised mostly weatherboard villas, with a smaller number in brick (City of St Kilda Building Register nos 1820-4017). In contrast, most new houses built in the second half of the 1910s and into the 1920s were in brick.

The Sands and McDougall directory for 1915 shows that no houses existed on the south side of Spray Street between Beach and Foam Streets. By the following year, seven houses had been built. The resident at no. 43 (renumbered no. 45 by 1935) was listed as Miss Alice M. Hall (Sands & McDougall 1916, 294). According to the 1915 electoral roll, Alice, Annie, and Frances Hall all lived at 43 Spray Street (Commonwealth of Australia 1915, 25). Two years after Alice Hall died in 1938, the house was advertised for lease as a newly renovated weatherboard villa (The Argus 1938, 12; 1940, 11).

It appears that construction of Waverley Hall commenced flats commenced in 1950 and was completed by 1952. Norman Adderley was the owner builder (City of St Kilda Building Register no U991).

Norman Adderley was identified in the 1949 electoral roll as a bricklayer living at 160 Brighton Road, East St. Kilda (Commonwealth of Australia 1949). He was an elected as a City of St. Kilda Councillor in 1953 (1953-c.1955), one of the youngest in the Council at the time (*The Argus* 1954, 9). Another building constructed by Adderley is Chapel Lodge, a block of flats at 16A Chapel Street, St. Kilda, which was designed by Bernard Evans, at virtually the same time as Waverly Hall. No evidence has been uncovered to determine whether Evans was the designer of Waverly Hall, however he was a founder of the Own Your Own Flat' movement, which inspired the development of Waverly Hall.

During the building progress of Waverley Hall, the following advertisement appeared in (The Age 1951, 27):

> *OWN YOUR OWN FLAT AT WAVERLEY HALL 45 SPRAY STREET ELWOOD*
>
> *This building, now in the course of erection contains nine delightfully appointed Flats, each containing two bedrooms, loungeroom, dining room, tiled kitchen and bedroom.*
>
> *It is fitted with every labour saving device, including refrigeration, and the price is from 3850 pounds, on which we are able to arrange TERMS of one half cash on possession and the balance over a term of years.*
>
> *Make an early selection and avoid disappointment.*
>
> *Plans, specifications and full particulars may be obtained from the managing agents: Carolan & Co.*

Another advertisement appeared in The Argus on 1 March in the following year (1952, 24):

> *… You may walk into your own flat at the end of May, containing two bedrooms, loungeroom, dining room, tiled kitchen, and bathroom. W.W.S., and every possible modern convenience. 3850 pounds. Terms can be arranged. Inspect this building at 45 Spray Street, Elwood. Close to shopping and the beach.*

Building of the flats progressed through to 1953 as similar advertisements continued to appear. In March 1954, builder G. Lyons added two brick garages to the property for the owner, Waverley Hall Pty (City of St Kilda Building Register no U1849).

The 1955 the Sands and McDougall directory still referred to the property as 'Flats being built' at the site of No. 45 (1955, 339). By 1960, the Waverley Hall Flats are named in the directory, listing nine residents: C.C. Burge, L. Fleming, Mrs. M. Hepples, Donald Manson, Mrs. E. O'Donohue, Mrs. C.E. Poole, C.I. Semmel, Mrs. G.M. Titheradge and Miss C.C. Walton (Sands & McDougall 1960).

In 2002, the Waverley Hall Pty Ltd company went into voluntary liquidation (Commonwealth of Australia Business Gazette 2002). The members of the company met at Unit 5 at Waverley Hall to close the company, resulting in the transferring of the nine flats to the nine entitled members.

As of June 2023, Waverley Hall continues to be used as residential flats.

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The Argus. 1956. 'Councillor fined £100 over S.P'. 15 August 1956.

The Caulfield and Elsternwick Leader. 1889. 'Elsternwick Improvement Committee.' 11 May 1889.

Description

Waverley Hall consists of a three-storey post-war apartment block designed in the Modernist style. The structure presents an asymmetrically arranged stepped footprint. The structure consists of clinker bricks laid with a stretcher bond. It is finished with an alternating bagged brick finish and exposed clinker brick sections forming the base and level courses. It is topped with a flat concrete roof, overhanging the structure with enclosed eaves housing box drains.

The principal façade fronting Spray Street is triple fronted and contains rectilinear fixed and casement windows with painted steel frames with corner windows to the middle bay. The rear bay contains the stairwell which is the only portion of the building comprising entirely of face clinker brick. The stairwell includes wide openings, wrought iron balustrades, and slit stairwell windows and features stylised wrought iron lettering reading 'Waverley Hall'.

The stairwell provides access to the upper-level apartments, connected via external corridors. The corridors are supported on thin iron posts with wrought iron balustrades. The corridors are flanked by the stairwell and the projecting rear bay along the eastern elevation.

The structure is set back from the street allowing for a front and side yard with concrete pathways connected to a concrete driveway extending along the western boundary. The street front boundary is demarcated by a low face clinker brick fence with an alternating brick cap course creating a crested form. The fence includes squat end piers, including a larger pier at the driveway opening incorporating mailboxes. The driveway leads to the rear parking area and row of garages at the southern extent of the property.

Know alterations to the structure property include:

- Concrete pathway and parking area added.

- Minor accretions include roof mounted vents, aerials, and wall mounted HVAC units.

The main structure appears in overall good condition. Its original form, fenestration, materiality and detailing remain highly intact. Thus, Waverley Hall has high integrity.

Comparative analysis

With particular regard for the intense apartment development that characterised the region from the late 1910s to the 1970s, Elwood includes examples of the residential work of such noted inter-war designers as Bernard Evans, Leslie J W Reed, Arthur Plaisted, Seabrook & Fildes; during the post-war period, this was supplemented by work of important European-trained émigré Modernist architects who had settled in Melbourne's southern suburbs, such as Kurt Popper, Dr Ernest Fooks and Mordachai Benshemesh (Heritage Alliance 2005, 30). Although considered an inter-war designer, Bernard Evans practiced until the 1970s and was inspired by European examples. After World War Two, he formed the architectural practice Bernard Evans and Associates which (amongst other things) developed the 'own your own' concept for multi-residential buildings. (Dunstan, accessed June 2023).

The early post-war examples (late 1940s-early 1950s) tend to reflect, or be a continuation of, the Modern/Functionalist form of design that was popular in the precinct at the end of the Interwar period and into the early 1940s.

Waverley Hall at 45 Spray Street, Elwood, was built by owner Norman Adderley in 1950. It is an example of a building in which the individual flats were sold individually as 'own your own' units, which was possible as a result of the introduction of company title (and later stratum and strata-title) (Way Back When Consulting Historians 2021, 97). The post-war era Modernist apartment block exhibits simple rectilinear volume and massing, neatly arranged window banks creating a rational form, an ordered façade layout, expressed stairwells, an internal courtyard and cantilevered walkways. The position of the expressed stairwell and the rear building flanking the cantilevered walkways overlooking a communal grassed area loosely lends itself to the concept of private open space within the apartment building.

Norman Adderley was responsible for the construction of other apartment buildings within the City of Port Philip, including

- **Chapel Lodge, 16A Chapel Street, St Kilda (1950) (HO540 Citation 2425)**
  Chapel Lodge was designed by Bernard Evans and constructed by Norman Adderley in 1950, during the same period as 45 Spray Street. Representing an early example of a multi-storey flat development, at five-stories Chapel Lodge was among the tallest buildings in the municipality at the time of its construction. Chapel Lodge is a prominent and early example of the Functionalist style, featuring rigorous volumetric and horizontal expression in face brick with balconies and steel-framed windows in discrete configurations but with an unusual cruciform plan to optimise views

and privacy. 45 Spray Street shares many similar elements to Chapel Lodge, including most prominently its simple rectilinear volume and massing.

- **Duplex, 23 Eildon Road, St. Kilda (1953-54) (contributory within HO5)**
  23 Eildon Road, St Kilda was also constructed by Adderley and built during the same period as 45 Spray (in 1953-54), consisting of a two-storey apartment block. While significantly modest in massing, common characteristics to Waverley Hall include its rectilinear form, masonry, rational fenestration arrangement, expression of balconies with wrought iron balustrades, and a flat roof.

Within the City of Port Philip, other comparable post-war residential flats include:

- **Barkly Lodge, 289 Barkly Street, St. Kilda (1955) (HO35, Citation 24)** Designed by Mordecai Benshemesh and constructed in 1955, Barkly Lodge comprises a three-storey block of flats. Barkly Lodge has been designed to emphasise strong geometric forms, with a focus on verticality and horizontality. Designed with steel-framed windows, glazing emphasises the stairwell by means of vertical windows and a small concrete porch over the entry. Barkly Lodge presents a more formalised massing than Waverley Hall and utilises face cream brick. However, common elements between the two examples include rectilinear form, flat roof, the emphasis placed on the stairwell by means of vertical glazing, the use of steel-framed windows and the balconies with wrought iron balustrades.

- **Park View, 5 Herbert Street, St. Kilda (1958-59) (Proposed Citation 2437)** Park View is a three-storey cream brick apartment block at 5 Herbert Street which was designed in the Modernist style by Dr. Ernest Fooks. Constructed in 1958-59, Park View is significant as a representation of the post-war flat building period, and is of aesthetic significance as a seminal example of Modernist design. Common elements include its geometric, rectilinear form, flat roof, external stairwell, and simple but extensive window banks. The stepped form of the design and considered placement of private balconies allows for views to the nearby Botanical gardens. Whilst 5 Herbert Street, St Kilda can be distinguished from 45 Spray Street, Elwood, both share an emphasis on rectilinear form and a relationship with verticality and horizontality through the use of brick masonry, steel framed glazing, wall panels and steel railings. Park View is considered a superior example to 45 Spray Street, however, with a greater degree of detailing to the design façade, in which rectangular glass windows are alternated with blue wall panels, and protruding brickwork which adds depth to the façade.

- **20 Shirley Grove, St. Kilda East (1959-60) (HO399, Citation 919)** Designed by Charles J. Lipsett and constructed in 1959-1960, 'Shirley Court' at 20 Shirley Grove, St Kilda East is a residential complex comprising three blocks of two and three-storey brick flats in the Post War International style. Shirley Court shows a similar design emphasis as shown at Park View, where attention is drawn to projecting stairwells by means of steel-framed vertical glazing. Shirley Court however utilises streamline elements, with a rounded designed on the stairwell rather than the strong rectilinear form exhibited at Waverley Hall. Unlike Waverley Hall, Shirley Court utilises face cream brick and a low-pitched hipped roof. Shirley Court is comparable with Waverley Hall in terms of the stark, rectilinear form, a flat roof, an emphasis on glazing, external stairwells, and balconies with wrought steel balustrades. The arrangement of the three apartment blocks of Shirley Court forms a well-defined internal courtyard space which is considerably more formalised and expansive than the courtyard space at Waverley Hall.

- **33 Pine Avenue, Elwood (1960) (HO429,Citation 2339)** Designed by Leslie J.W. Reed and constructed in 1960, 33 Pine Avenue is a three storey, flat-roofed cream brick block of flats with a projecting stairwell, emphasised by vertical windows. It presents a smaller massing than Waverley Hall, resulting in a more formalised form and layout. Though cream brick has been utilised at 33 Pine Avenue, rather than the red brick used for the Waverley Hall flats, it shares similarities with the Waverley Hall flats in terms of the stark, rectilinear massing with plain brick facades, the emphasis placed on the stairwell by means of vertical glazing, deep eaves and flat rooves, and balconies with wrought iron balustrades.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant place. Designate front fence as not exempt under Clause 43.01-4. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 4. Overview of the façade, looking southwest.

Figure 5. Oblique external view of the stairwell, looking south.

Figure 6. Detail view of the flat's wrought steel signage, Waverley Hall.

Figure 7. Overview of the rear flats, northwestern elevation.

Figure 8. Overview of the ground floor façade and boundary wall.

