

**Place**

**GML image (2021–22)**

24–28 Park Street, built in 1890 to a design by E S Ovey, is a large elevated asymmetrical double-fronted Victorian Italianate terrace with fine cast iron verandah and retrained parapet with garlands and bow window under the verandah with embossed metal work above the window head.



42–44 Park Street, built in 1890, is a two-storey brick (rendered) asymmetrical Victorian Italianate house with projecting canted bay, balustraded parapet concealing a hipped roof, cast iron verandah, bracketed eaves and cast iron palisade fence.



59, 61 and 63 Park Street, built in 1891 for Charles Coulson, is a row of three two-storey (plus basement) terrace houses that demonstrate typical Italianate detailing with particularly fine iron work to the verandah and elaborate render work to the parapet and pediments utilising classical motifs. Canted bays of the ground floor continue down to basement (similar at numbers 49–51.) Intact iron palisade front fences and marble tiled front paths are also notable.



20–22 Park Street, built in 1891 to a design by architect Phillip A Kennedy, is a two-storey Italianate style brick (rendered) terrace house. What sets it apart is its ornate classical parapet and refined iron work verandahs and gablet with timber finial on the upper level are of particular note. The house retains intact iron palisade front fences over stone plinth.



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54–56 Park Street, built in 1891–92 to a design by architects Bradford and Brian, is an elevated two-storey brick (rendered) Italianate terrace. The house demonstrates typical detailing of the style, with an ornate parapet and with pediment. The house features an unusual central gablet with iron finial to the upper floor and round arched windows and front door surrounds. Highly intact the house retains its cast iron palisade front fence.



46–48 and 50–52 Park Street, built in 1896 to a design by Frank Stapley, is a substantial pair of brick (rendered) terrace houses built to the front property line with classically detailed façade with engaged fluted pilasters rising through both levels with Ionic capitals and arcaded top verandah, balustraded parapet with urns and garland frieze work below, conceal hipped roofs behind. Extant cast iron gates, and marble paving enhance the overall design.



36, 38 and 40 Park Street, built in 1899 to a design by Frank Stapley, is a group of three two-storey terrace houses built referencing the American Romanesque style with prominent gable ends and a combination of red brick work with cream brick detail and render with art nouveau influences. Designed as a cohesive whole, the verandahs are supported by thick set columns and arches and balustrades with a lattice design to the ground floor and circles at the upper level. Under the verandah the canted bays and round arched front door surround are more typically Italianate in style.




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### *Commercial and industrial development*


Area 2 is distinguished by several clusters of early commercial development. These include three hotel buildings — the c1853 former South Melbourne Hotel at 2–14 Hope Street (later the Fawkner Club Hotel, assessed as an individual heritage place as part of this Review), the 1854 Botanical Hotel at 161–173 Domain Road (totally rebuilt in 1924) and a 1862 former Hotel at 82–84 Millswyn Street.

The former South Melbourne Hotel (later Fawkner Club Hotel) comprises three distinct built forms: a squarish built form, set back from the street frontages, believed to date from 1855; the 1882 two storey former hotel residence; and the 1882 hotel extension. The 1882 additions are configured in an L-shaped plan, bracketing the southern and western elevations of the original structure. The 1855 building has a partially concealed, hipped slate clad roof. This roof was reconstructed, reusing the existing slates, in 2002. The 1882 buildings have flat roofs and rendered cement surfaces. A party wall delineates the intersection of the two 1882 built forms on the upper level of the southern façade. For further details refer to the individual place citation for the site.

The original two-storey brick hotel building at 82–84 Millswyn Street was built in 1862 and had an interwar façade added in 1936. The interwar façade has an asymmetrical arrangement of window and door openings. The stepped parapet has simple piers along its length. The building is connected to the former ‘Wimmera Bakery’ (78–80 Millswyn Street c1890) by a classically detailed arch. Behind the façade the extant nineteenth-century building remains with corrugated hip roof, double hung sash windows with bluestone sills and Italianate chimney. Although the building is no longer legible as a Victorian private hotel building, an original stables building (at 85 Mason Street) at the rear of the property is important evidence of the former hotel business in this location.

Millswyn Street’s other extant early commercial buildings include: 85–89 Millswyn Street (pre–1896, rebuilt 1928, altered 2000s), 117–121 Millswyn Street (c1870), ‘Wimmera Bakery’, 78–80 Millswyn Street (1890) and 74–76 Millswyn Street (pre–1896). All of these buildings have been converted into residences. Significant places within the area are as below.

Table 11. Significant commercial and industrial buildings from the Victorian period in Area 2.

Place	GML image (2021–22)
<p>82–84 Millswyn Street comprises two structures of different levels of significance: an 1862 building with the 1936 façade fronting Millswyn Street (contributory within HO6) and the attached stables at the rear (also known as 85 Mason Street, significant within HO6). The former stable building is largely intact with feature red face brick walls with contrasting cream and brown brick banding, bluestone foundations, a transverse gable roof with parapeted gable end, masonry eave brackets and original (first floor) or early (ground floor, possible interwar) openings facing Mason Street including timber panelled doors to a ground floor and first floor opening.</p>	 <p>(rear of 82–84 Millswyn Street, also known as 85 Mason Street)</p>
<p>117–121 Millswyn Street, built in 1870, is a two-storey rendered shop and residence with simple Italianate detailing. The building has a hipped roof concealed behind a parapet with moulded cornice. An early splayed corner entry door has been removed and central window along Millswyn Street was altered to create new entry. The c2016 addition visible from rear and side does not diminish legibility of the 1870 building.</p>	
<p>131–133 Domain Road comprises two structures of different levels of significance: an 1881 two-storey corner shop and residence (