City of Port Phillip Heritage Review

Address:	**73 Spray Street, Elwood**	**Heritage Precinct: Not applicable**
Category:	**Residential: House**	**Heritage Overlay: TBA**
Style:	**Interwar: California Bungalow**	**Graded as: Significant**
Constructed:	**1918**	**Victorian Heritage Register: No**
Designer:	**M. Lucas**	
Amendment:	**TBA**	
Comment:	**New citation**	

Significance

What is significant?

The house at 73 Spray Street Elwood, designed and built by M. Lucas in 1918, is significant.

Alterations and additions are not significant.

How is it significant?

The house at 73 Spray Street, Elwood, is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house at 73 Spray Street, Elwood, of local aesthetic significance as an intact and fine example of an early interwar California style bungalow. As an early example of the style within the municipality, it is distinguished by its distinctive multi- gabled roof, comprised of three intersecting gables (with a projecting smaller gable over the side porch), roughcast render paired with half-timbering and timber shingles, a low pitched roof clad with terracotta Marseille tiles and ridge capping, two porches separated by a central projecting bay, both with low-slung brick walls supporting timber posts, double hung windows with plane glass as well as a small leadlight feature window on the southern elevation, a projecting square bay window on the southern elevation and deep eaves with exposed timber trusses. These features are further enhanced by the house's prominent corner site, and garden setting. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
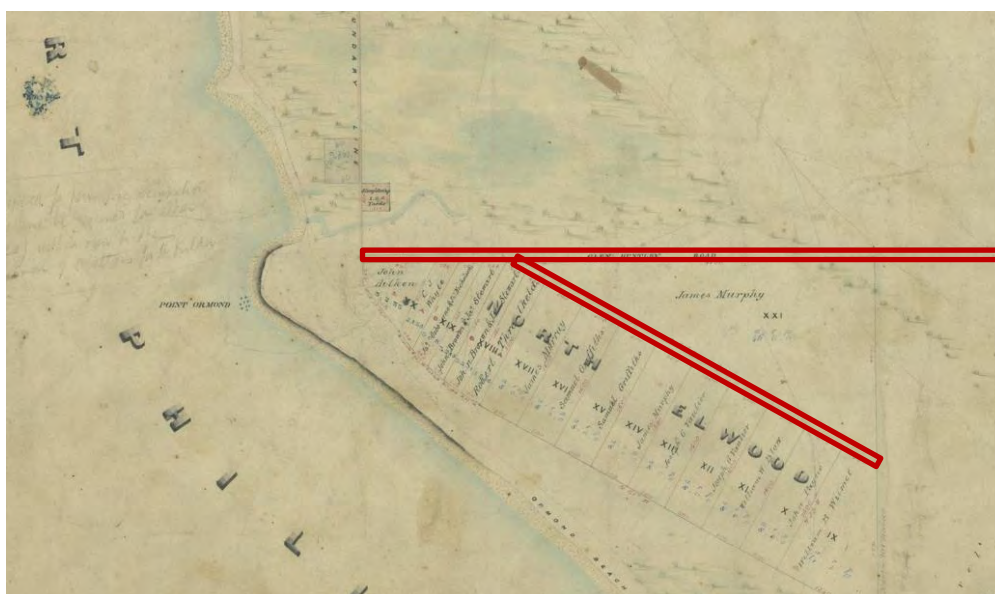

Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

73 Spray Street, Elwood

This property, at the southwest corner of Spray Street and Beach Avenue, originally formed part of the Seaside Estate, a 192-lot subdivision bounded by St Kilda Street, Glen Huntly and Ormond roads, which was offered for sale at the height of the land boom in the mid-1880s. However, few houses were built before the economic depression of the early 1890s brought a halt to building. The estate was re-offered for sale in 1905, and the opening of the electric tramways along Ormond Road in 1906 and Glen Huntly Road in 1914 encouraged development. Between 1914 and 1920 almost 70 houses and two blocks of flats were constructed along Spray Street.

In 1918, builder M. Lucas constructed the brick bungalow at 73 Spray Street for Francis C. Leighton at an estimated cost of 1280 pounds. (City of St Kilda Council Building Register). The floorplan of the brick bungalow which was submitted to the Surveyor's Office at the City of St Kilda on 2 November 1918 is shown at Figure 3 below (City of Port Phillip).
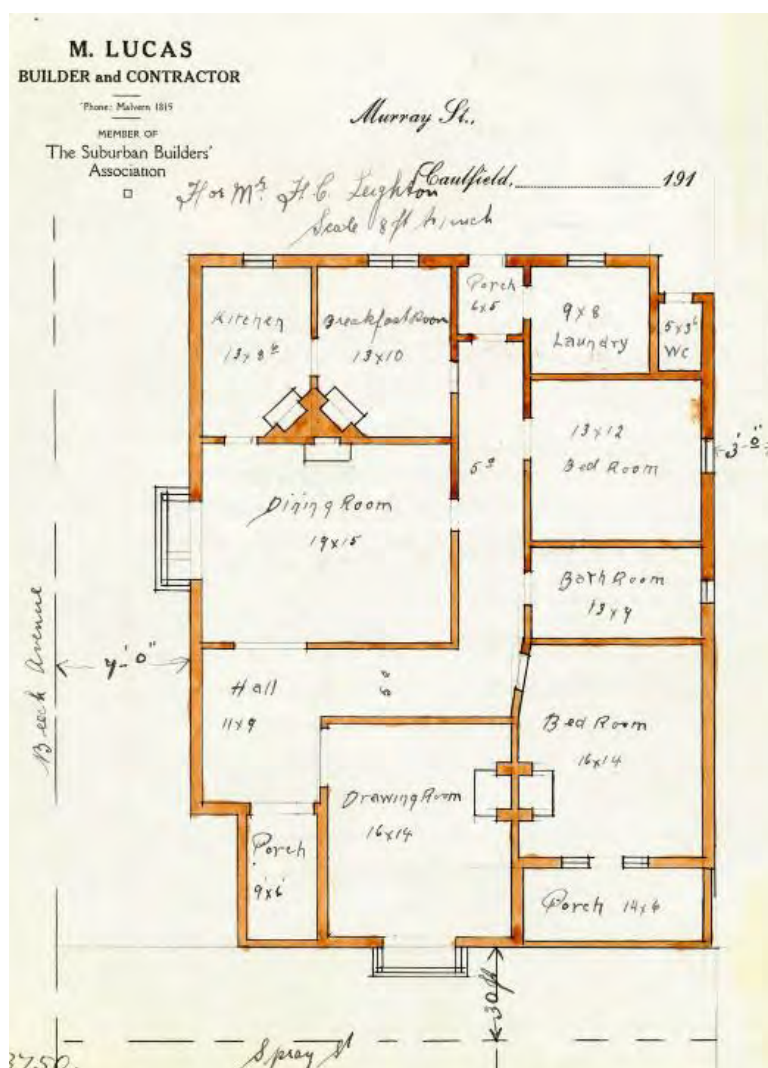
Figure 3 Floor plan of 'Brick villa to be erected on Allotment 504140 in Spray Street for F.C. Leighton. No 3750 in Building Survey Register.' 2 November 1918. Source: City of Port Phillip.

F.C. Leighton is identified in the electoral rolls as a manufacturer (Australian Government 1922, 40).Leighton, and his wife Florence, resided at the address for only a short period of time. Sands & McDougall identified several consecutive residents at the address during the 1920s: Geo Symons (c. 1923-1925), Hubert Soden (c. 1928-1930) and A. W. Lake (1931) (Sands & McDougall 1920-1931).

The property was advertised for sale in 1927, then again in 1932 (The Argus 1927, 26; 1932, 2). The latter advertisement included the following details:

> '… *Tiled brick verandah, and containing entrance hall, with double-doors leading to sitting room, dining room, breakfast room, best bedroom with door leading to a tiled verandah… Outbuildings [include] brick garage, sheds and fernery*'

The new owner was Brian H. Cavanagh, a detective of the Criminal Investigation Branch. Cavanagh resigned from the force in 1935 in expectation of obtaining a better position, but instead was arrested for housebreaking and stealing in the following year (The Age 1936, 15). Cavanagh's wife Bessie remained at 73 Spray Street until at least the early 1980s (Australian Government 1980, 2; Sands & McDougall 1974, 365). The property was sold in 1982.

In 1930, a furnished flat was advertised available at 73 Spray Street, then again in 1937 and 1938 (The Age 1930, 6; The Argus 1937, 6; 1938, 22). This suggests the house was divided into separate living areas at the time, potentially providing Mrs. Cavanagh an income.

The house remains in use as a private residence as of May 2023..

References

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Way Back When Consulting Historians. 2021. 'City of Port Phillip Thematic Environmental History.' Unpublished report prepared for the City of Port Phillip. PDF file.

Description

73 Spray Street, Elwood is a single-storey gable-fronted bungalow with Arts and Crafts details. It is situated on a corner allotment fronting Spray Street and the Dickeson Reserve to the north, and Beach Avenue to the west. It is constructed of face red brick laid with a stretcher bond and has a multi-gabled roof clad with terracotta Marseilles tiles and ridge capping and exposed rafter tails. Two, tall chimneys finished with a roughcast render and incised details extend from the roof.

The main roof consists of three intersecting gables projecting from the main half-timbered gable roof. The gable furthest to the front houses an enclosed porch, supported by paired posts resting on a low brick balustrade with a curved white rendered cap. The enclosed porch includes a centred door flanked by timber four-pane sash windows.

The next gable is beside and set slightly behind the front porch gable. It extends to over the side of the main entrance porch to the house and features a centred triple sash box window with a skillion hood. The corner main entrance porch addresses both street fronts and is laid with encaustic tiles. It has a similar brick and rendered balustrade and posts to the other front facade porch. The front two gables are lined with horizontal weatherboard with dentils. The upper two gables forming are half timbered with a roughcast and timber batten finish on the lower section and a horizontal weatherboard with dentil finish on the top.

The eastern elevation fronting Beach Avenue presents a simpler form and detailing. It includes a triple sash box window and a skillion hood set on a brick base with an angled brick sill. A smaller fixed window with stained leadlight glass and a rendered lintel and an angled brick sill is located beside the porch. The rear southern elevation includes a timber pergola and presents a Dutch gable roof profile.

The residence includes a wide setback along the Spray Street frontage allowing for a wide front yard planted with a cottage style garden. The Spray Street front boundary is demarcated by a low face red brick wall with interspaced piers with a stepped profile. The wall and piers are topped with a plinth brick course. A gate located along the chamfered corner section of the wall provides access to the main entrance via a paver laid pathway.

The Beach Avenue boundary is demarcated by a single course brick foundation with a plinth brick cap supporting a timber picket fence with a round top profile. Raised interspace pickets along the wall form a larger round profile. The rear section of the property along the backyard is bounded by a timber panel wall with a secondary entrance gate and roller car garage door. A freestanding face red brick garage is located next to the roller car door. It presents an open gable front façade with a single car garage door and a gable roof clad with terracotta Marseilles tiles and ridge capping.

Known alterations to the property include:

- Rear timber panel wall with entrance gate and roller car garage door and carport added to the Beach Avenue boundary.

- Timber trim elements, posts, and rainwater goods repainted from dark green to black (by 2018).

- Half timbered roof battens repainted from dark green to white (by 2018).

- New car garage door added to the rear brick garage and rendered lintel repainted white.

- Minor accretions include new rainwater goods, vent, and steel chimney cap added.

73 Spray Street in good condition overall. The main alterations visible from the public domain include the altered rear fence and repainted elements with a contemporary colour scheme. However, the building form, massing and original detailing remain highly intact. It is thus of high integrity overall.

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 and villas became the most popular form of housing from the Federation/Edwardian period onward. Influenced by the Garden Suburb movements from overseas, these freestanding suburban homes reflected the concept of one family, one, house, one garden, and became the ideal expression of urban living in the early twentieth century (Way Back When Consulting Historians. 2021,90).

This concept of a 'garden suburb', comprising a reasonably spacious single-family dwelling in a secluded garden setting, became the ideal expression of urban living. Facilitated by improvements to public transport networks, this type of housing defined the suburbs that developed during the early twentieth century (Way Back When Consulting Historians. 2021,90). Also of importance was the *Housing Reclamation Act* of 1920 that encouraged detached suburban housing and made it even more accessible to lower income families (Bryce Raworth 1991, 9).

The Federation-era bungalows evolved into the Arts & Crafts and California bungalows of the early 1920s and 73 Spray Street, built in 1918 is an example of this trend. It embodies several key elements associated with the Arts and Crafts architectural movement, including a roughcast gable ends with half timbering and overhanging eaves, exposed rafter tails, sash bay windows and an unusual and distinctive multi-gabled roof consisting of three intersecting gables, with a projecting smaller gable over the side porch. Other key distinguishing features include its garden setting to the front setback, which contributes to its 'garden suburb' character.

Other Federation bungalows with Arts and Crafts influences include:

- **329 Barkly Street, Elwood (1916) (Citation 194).**

Constructed in 1916 by Pike & Co, 329 Barkly Street is distinguished by its bold roof form clad with terracotta tiles, roughcast walls, leadlight windows and shingled gables. 329 Barkly Street, Elwood is defined by its Arts and Crafts style, and it presents a similar form to 73 Spray Street owing to its prominent gabled roof form. It also compares in terms of its overhanging eaves with exposed rafter tails, grouped windows, terracotta Marseilles roof tiles, projecting gable ends and incorporation of roughcast. However, 329 Barkly Street includes the extensive use of roughcast rendering, timber shingled gable cladding and a prominent roughcast tapered piers to the front verandah which is not present at 73 Spray Street. While both are located on corner allotments, 329 Barkly Street presents a greater street presence with its two-storey massing and distinct tapered piers.

- **31 Redan Street, St Kilda (1914-15) (Citation 787).**

31 Redan Street was constructed by 1915 by Edwin J. Ruck. The two-storey residence presents a similar form to 73 Spray Street presenting a multi-gabled façade (although 31 Redan Street has two nested gables on the front façade, rather than three gables and a projecting small gable over the side porch which are present at 73 Spray Street). 31 Redan Street includes the extensive use of roughcast rendering, slate tile roofing, and timber shingles which is not present at 73 Spray Street. Other comparable elements include the overhanging eaves with exposed rafter tails, grouped sash windows, half-timbered gables and simple chimney form.

- **Kyarra, 18 Gurner Street, St Kilda (1915) (Citation 2004).**

Kyarra is a single storey residence with a similar form and massing to 73 Spray Street, presenting a multi-gabled façade(although 18 Gurner Street has two nested gables on the front façade, rather than three gables and a projecting small gable over the side porch which are present at 73 Spray Street). 18 Gurner Street includes a projecting rounded bay window and use of detailed timber brackets which are not present at 73 Spray Street. Its side entrance porch has also been enclosed with timber glazing. Comparable

elements include face red brick materiality, half-timbered gables, overhanging eaves with exposed rafter tails, simple roughcast rendered chimneys and terracotta Marseilles tiles.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individual heritage place. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 4 Oblique view of the front façade and eastern elevation.

Figure 5 View of the front garden and wall along Spray Street.

City of Port Phillip Heritage Review

Figure 1. Kendall Street

Figure 2 Scott Street

Address:

- **2 and 4 Kendall Street, Elwood**
- **9, 12 and 13 Scott Street, Elwood**

Category: **Residential: House**

Style: **Victorian: Italianate**

Constructed: **1886, 1888**

Designer: **Frank Baker, Charles R. Wyld**

Amendment: **TBA**

Comment:

- **Revised citation (2 and 4 Kendall Street)**

- **New citation (9, 12 and 13 Scott Street Scott Street)**

Heritage Precinct: None

Heritage Overlay: HO582

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The Synnot Park Houses Group Listing, comprising the houses at 2 and 4 Kendall Street and 9, 12 and 13 Scott Street, Elwood, constructed from 1886 to 1888, are significant (Figure 1).

Alterations and additions are not significant.

How is it significant?

The Synnot Park Houses Group Listing is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Synnot Park houses are of historical significance as a group of intact, late Victorian era villas in Elwood, constructed between 1886-88. The residences are associated with the 1885 Synnot Park subdivision, which forms a tangeble link to the initial phase of mansion subdivision involving the breaking up of large Victorian properties to form modest suburban estates. The Synnot Park Group Listing reflects the limited phase of residential development that occurred in Elwood during the late nineteenth century Land Boom period. A relatively small number of villas were actually built during this period and many of them have since disappeared due to the intense period of flat development that occurred in the suburb during the first half of the twentieth century. Furthermore, the houses on Kendall Street are of historical significance due to their connection with the builder Frank (or Frederick) Baker. The houses were constructed between 1886 and 1888 as speculative investments during the peak of the development boom of the late nineteenth century. (Criterion A)

The Synnot Park Houses are of aesthetic significance as a collection of largely intact late nineteenth century Victorian villas, which show the influence of the Italianate style. The properties are similar in footprint, featuring projecting bays, hipped slate rooves, enclosed verandahs with party walls, decorative render work and keystones, The residences are distinguished by their asymmetrical massing, rendered chimneys with cornices, front verandahs with cast iron decoration, timber sash windows. Also typical of the Italianate style is detailing such as consoles and cast-iron lacework, decorated eaves with brackets and pateras, and cast cement detailing including window architraves. These physical features, combined with the subject sites' generous setbacks, form visually distinct Boom era properties and contribute to the overarching aesthetic significance of the group listing. (Criterion E)

Thematic context

Victoria's framework of historical themes

2. Peopling Victoria's places and landscapes: 2.7 Promoting settlement; 6. Building towns, cities, and the garden state: 6.1 Establishing settlements in the Port Phillip District, 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) (5.2.3 Suburban identities)

History

Pre-colonial history

The land and environmental surrounds of Elwood is home to the Yalukit Willam clan of the Bunurong language group, who occupied territory east of the Werribee River to St Kilda for thousands of years preceding European colonialism). With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay(refer to Figure 3 Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Bunurong people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land that would later become Elwood is shown in Figure 3 as being lightly wooded, and pre-colonial ecological vegetation classes indicate that the land comprised a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 3. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early

developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground, these mansions solidified Elwood's south-western fringe as a prestigious location. Meanwhile, the majority of the present day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 4) (Way Back When Consulting Historians 2021, 29-30).

Figure 4. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

While the 1870s saw the proliferation of modest (usually timber) single and double-fronted Victorian cottages with hipped iron or slate roofs elsewhere in the municipality, Elwood, then known as 'North Elwood', was subject to the development of more elaborate detached mansions on generous allotments owing to its proximity to the seaside (Way Back When Consulting Historians 2021, 90; Heritage Alliance 2005, 11). The suburb underwent further change during the 1880s land boom however, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4).

The land boom period brought intense land speculation with the spread of housing estates however, this phase of development was not overly successful, most likely due to the lack of public transport and the misconception of Elwood as a polluted swamp. One of the more extensive subdivisions took place after Chiverton, one of Elwood's oldest estates, was sold in 1885. The grounds were subdivided into 85 allotments with the mansion retained on land between newly formed Kendall and Coleridge Streets (Heritage Alliance 2005, 14). Little evidence now remains of this phase of Elwood's development. While only a relatively small number of villas were actually built during the Land Boom period, many of these have since disappeared in the subsequent overlay of intense residential development that tore through Elwood during the first half of the twentieth century (Heritage Alliance 2005, 17).

Synnot Park Houses Group Listing

In 1885, the Synnot Park Estate was announced and advertised both for private sale and at auction, comprising a subdivision plan of '85 magnificent villa sites' (refer to Figure 5 below). With frontage to Scott,

Kendall, Coleridge, Burns, and Tennyson Streets and Brighton Road, the subdivision was advertised along with the substantial Victorian mansion 'Aymestry' which was occupied at time of sale by M.D. Synnot, namesake of the subdivision.

Figure 5 Synnot Park [cartographic material]. (1885). Melbourne: Sands & McDougall Limited. Source: State Library of Victoria, ID. 2145568.

Like many boom-era subdivisions, Synnot Park was only partially developed before the economic depression of the 1890s brought a halt to development. The 1905 Melbourne and Metropolitan Board of Works plan for this area shows that while Scott Street was almost fully developed, there were four houses in Kendall Street, five in Coleridge Street, two in Brighton Road, one in Burns Street and none in Tennyson Street (see Figure 6 below).
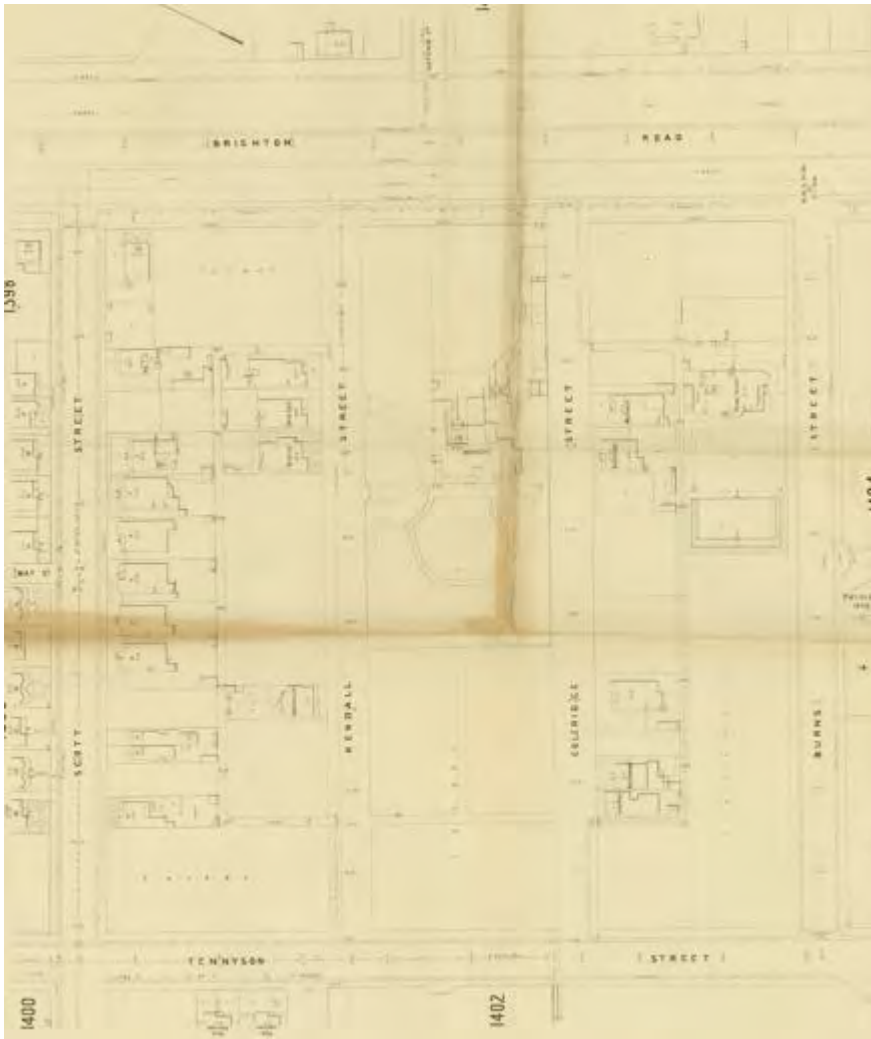
Figure 6 Melbourne and Metropolitan Board of Works detail plan. 1403, City of St. Kilda [cartographic material]. (1905). Melbourne: MMBW. Source: State Library of Victoria.

No. 9, 12 and 13 Scott Street were included within the Synnot Park subdivision, or in the case of No. 12, followed soon after the subdivision. Each residence was constructed between 1886 and 1888, representing the boom-era surge in suburban development.

The 1885 Sands and McDougall Street Directory records only two residents in Scott Street. Five years later in 1890, all residences are recorded as being occupied except for no. 9 which was recorded as a vacant property. Number 12 is recorded as being occupied by John H. Greene and later in 1900, Misses M. F. & A Greene, music teachers are recorded as the occupants. No. 13 is recorded as being occupied by Mrs. E. E. Hazelton, then by D. F. Mackintosh.

Present day numbers 2 and 4 Kendall Street were lots 57 and 58, respectively in the Synnot Park subdivision. The houses were among three built by Frank (or Frederick) Baker (a builder) from 1887 to 1888. By 1887, the house at no 2 and the house on the adjoining lot (no 6, since demolished) had been constructed. Baker was the occupant of no 2 in 1887. By the following year it was tenanted to Ernest Joske, a solicitor. The house at no 2 was completed by 1888 and occupied by Baker (City of St Kilda Rate Books 1887, nos. in rate 2052-2054, 1888 (1939-1941) and 1890 (2123-2124)).

The 1905 MMBW plan shows no 4 Kendall Street labelled 'Corra Lynn.' The 1910 Sands & McDougall directory lists no 2 Kendall Street as 'Arundel' and number 4 Kendall Street as 'Yendon'.

The Baker family resided at no 2 Kendall Street for a period of over 15 years (Sands & McDougall 1890-1910). In the early twentieth century, the Tapner family resided at no 2 Kendall Street for almost 20 years

(Sands & McDougall 1910-30). Following the death of Mrs Tapner, the house was listed for sale by auction in and advertised as:

> *'First door of beautiful Brighton Road. IMPORTANT AUCTION OF VALUABLE PROPERTY. BRICK VILLA. On bluestone foundations, containing 7 large lofty rooms, vestibule, scullery, bathroom and pantry, on land fronting Kendall Street. 40 ft. x 120 ft. depth. Made R.O.W. at rear and side. Title Certificate No. 506. … A truly wonderful opportunity to obtain a comfortable home in a picked locality.'* (The Age 1931, 2)

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Description – Kendall Street, Elwood

2 & 4 Kendall Street are single-storey, freestanding Victorian era masonry villas with Italianate influences, which front Kendall Street to the south and are bounded by the bluestone laneway, James Place, to its east and north. The masonry residences are finished with stucco painted white at number 2 and grey bagged brick at number 4. The roofs consist of double hipped sections to the front and lower hipped sections to

the rear. The roofs are clad with slate tiling and metal ridge capping. Rendered corbelled chimneys extend over the front roof section. The residences generally present a similar form with a double-fronted front facade. However, despite being located on approximately equal sized allotments, the residence at number 2 presents a slightly larger massing. Some differences with fenestration placement and detailing can also be observed between the two residences.

2 Kendall Street, Elwood

The projecting hipped section includes two arched timber sash windows, topped with hood moulds. The front façade features a return verandah with a hipped awning clad with corrugated sheet metal. A centred sash window with an expressed sill is located under the awning on the front façade. The awning is supported by thin iron posts with ornate cast iron valance lacework. The roof overhang includes shaped timber consoles on the front facade.

The main entrance is located recessed under the return verandah along the eastern elevation. The main entrance features sidelights with leadlight and frosted glass detailing. The rear section of the residence presents a triple hipped roof. It includes three enlarged openings with folding doors opening onto the raised timber deck and backyard. The side western elevation consists of face brick.

The residence is set back from the street allowing for a front yard and side pathway to the backyard. The street front boundary is demarcated by a sympathetic white timber paling fence with timber posts culminating in shaped pointed finials. The fence includes a centred recessed section housing the timber batten gate with cast iron lacework detailing. The fence includes a car gate with the similar timber picket profile providing access to the bitumen laid parking area beside the yard and return verandah. The yard is laid with aggregate and stone pavers which are also used along the front verandah.

4 Kendall Street, Elwood

The projecting hipped section includes two arched timber sash windows. The front verandah houses the main entrance door and a secondary French door to the right. The hipped awning over the verandah is clad with corrugated sheet metal and is supported by thin iron posts with ornate cast iron valance lacework. The front verandah is laid with encaustic tiles. The roof overhang includes shaped timber consoles to the front façade and side elevations.

The eastern elevation includes secondary entrances. The rear northern elevation opens onto the raised timber deck and pergola. The backyard includes a freestanding, single-storey, contemporary hipped roof studio and a freestanding toilet structure.

The residence is set back from the street allowing for a front yard and side pathway along the eastern elevation. The street front boundary is demarcated by a black timber paling fence with timber posts culminating in shaped pointed finial and a centred entrance gate. The fence includes a car gate with the similar timber picket profile providing access to the driveway and parking area along the eastern boundary. The driveway and footpaths are laid with concrete with a decorative face red brick inlay.

Located beside the group is the residence at 6 Kendall Street which features a similar massing, building envelope and elements. However, it has been highly altered including detractive alterations to the fenestrations, return verandah, front wall, and colour scheme.

Know alterations to each property includes:

2 Kendall Street:

- Relandscaped front yard including the bitumen laid parking area, stone pavers and aggregate layer.
- Altered contemporary fenestrations to the rear northern elevation.
- Altered but sympathetic front fence including new car gates.

- Minor accretions include new rainwater goods and metal ridge capping.

4 Kendall Street:

- Rear internal facing roof planes clad with corrugated sheet metal.

- Concrete and face brick laid driveway and pathway added.

- Paired timber sash windows altered on the front façade.

- Minor accretions include new rainwater goods and metal ridge capping.

The residences at 2 & 4 Kendall Street are both in good condition. Number 4 Kendall Street is comparatively more altered than number 2, including a contemporary colour scheme, relandscaping, and introduction of freestanding structures in the backyard. 2 Kendall Street retains more original detailing with a sympathetic front fence, colour scheme, and comparatively recessive relandscaping to the front yard. 2 Kendall Street exhibits high integrity, whilst 4 Kendall Street is considered to be of moderate integrity.

Description – Scott Street, Elwood

The houses at 9, 12 and 13 Scott Street are single-storey freestanding Victorian stuccoed villas in the Italianate style. The residences at No. 9 and 13, on the south side, back onto the bluestone cobblestone laid pathway, James Place, to the south. Constructed by the same builder at about the same time, all have similar massing and asymmetrical form consisting of a double-fronted façade with a low pitched hipped roof clad with slate tiles, stuccoed corbelled chimneys, and metal ridge capping, and moulded cement detailing.

9 Scott Street, Elwood

9 Scott Street is distinguished by the octagonal bay projection, a hall mark of the Italianate style. The residence is finished with a smooth stucco painted beige. There are two stuccoed corbelled chimneys. The frieze is detailed with paired shaped timber eaves brackets and precast floral patera mouldings.

The bay includes three single timber sash windows with a moulded architrave. A sill course and cornice moulding extend along the bay façade. The remainder of the front façade houses the front porch with an ornate cast iron balustrade and lacework. The porch awning is protected under a curved corrugated sheet iron roof, with a painted green finish. Located beside the main entrance are two single timber sash windows.

The residence is set back from the street allowing for a landscaped front yard with a face brick pathway. The street front boundary is demarcated by a contemporary tall timber post and corrugated sheet iron panel fence, finished with a cohesive beige and dark green trim colour scheme. The fence includes a car gate to the right side and a recessed gate section. The fence is topped by dense shrub and tree growth largely obscuring views to the residence from the public domain.

12 and 13 Scott Street, Elwood

12 and 13 Scott Street have identical form and almost identical application of design elements. Each has a double fronted façade with a flat bay projection and are finished with a smooth stucco painted beige with a deep red trim. There are two stuccoed corbelled chimneys.   The frieze is detailed with alternating shaped timber eaves brackets and moulded pateras with a floral pattern.

The bays includes a centred pair of single timber sash windows with moulded architraves painted deep red and a faux keystone motif with a moulded bust form. To the right of the bay is the front skillion verandah, clad with corrugated sheet metal with ornate cast iron lacework and enclosed by an end wall with a bracketed console. The main entrance consists of a panelled timber door with sidelights. A single sash window with sidelights and moulded architrave sit to the right of the main entrance.

The residences are set back from the street allowing for a landscaped front yard and centred pathway. The street front boundary is demarcated by a contemporary but sympathetic picket fences. General alterations present within the group include contemporary but generally sympathetic front fences, new slate roof cladding, minor accretions including new rainwater goods, front driveways, and rear extensions to various extents.

Known alterations specific to each property include:

9 Scott Street:

- Rear additions to the southern elevation.
- Unsympathetic front fence added.*
- Roof reclad with new slate tiles.

12 Scott Street:

- Major rear additions to the northern elevation occupying the majority of the property added.
- Internal facing roof planes of the original roof reclad with corrugated sheet metal.
- Concrete driveway added.
- Contemporary but sympathetic front fence and gates added.

13 Scott Street:

- Rear additions to the southern elevation.
- Roof reclad with new slate tiles.
- Internal facing roof planes of the original roof reclad with corrugated sheet metal.
- Skylight added to the rear face of the original roof section.
- Rear freestanding addition.

The residences at 9, 12 and 13 Scott Street are in good condition. The original massing, double-fronted form, low-pitched hipped roof profile, materiality, fenestration and detailing remain largely intact and visible from the public domain. The main alterations visible from the public domain include new slate tile roofing and contemporary fences, of which the fence at No. 9 can be considered detractive. Overall, the houses have moderate to high integrity.

Comparative analysis

While Melbourne's 1880s land boom saw an extraordinary period of land speculation and residential growth across the city's inner suburbs, the suburb of Elwood was somewhat precluded from this developmental wave. Of the few attempted boom era estates in Elwood, only three had entirely filled out with housing by 1897. This comparative lack of boom era development in Elwood can be owed to the suburb's public transport, as well as the then prevailing misconception of Elwood as a polluted 'swampland' (Heritage Alliance 2005, 17). With this, late Victorian dwellings are less common in Elwood in comparison to the neighbouring suburb of St Kilda (Heritage Alliance 2005, 16). Furthermore, many examples of this house type have subsequently been demolished or altered. The houses included in the Synnot Park Group Listing represent the most intact surviving examples of those within the Synnot Estate subdivision. Other remaining houses from the subdivision that have not been included, namely 6 and 20 Kendall Street, and 19 and 21 Scott Street, have not been included due to their lesser levels of integrity.

The few boom era dwellings built in Elwood included mansions and middle-class villas situated on generously sized allotments, . These residences typically took advantage of the unobstructed views of the early, largely undeveloped landscape along the Esplanade, and were built in the popular and extravagant

Italianate styles. Other Victorian era residential development located further away from the coastline were generally smaller in massing and form, dictated by narrower and closely spaced allotments. Larger, typically Victorian Italianate mansions and villas expressed a reflection of status and wealth through heavily embellished towers, large octagonal bay windows, and deep front porches. However, modest residences typically present a single-storey massing, single or double fronted front façade, front or return verandahs, slate tiled hipped roofs, arched or square sash windows, cast iron lacework and simple moulded elements.

The residences on Kendall Street and Scott Street are located near to one another and present a group of similar Victorian residences comparable in massing, form, materiality, and detailing, associated with the same Synnot Park subdivision. 2 and 4 Kendall Street and 9, 12 and 13 Scott Street are freestanding, single-storey Victorian residences with asymmetrical massing and double fronted form. They represent a less ostentatious example of a boom era Victorian residence with restrained Italianate influenced detailing. The fenestration, form, materiality and detailing are characteristic of Victorian era residences.

While examples of groups of double fronted Victorian masonry or weatherboard villas are relatively common within certain parts of the municipality including St Kilda and South Melbourne, they are relatively uncommon in Elwood and Ripponlea. Within the group, 9 Scott Street is an example of a reserved Victorian Italianate residence and 12 and 13 are examples of Victorian filigree residences. The identical designs of 12 and 13 demonstrate the standard designs used by speculative builders in this type of Victorian era subdivision.

Comparable groups of modest boom era Victorian residences with a similar restrained asymmetrical massing in Elwood and Ripponlea, specifically in areas where the typology is uncommon, include:

- **113-125 Hotham Street, Balaclava (HO317).** This group is made up of an attached row of four two-storey Italianate terraces and three freestanding Italianate villas, of local aesthetic and historical significance to the city of Port Phillip. The villas at numbers 121, 123 and 125 Hotham Street, built in 1888 by the same builder, feature elements that are comparable to the Synott Park Houses, such as the detached asymmetrical form, corbelled chimneys, stucco finish, Romanesque arched windows, and front verandas with case iron lacework. The Synott Park houses feature timber sash windows, whereas the residences on Hotham Street feature faceted front bays, but overall the two groups are considered to be comparable.

- **7 and 9 Hotham Grove, Ripponlea (Citation 2332, HO419).** Constructed in 1889, the pair of freestanding Victorian era residences are highly comparable to the Synnot Park houses in terms of their massing, double fronted form, and elements including sash windows, front porches with cast iron lacework, slate tiled hipped roofs, paired corbelled chimneys, and moulded corbels. A notable difference is the timber weatherboard cladding as opposed to the masonry structures at the subject site. Like the Synnot Park Houses, the pair of residences at Hotham Grove present some varying alterations including to front fences which affect overall significance. 7 and 9 Hotham Grove are comparable to the Synnot Park houses.

- **'Lorne' and 'Omeo Villa', 54 and 56 Spray Street, Elwood (Citation 2343, HO434).** The two residences were constructed in 1887-1888. Like the Synnot Park houses, the Lorne and Omeo are single-storey freestanding Victorian residences with a double fronted asymmetrical form. Common characteristics include the use of masonry finished with stucco, timber sash windows, slate tile clad hipped roof and a front verandah. However, the Spray Street houses are more altered with changes including new fenestration, removal of original detailing including the turned timber detailing, introduction of a contemporary colour scheme, and alterations to the front porch, roof cladding and front fence. Both residences also have visible rear second storey additions . While highly comparable in terms of massing and form, they are less intact than the Synnot park houses.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as a joint listing. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 7. Oblique view of 2 Kendall Street.

Figure 8. View of cast iron framed return verandah.

Figure 9. View of projecting hipped section.

Figure 10. View of recessed section and detailing.

Figure 11. Detail view of roof form and chimney.

Figure 12. Oblique view of 4 Kendall Street.

Figure 13. View of projecting hipped section.

Figure 14. View of recessed section with detailing.

Figure 15. Detail view of roof form and chimney.

Figure 16. Oblique view of the front bay of No. 9 Scott Street.

Figure 17. Detail view of the front bay of No. 9 Scott Street showing chimney and diamond slate pattern.

Figure 18. Detail view of decorate render on No. 9 verandah.

Figure 19. Direct view of No. 9 verandah entrance.

Figure 20. Oblique view of No. 12 Scott Street.

Figure 21. Direct view of No. 12, looking north.

Figure 22. Detail view of No. 12 projecting bay showing decorative keystones.

Figure 23. Oblique view of No. 12's eastern elevation.

Figure 24. Direct view of No. 13 Scott Street, looking south.

Figure 25. Oblique view of No. 13, looking southwest.

Figure 26. View of the original chimney at No. 13

Figure 27. Detail view of decorative mouldings and eaves at no. 13.

City of Port Phillip Heritage Review

Address:	**21-23 Tiuna Grove, Elwood**	**Heritage Precinct:**	**No**
Category:	**Residential: Flats**	**Heritage Overlay:**	**TBA**
Style:	**Post-war: Functionalist**	**Graded as:**	**Significant**
Constructed:	**1964-65**	**Victorian Heritage Register:**	**No**
Designer:	**Neil A.R. Hill & Associates**		
Amendment:	**New citation**		

Significance

What is significant?

The flats at 21-23 Tiuna Grove, Elwood, designed by Neil A.R. Hill & Associates and constructed in 1965 are significant.

How is it significant?

The flats at 21-23 Tiuna Grove, Elwood are of local representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

21-23 Tiuna Grove, Elwood is of local representative significance as an example of a post-war flat complex in Elwood. It is significant as a an intact example of a complex of flats which demonstrate the second wave of apartment development that burgeoned over the 1950's-1960's in Elwood, fuelled by population growth, a housing shortage after World War II and changes in legislation that enabled flats to be sold individually as 'own-your-own' units . The location of car parking at ground floor level (with the flats above) embraces Post-War automobile culture, whilst at the same time releasing space for the provision of garden areas. This design feature, combined with the stripped, geometric form of the flats, and the use of cost-efficient materials,), incorporates key features of Post- War residential flat design. (Criterion D).

21-23 Tiuna Grove, Elwood is of local aesthetic significance as a visually prominent and well-articulated example of a three-storey Post-War flat complex with Functionalist influences. It is distinguished by its rectilinear volumes, and the variation in materials used to give articulation to the facades. including a mixture of concrete Besser blocks, narrow grey face bricks laid in a stretcher bond pattern, wing walls, projecting balconies with simple wrought iron balustrades (some of which have geometric patterns) and a

feature wall with square concrete blocks laid with a decorative alternating extruded pattern facing the street. Also distinguished by their impressive massing and composition (with the flats raised on concrete columns above an open, ground floor car parking area) the flats are enhanced by their setting, with well-landscaped spaces around the footprint of the buildings. With their broad frontage and detailed design, the flats are a distinctive element in the streetscape. (Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda . With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1. c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

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Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see Figure 2) (Way Back When Consulting Historians 2021, 29-30).
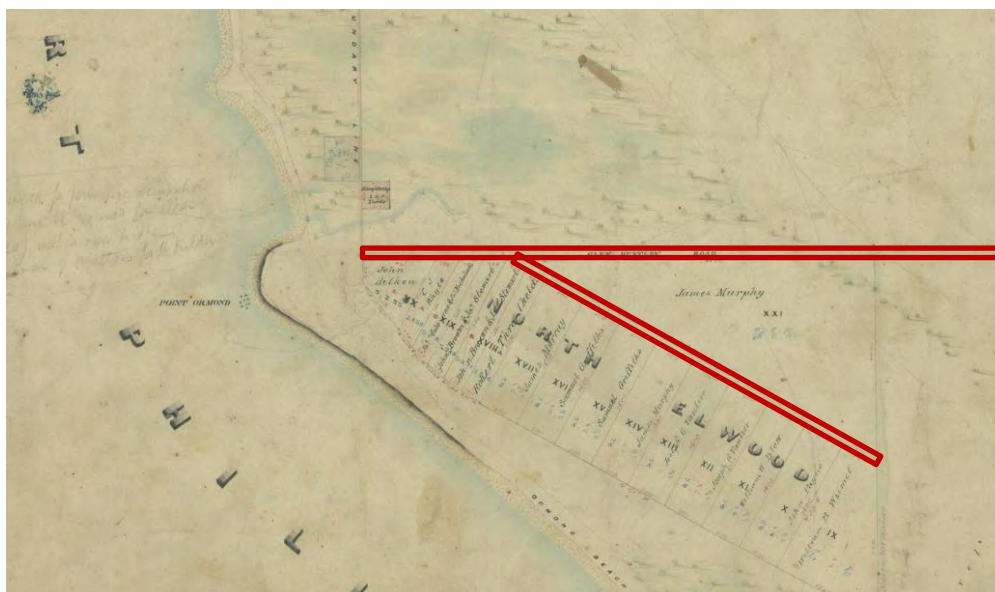

Figure 2. 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see Figure 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23).

Following the 1905 completion of wetlands reclamation, and the expansion of the tramway networks soon after, land in Elwood became more available and accessible. While newly erected building stock in the early twentieth century in Elwood predominantly comprised of freestanding middle-class bungalows, the area was also a popular location for residential flats. Initially appearing in Melbourne in 1906, flats slowly spread to the suburbs and appeared close to transport routes, particularly along or within walking distance of tram routes to facilitate easy travel to the city (Way Back When Consulting Historians 2021, 95). With their proximity to the beach and parklands, good public transport networks and seaside character, both the suburbs of Elwood and St Kilda became popular destinations for this type of housing stock. By the mid-1920s, the Elwood had been transformed into a comfortable middle-class residential estate. An established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route can be seen in a c.1925 aerial photograph (refer **Error! Reference source not found.**). By 1935, despite a slowing of development due to the Great Depression, the St Kilda municipality contained over 2,800 flats in over 500 blocks by 1935 (Way Back When Consulting Historians 2021, 96). A further 2,000 flats were added by 1940 however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (Way Back When Consulting Historians 2021, 96).

Figure 3 c.1925 photograph of Elwood looking southeast. Source: Charles Daniel Pratt. C.1925. *Elwood area on Port Phillip Bay*. Photograph. State Library of Victoria.

The last distinct phase of residential development in Elwood would ultimately take place in the post-war period, which saw the construction of austere apartment developments characterised by stylistic eclecticism and architectural Modernism (Heritage Alliance 2005, 27-28). This surge was fuelled by population growth and a housing shortage after World War II, as well as changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (Way Back When Consulting Historians 2021, 97). This development tended to occur on streets near the foreshore, and the pressure for redevelopment was the greatest there. Unlike its interwar predecessor (which was defined by relatively low-scaled walk-up flats) post-war flat development was typified by mid-rise flats of four or more storeys that often integrated ground floor carports.

Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (Way Back When Consulting Historians 2021, 97).21-23 Tiuna Grove, Elwood

During the prosperous Land Boom period of the 1880s, Elwood flourished as a prestigious residential address, with the mansion 'Tiuna' (now No. 8 Tiuna Grove) being constructed in 1884 for Henry V Duigan, barrister (Heritage Alliance, 2005 15, 16). This was a substantial house, set in large grounds and oriented towards the sea. In 1884, plans prepared for the sale of land to the north of Nos. 21-23 Tiuna Road show it was occupied by H Duigan Esq' (State Library of Victoria, 1884).

Building permits for the development of other houses in Tiuna Grove were issued from at least 1912, and the lots in Tiuna Grove were quickly built upon (City of St Kilda Building Register). By 1930 the street was fully developed, mostly with detached houses, including the houses at Nos. 21 and 23 Tiuna Grove.

Following the advertisement for the sale of the residence at No. 23 Tiuna Grove in 1964 (The Australian Jewish News, 1964, 17), a building permit was issued in May 1964 for the demolition of the two houses at Nos. 21 and 23 Tiuna Grove (City of St Kilda, 1964). This was soon followed by building permit No. 328 issued on 26 June 1964 for the three-storey block of flats at 21-23 Tiuna Grove, Elwood (City of St Kilda, 1964).

The block of 18 flats was designed by Neil A.R. Hill & Associates, architectural and industrial designers (The Australian Jewish News, 1960, 15). The associated civil engineering work was undertaken by J Umber. The flats were designed in 1964 for Leighton Homes Pty Ltd, and had an estimated cost of work of £57, 000 (City of St Kilda, 1964).

The plans for the flats show a design with stripped, geometric form, using of cost-efficient materials (such as Besser blocks), which embraced the Post-War automobile culture, while minimizing the use of land for car parking. Open space at ground floor level was used to accommodate car parking, and the flats were located directly above the car parking, at first and second floor level, with open, external staircases to the first and second floor levels, concealed by brickwork. Besser block and brick is specified in the plans to partially conceal the ground floor car parking.. Space is freed up for landscaping and gardens which was an integral part of the design of the flats, which were promoted as having a 'luxury setting with delightful garden landscape' when they were advertised for sale (The Australian Jewish Herald, 1965, 20).
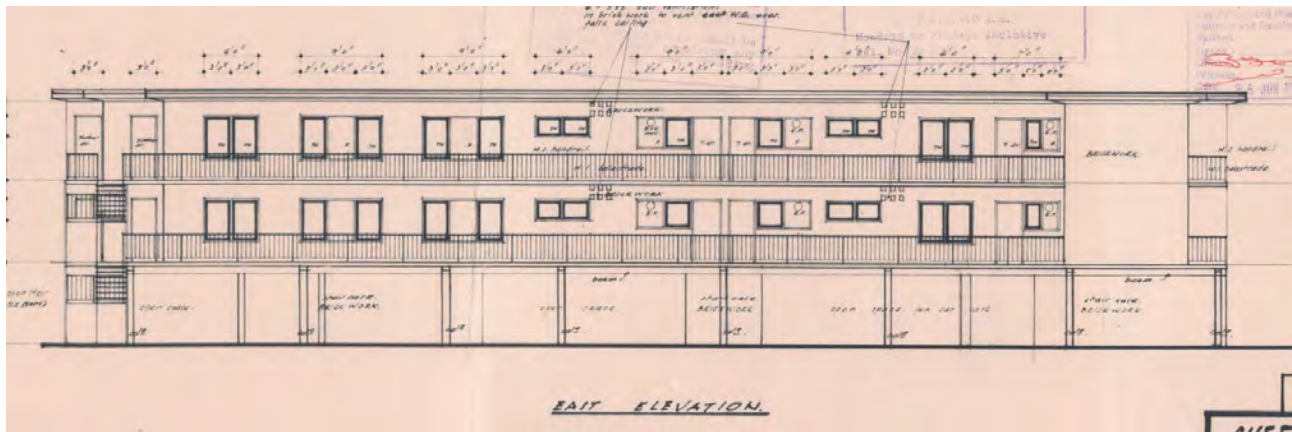
Figure 4 **'East elevation' of 'Proposed Block of 18 Flats** for **Leighton Homes P/L at No. 21-23 Tiuna Avenue, (sic), Elwood', by Neil A.R. Hill & Associates Architectural Designers. Source: City of Port Phillip.**
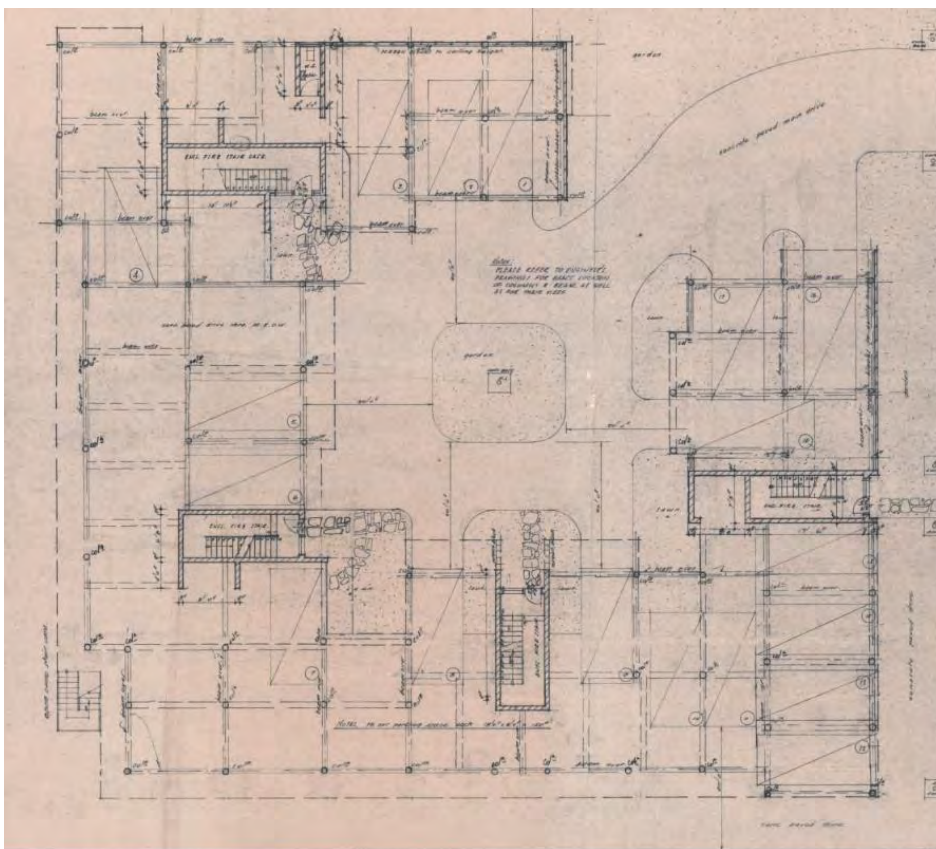

Figure 5 'Block, Basement and Parking Plan' for 'Proposed Block of 18 Flats for Leighton Homes P/L at No. 21-23 Tiuna Avenue, (Sic), Elwood', by Neil A.R. Hill & Associates Architectural Designers, showing garden area and landscaping features. Source: City of Port Phillip.

In 1965, the flats were advertised as follows (The Australian Jewish Herald, 1965, 20):

> *Elwood own-your-own luxury flats*
>
> *21-23 Tiuna Grove off Ormond Esplanade*
>
> *Most flats have Bay views. Each has a separate private balcony. Covered car space.*
>
> *Luxury setting with delightful garden landscape.*
>
> *Flat sizes vary. T.V antennae to each flat.*

Glorious kitchen with Wastemaster. Gas fires. Robe to every bedroom.

Elaborately tiled bathroom with tiled floor. Separate toilet. Drying cabinet.

Terrific value from 7,000 pounds with finance available.

2 bedroom.

Within 75 yards of beach.

….

In 1973, an advertisement for the sale of two of the flats described them as follows (The Australian Jewish News, 1973, 29):

…

21-23 Tiuna Grove

2 O.Y.O 2-bedrm. Apartments, close to beach and ideal to live in or for mini investor.

…

The flats are still in use as of May 2023 as private residences.

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Description

21-23 Tiuna Grove consists of a three-storey Post War apartment complex with Functionalist influences. The apartment block has a large, 'U' shaped footprint creating a centred open internal courtyard. The courtyard functions as a return driveway, providing access to the under-croft parking area. Residences are located on the upper two levels. The structure consists of face red brick laid with a stretcher bond and a flat roof clad with corrugated sheet metal. and with enclosed eaves.

The ground level features under-croft garages and a stairwell providing access to the apartments. Round columns painted white define the under-croft parking bays which run across the entire ground level of the structure, which are partially screened by a feature wall with square concrete blocks laid with a decorative alternating extruded pattern.

The upper levels include wide steel framed glazing, neatly arranged along the elevations. Features punctuating the façade in between the window bays include vertically expressed stairwell sections defined with concrete breezeblocks and private balconies. Some corner balconies also include concrete breezeblocks forming privacy screens.

The elevations fronting the internal courtyard include wide window banks with private balconies separated by brick party walls and concrete breezeblock privacy screens to corner balconies. The courtyard contains a centred square, in-ground garden bed.

The rear eastern and northern elevations feature external walkways along the upper levels providing access to the upper-level residences. The walkway is accessible via external stairs along the rear corner of the building, accessible via the driveway and the rear laneway between Tiuna Grove and Bendigo Avenue. The internal courtyard balconies and rear external walkways feature steel balustrades with alternating square motifs painted white.

The apartment block Includes a slight setback from the street with an open street front boundary demarcated by an in-ground garden bed edged with a concrete and raised concrete blocks painted white. A concrete breezeblock wall section next to the under-croft carpark houses the waste storage area. The landscape surrounding the paved parking area and driveway include open grassed areas with interspersed shrub and mature tree plantings.

Known alterations to the property include:

- Canvas awnings added to some windows and balconies.
- Other minor alterations to fenestration include new gates, flyscreens, security shutters.
- Outdoor sheds added to the under-croft parking as ad hoc storage.
- Minor accretions include new rainwater goods, wall mounted clothes racks, and conduits.

21-23 Tiuna Grove is in good condition. Its original massing form, fenestration arrangement, materiality and detailing remain intact, and alterations are minor and temporary in nature. It is of high integrity.

Comparative analysis

Designed in a Functionalist style, the flats at 21-23 Tiuna Grove are emblematic of flat development in Elwood during the post-war period. Whilst the apartment boom of the 1920s and 30s had abated in Elwood by the early 1940s following labour and materials restrictions stemming from World War II, the lifting of building restrictions by the mid-1950s precipitated a second wave of apartment development. Another boom in flat building began in the mid-1950's (Way Back When Consulting Historians 2021, 97).

Post-war residential architecture can be described as an essay in geometric forms. Stripped of all its trimmings, its structure revealed as a central element in its design, these buildings fulfilled the dictum that 'less is more' (Stapleton and Stapleton, 94). As modern architecture progressed, its designers sought low-energy building solutions, cost-efficient materials and building methods. Sheets of glass, divided into rectangles were used for facades, often alternating with brick or concrete panels or bricks. The garage was designed as an integral part of the house, with its composition often contributing to the design of the building (Stapleton and Stapleton, 94).

While many flats of this period were homogenous in terms of materials, composition and detailing, several were clearly distinguished by their design approach and detailed design. Within the City of Port Phillip, post-war residential flats with which 21-23 Tiuna Grove can be directly compared include:

- **63-69 Tennyson Street, Elwood (Citation No. 2344).** Whilst atypical in form for 1960's flats in Elwood, the flats at 63-69 Tennyson Street Elwood compare favourably to the flats at 21-23 Tiuna Grove in terms of their scale, comprising 28 units in a row of four discrete but identical blocks of two and three-storey cream brick flats, in two symmetrical pairs. Other features that 63-69 Tennyson Street shares with 21-23 Tiuna Grove, Elwood are the rectilinear massing, raised concrete columns above the open car parking area below, the flat roof form (although 63-69 Tennyson Street has both flat roof and skillion roof forms) and the balconies with concrete slabs enclosed by simple, wrought iron balustrades. 21-23 Tiuna Grove has features which elevate it above 63-69 Tennyson Street, Elwood including the variation in materials and the projecting balconies and wing walls which add to the articulation of the facades, and the well-landscaped setting.

- **247 Inkerman Street, Balaclava (Citation No. 2445).** Although smaller in scale and having car parking at grade (rather than under croft car parking), these 1962 flats are comparable to 21-23 Tiuna Grove, Elwood in terms of the simple, functional style, rectilinear massing, flat roof form, and the distinctive use of materials. Both buildings embrace design strategies which use different materials and projecting wing walls and balconies to create articulation and subtle detailing to the facades. The comparable materials used include concrete breeze blocks, narrow grey face bricks laid in a stretcher bond pattern and subtle blockwork detailing on the walls facing the street frontage.

- **Shirley Court, 20 Shirley Grove, St Kilda East (Citation No. 919).** Constructed in c. 1956-1960, the Shirley Court flats compare favourably with the flats at 21-23 Tiuna Grove, Elwood in terms of their scale, comprising 18 flats in three, two and three-storey blocks, arranged around a central garden courtyard. Whilst the Shirley Court flats accommodate car parking spaces at grade (rather than having under croft car parking), they share similarities with 21-23 Tiuna Grove Elwood including the rectilinear massing of the buildings, the use of brick material, projecting balconies with concrete slabs and wrought iron balustrades, and the well-landscaped setting which provides a sense of space.

21-23 Tiuna Grove, Elwood comprises a particularly strong and intact example of a 1960s Functionalist influenced Post-War residential flat complex located within a well-landscaped setting. It is a striking example of a 1960s flat complex in Elwood. The flats stand out amongst 1960s Post-War flat complexes due to their impressive scale, use of materials, including a mixture of concrete breeze blocks, narrow grey face bricks laid in a stretcher bond pattern and subtle blockwork detailing on the walls facing the street, with the letterboxes constructed within the wall facing the street. The wing walls and projecting balconies add further interest to the design, as does the location of car parking at ground floor level (with the flats

above). This design embraces post-war automobile culture, whilst at the same time releasing space for the provision of garden area. Whilst it appears that the garden planting may have occurred in an ad-hoc manner, the mature gardens provide a sense of space around the footprint of the buildings and are now fundamental to the character of the complex.

Assessment

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

Recommendations

Include in the Heritage Overlay as a significant place. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 6 View from within flat complex.

Figure 7 View from within flat complex.

Figure 8 View from within flat complex.

Figure 9 View from within flat complex.
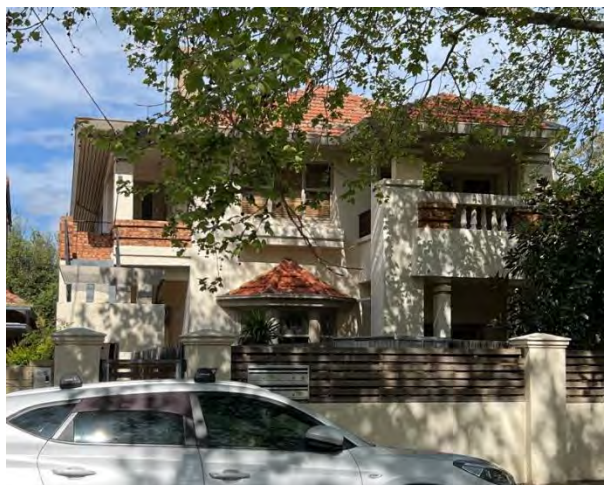
Figure 11. View from within flat complex.

Figure 12. Southern view from Tiuna Grove

City of Port Phillip Heritage Review

Place name:	**Kenolyn Flats**	**Citation No: TBA**
Other names:	-	

Address:	**17 Vautier Street, Elwood**	**Heritage Precinct: None**
Category:	**Residential: Flats**	**Heritage Overlay: TBA**
Style:	**Interwar: Arts & Crafts /Functionalist**	**Graded as: Significant**
		Victorian Heritage Register: No
Constructed:	**1936**	
Designer:	**J. H. E. Dorney**	
Amendment:	**TBA**	
Comment:	**New Citation**	

Significance

What is significant?

Kenolyn, designed by J. H. E. Dorney in 1936 at 17 Vautier Street, Elwood, is significant.

Alterations and additions including the front boundary fence are not significant.

How is it significant?

Kenolyn is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Kenolyn is of historical significance as flats converted from a private residence in 1936 during the interwar apartment boom in Elwood. Designed by the prolific local architect J. H. E. Dorney, who designed several house to flat conversions, Kenolyn forms a tangible link to this period of flat development in the municipality, while also demonstrating the emergence of Functionalist designs in the suburb and a trend in converting private residences into flats. (Criterion A)

Kenolyn is of aesthetic significance as a visually prominent and articulated example of a double-storey interwar flat building with emerging Functionalist influences, paired with strong Arts and Crafts elements. It is distinguished by stepped rectilinear form, arcaded entrance on the top floor, leadlight windows, rendered

finish decorated with glazed clinker bricks, distinctive decorative balusters used by Dorney in other designs, a wall over the front entrance with a balustrade above, an exterior staircase leading to the top floor with an elaborate gate design, a deep balcony with decorative balusters and columns and a projecting ground floor bay window likely remnant of its original single-residence design. These features combine to form a visually striking building within the streetscape. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

2.7 Apartment Living (2.7.1 The Emergence of a Building Type, 2.7.2 Apartment Development in Elwood to 1940), 5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing: Flats and high-rises)

History

Pre-colonial history

For thousands of years preceding European colonialism, the land and environmental surrounds of Elwood was home to the Yalukit Willam clan of the Boonwurrung language group, who occupied territory east of the Werribee River to St Kilda. With lands adjacent to the sea and in proximity to the neighbouring Elwood wetlands, this environment provided Traditional Owners with access to an abundance of resources, including freshwater vegetables, wildfowl and eels from the Elwood wetlands, as well as saltwater shellfish, fish and crustaceans from the reef. Meanwhile, the rocky headland of red, brown and yellow sandstone, now known as Point Ormond, was a prominent feature in the landscape that provided views across Port Phillip Bay (refer to Figure 1). Archaeological records indicate that the area of Point Ormond was an active campsite, with stone axes and bowl awls recovered in the area in the 1970s (Eidelson 2006, 42). A shell midden was also uncovered in close proximity to Point Ormond, suggesting that the Boon Wurrung people in the area cooked shellfish gathered from the reef (Ellender and Weaver 1994). The land on which the precinct would come to be located on is shown in **Figure** 2 Figure 1 as being lightly wooded, and pre-colonial ecological vegetation classes show the land being a mix of damp sands herb woodlands and grassy woodlands.

While the rich cultural heritage of Traditional Owners in Elwood continues to have a strong presence to this day, their lifestyle and lands were severely impacted following the onset of European colonisation, particularly after the arrival of the Glen Huntly emigrant ship in Port Phillip Bay in 1840 (Finn 1888, 596-597). The ship was carrying 157 Scottish passengers, with fifty suffering from Typhus fever. A makeshift quarantine settlement was immediately established adjacent to the shore on Point Ormond near to the precinct, then known as Little Red Bluff (Moore 1990). As shellfish harvests took place right alongside the station, superintendent Charles La Trobe ordered the expulsion of all Aboriginal camps from the area (Eidelson 2006, 42). La Trobe's actions formed merely one part of a wider colonial process of displacement and dispossession, which would have continued terrible ramifications for generations.

Figure 1 c.1864 illustration of Point Ormond and the coast looking towards St Kilda, representing a pre-developed landscape. Source: Clark, T. c.1864. Red Bluff Brighton (Point Ormond). Watercolour painting, accession no: H299. State Library of Victoria.

Contextual history

Elwood's first land sales took place until 1851, which saw the subdivision of land in both St Kilda and what was then known as 'North Elwood' into generous allotments (Surveyor General's Department 1851). Early developments on these allotments comprised a scattering of freestanding mansion estates, including the extant Elwood House at 30 & 30A Vautier Street, Elwood (c.1850s) (Heritage Alliance 2005, 12; Eidelson 2006). Erected on higher ground towards the Esplanade, these mansions solidified Elwood's south-western fringe as a prestigious seaside location. Meanwhile, the majority of the present-day suburb to the north of Glen Huntly Road comprised a wetland known as the Elwood Swamp (Public Record Office of Victoria 1851). Deemed unsuitable for residential development, the wetland was soon transformed into a site for noxious trades required by European settlement, with a night soil depot established at Barkly Street in 1857, an open slaughter yard established in 1858 and an abattoir building erected in 1861 (see **Figure** 2) (Way Back When Consulting Historians 2021, 29-30).
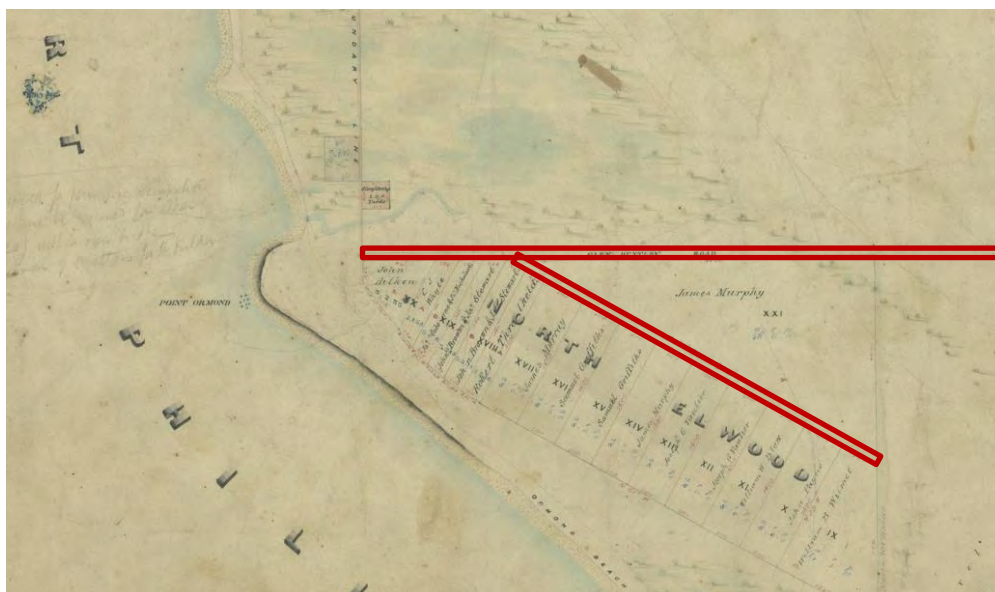

Figure 2 1851 map showing 'North Elwood' allotments south of the wetland, and Glen Huntly and Ormond Roads marked in red. Source: Surveyor General's Department, Port Phillip Branch. 1851. 'Village of Elsternwick.' Map. Citation no. VPRS 8168/P0002. Public Record Office Victoria.

The suburb underwent a period of change during the 1880s land boom, which not only spurred the subdivision of mansion estates and the development of several middle-class Victorian villas and mansions, but also the closure of noxious trade facilities and subsequent swamp reclamation works via the development of Elwood Canal by 1897 (The Caulfield and Elsternwick Leader 1889, 4). By 1908, the first land sales on what once comprised the wetlands had taken place, paving way for further urban growth. Notably, the construction of Elwood Canal, along with the opening of the Victorian Railways St Kilda to Brighton electric tramway line in 1906, spearheaded another residential boom in Elwood during the first two decades of the twentieth century. More intense than its 1880s predecessor, this period saw the subdivision of remaining sparse mansion estates on what was then known as 'North Elwood' (see **Figure** 2), as well as rapid residential development on the reclaimed wetland and in area south of Ormond Road (Heritage Alliance 2005, 21-23). Although development was initially concentrated on Ruskin Street, which first appears in the directory in 1913, streetscapes of new housing along the newly formed Addison Street, Meredith Street and Broadway soon followed (Heritage Alliance 2005, 23-33).

In the interwar years, the suburb of Elwood represented a highly desirable location for apartment development as, unlike St Kilda, it was still largely underdeveloped by the early twentieth century. However, following the 1905 completion of the reclamation of the wetlands, and the expansion of the tramway networks soon after, land became more available and accessible. This is best represented in an aerial photograph by Charles Pratt in c. 1925, showing an established tramline on Glen Huntly Road and a fully developed landscape south of this arterial route. This photo is shown in **Figure** 3. However, the streets north of Glen Huntly Road by 1925 were only just exhibiting the initial signs of development, as evidenced by duplex development and the construction of flats. Over the next two decades, the development of apartment buildings and duplexes was prolific across Elwood, and the developments exhibited considerable variety in terms of design type and style. One of the most recognised architects to operate in this period of flat design and development was J. H. E. Dorney, who lived locally and would design several flats in the interwar years in the City of Port Phillip. Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable at the time: Arts and Crafts, Old English Revival, Mediterranean and Spanish Mission, and the emergence of Functionalist design (Heritage Alliance 2005, 26).

Figure 3 Pratt, C.D, and Airspy. (1925). Elwood area on Port Phillip Bay. Source: State Library of Victoria. (Note: aerial photograph shows a view of Elwood looking southeast, showing limited development North of Glen Huntly Road).

Kenolyn, 17 Vautier Street, Elwood

Apart from one residence in existence before 1910, the development of Vautier Street occurred in the interwar years of the early twentieth century.

In 1924, James and Catherine Ottey are identified in the Sands and McDougall Street Directories for Melbourne as occupants of one of these new houses on the east side of Vautier Street (Sands & McDougall 1924, 358). Mr. Ottey is identified as a journalist in the electoral rolls (Australia, Electoral Rolls 1924, 55). The house was a single storey bungalow duplex, with a shared wall with the neighbouring No. 19, as evidenced by the c. 1925 aerial image of Elwood shown in .

C. E. Wilson built the Kenolyn Flats at 17 Vautier Street in 1936 as additions to the Ottey residence (St Kilda Council Building Register no: 9240, 17 March 1936). This block contained three brick flats: one large six-bedroom flat upstairs and two downstairs, one three roomed, the other, four (*The Australian Jewish News* 1966, 22). The name of the flats likely has some connection to James Ottey's Mother, who was named Kenly Ottey (*Toowoomba Chronicle* 1917, 4).

The plans for the development of the flats, prepared by J.H.E. Dorney for Mrs Ottey were described as 'Alteration, 17 Vautier St, Elwood' (extracts from the west and north elevations of which are set out in Figure 4 and Figure 5 below).

Figure 4 Extract from plans entitled 'Mrs Ottey, Alteration, 17 Vautier Street, Elwood.' Source: J.H. Esmond Dorney. N.d. Drawings of "alteration, 17 Vautier Street, Elwood'. Council Records. City of Port Phillip. Note: extract is from west elevation.

Figure 5 Extract from plans entitled 'Mrs Ottey, Alteration, 17 Vautier Street, Elwood.' Source: J.H. Esmond Dorney. N.d. Drawings of "alteration, 17 Vautier Street, Elwood'. Council Records. City of Port Phillip. Note: extract is from north elevation.

The Otteys continued to live in one of the flats. James Ottey died in 1946. Following his passing, his wife Catherine Stewart Ottey continued to reside at Kenolyn, and after she passed away in the mid-1960s, Kenolyn was offered for sale (*The Australian Jewish News* 1966, 22)., with advertising showing a photograph of the building in 1966 (see Figure 7 below).

In 1984, the flats were sold again as a whole, complete with an artistic depiction shown in Figure 8 Figure 8 (*The Australian Jewish News* 1984. 44). The units continue to be used as residences as of May 2023.

Figure 6 C. 1925 aerial view of the property prior to replacement with flats. Source: State Library of Victoria.

Figure 7 Extract from advertisement for sale of Kenolyn in 1966. The Australian Jewish News. 'Advertising.' 6 May 1966, 22.
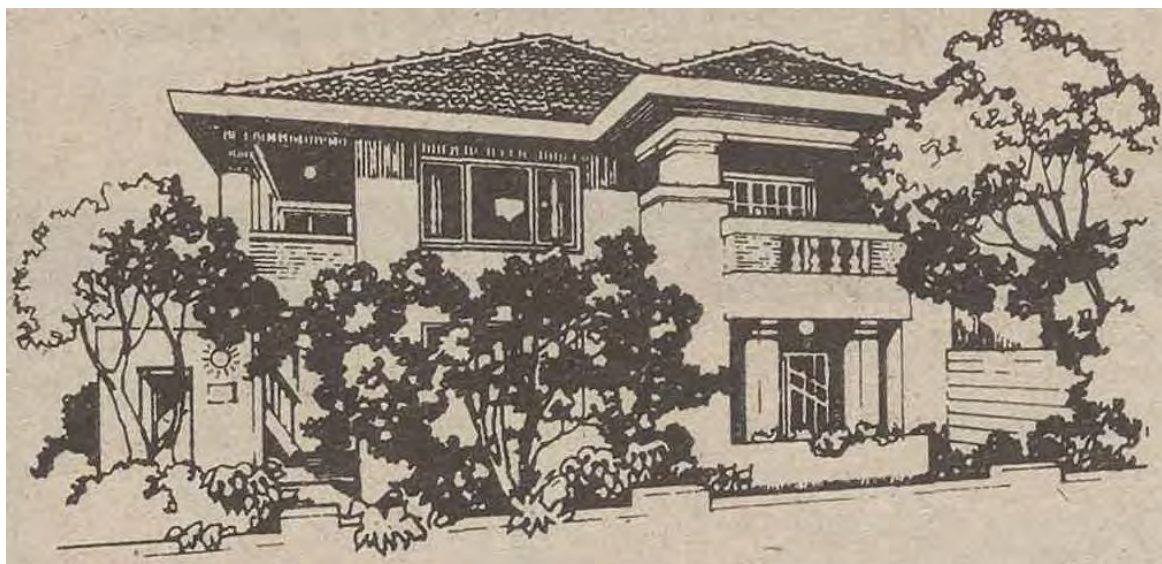
Figure 8. An artistic depiction of Kenolyn which accompanied the 1984 auction notice. Source: The Australian Jewish News 1966, 22

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Description

Kenolyn consists of a two-storey interwar apartment building constructed in an interwar Arts and Crafts style, with influences from the Functionalist movement. It presents a domestic scale and massing. The masonry structure is finished with a white roughcast render, contrasted through the use of terracotta and face red brick detailing. The hipped roof is clad with a terracotta Marseilles tile and ridge capping. The roof has deep flat eaves with angled fascias and lined with timber, a distinguishing feature also seen in the 'Garden View' flats at 60 Blessington Street, St Kilda which were likely designed by J.H.E Dorney (City of Port Phillip Heritage Review Citation No. 429). Four simple chimneys extend from the roof. Some chimneys are rendered while the rear chimney remains in face brick.

The front façade presents a double fronted form with a projecting hipped bay. The bay houses a front porch on the ground level and balcony above. The porch is framed with narrow square piers with recessed banding between the main load bearing columns. At first floor level, the balcony balustrade is detailed with distinctive moulded 'Dorney' style balusters (also seen in other Dorney flat buildings such as 'Airlie' at 33 Kingsley Street, Elwood) and face clinker brick with extruded horizontal banding. The ground level also features a bay window with a hipped awning clad with terracotta Marseilles tiles. The window above includes a balconette. The windows across the front façade and side elevations typically consist of banks of sash and fixed windows with leadlight detailing. The wall over the ground level front entrance has a balustrade above, with evenly spaced brick blocks and a wide strip of concrete above with angled ends.

A secondary bay is situated along the corner of the northern elevation. External stairs along the front façade provide access to the upper level. The mid-level landing stair balustrade features open reveals. The upper-level porch includes similar detailing to the front balcony bay. Sections of the side elevation remain in face brick including the expressed chimney breasts.

The rear elevation includes a contemporary balcony extension with glass balustrades. It opens onto the backyard which includes a single-storey two car garage. The garage is accessible off the rear lane along the eastern boundary of the property.

Kenolyn has a setback allowing for a wide front yard, consistent with the prevailing setbacks along Vautier Street. The front boundary with the street is demarcated by a rendered brick wall with piers which supported a timber board fence. The front yard space has been further subdivided into smaller yards with timber paling fences.

Known alterations to the property include:

- Timber paling fence added to the front yard.
- Timber fence and gate added to the front wall.
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- Balcony added to the rear eastern elevation.
- Backyard relandscaped to include a single-storey garage addition.
- Minor accretions include new rainwater goods.

Kenolyn is in good condition. The original form, materiality and detailing appear largely intact with the main extensions and additions limited to the rear of the property. Along the front façade, the main visible alterations are the timber paling fence additions which are considered reversible. Therefore, Kenolyn is considered to have high integrity.

Comparative analysis

Designed in an interwar Arts and Crafts style with emerging Functionalist influences, Kenolyn is emblematic of interwar flat development in Elwood. Though flats were being constructed in Elwood as early as the breakout of the first World War, the peak developmental period of apartments in the suburb was in the 1920s and 30s. During this period, a trend was emerging in the suburb where individual property owners were commissioning tradespeople to expand on their residences to convert them into high-density flats. One such architect who was operating extensively in this period and is associated with converting private residences into flats was J.H.E. Dorney.

Dorney is an important figure in flat development in Elwood as both a prolific architect as well as a long-time local resident. Dorney studied architecture at the University of Melbourne in 1925-26, after which he worked in the Melbourne office of the celebrated American architect Walter Burley Griffin before commencing his own practice in 1930. One of Dorney's first apartment projects in Elwood was the Arts and Crafts inspired Surrey Court at 71 Ormond Road (1933), and a year later, he converted his family home, Chenier, into a block of flats for his mother, Mrs. M.L. Dorney. Chenier was the first of several flat developments in Elwood designed by Dorney for this mother or other family members, and also the first of several 'conversions' he designed, which transformed houses into flats.

Dorney embraced a range of architectural styles in his work, including Tudor Revival, Arts and Crafts, Art Deco and Functionalist. Kenolyn was redesigned and completed in 1936, placing its redesign in the midst of Dorney's emerging practice. What is more, the act of converting a private residence into a block of flats is in keeping with Dorney's previous work. Kenolyn demonstrates a stage in the transition through several phases in Dorney's design practice. Following the Arts and Crafts style buildings that characterised his early work (and preceding the Streamlined Moderne/Functionalist flats that would characterise his later work), Kenolyn demonstrates a stage in Dorney's practice where he applied a combination of design styles, including Arts and Crafts and contrasting Functionalist influences.

Eclectic design features, such as the plaster moulded first floor balcony balusters, and the wall (with a balustrade above) over the ground floor entrance are combined with other elements, including the brick walls crusted in thick stucco, painted a light cream colour, three casement bay windows at ground floor level with leadlight detailing, the hipped roof with Marseilles terracotta tiles and terracotta hip and ridge capping, all derivative of the Arts and Crafts movement. The bold massing of simple, geometric shapes of Kenolyn reflect the Functionalist influences in the design. Arguably, the deep eaves speak to a Prairie-school inspired element of the design.

The following comparable examples have been chosen to illustrate the shared features between the Kenolyn Flats and Dorney's work in Port Phillip:

- **Chenier, 8 Glen Huntly Road, Elwood (HO8 Precinct Significant)**
  As addressed above, Chenier was the childhood home of J.H.E. Dorney which was later converted into a block of flats in 1934. Though Chenier is of a grander scale and is located on a prominent corner site with more elaborate detailing, Chenier and the Kenolyn Flats share similar histories being private residences converted to flats in the interwar years, and similar aesthetic elements. These built features include strong rectilinear forms, the use of render, deep eaves and low-pitched hipped rooves, clad in terracotta tiles. Leadlight windows are used in many of Dorney's designs, and they are present at both Kenolyn and Chenier. Another major feature directly attributable to Dorney are the idiosyncratic balusters used at Chenier, Kenolyn Flats and the following two comparable examples. Though Chenier

is considerably more significant for its aesthetic significance and as his childhood home, it nevertheless shares similarities with the Kenolyn Flats in material, detailing and thematic development.

- **Mena Court, 81 Nimmo Street, Middle Park (HO444 Precinct Significant)**
 Mena Court was constructed in 1936 (the same year as Kenolyn). Both buildings share similar design features and layouts, with strong rectilinear forms, the use of render, deep eaves and low-pitched hipped rooves, clad in terracotta tiles. Both buildings have been decorated with glazed clinker bricks laid horizontally in bands to contrast with the render, and Dorney's trademark balusters are present on the façade at Mena Court to convey faux balconies. Another key feature shared between both Mena Court and the Kenolyn Flats are the exterior stairs, an older flat design element that was not as prevalently used by 1936 (with the majority of stairs designed to be internal by that time). Mena Court and the Kenolyn Flats are considered to be equally significant, with many shared features and very similar building footprints.

- **L'Espoir, 39 Shelley Street, Elwood (HO8 Precinct Contributory)**
 L'Espoir on 39 Shelley Street, Elwood, was constructed in 1934 to the designs of J.H.E. Dorney. L'Espoir (like the Kenolyn Flats, Chenier and Mena Court) adopts an interwar Functionalist design. The Functionalist elements of the design include (but are not limited to) strong rectilinear forms, the use of render, deep eaves and low-pitched rooves, clad in terracotta tiles. L'Espoir differs from the above examples however, utilising decorative gabled roofing with projecting gable ends, a deep arcaded walkway servicing the second-floor flats and decorative mouldings in diamond formation on the building's façade. Clinker brick has been used to contrast against the render, and like Mena Court and the Kenolyn Flats, access to the upper floor is achieved via the external staircase. The key feature which is comparable with Kenolyn are the decorative balusters which are also present at L'Espoir.

Assessment

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

Recommendations

Recommended for inclusion in the Heritage Overlay as an individually significant building. Apply solar energy system controls.

Primary source

Extent Heritage Pty Ltd, *Elwood Heritage Review*, prepared for City of Port Phillip, 2023.

Other studies

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

Other images

Figure 9. Oblique view of the front façade and eastern elevation.

Figure 10. Oblique view of the front façade and stair access.

Figure 11. View of top balcony and balusters.

Figure 12. Overview showing the façade and boundary wall.

Figure 13. View of decorative gateway and balustrade in front of the stairway access.

Figure 14. View of the front courtyard and bay window.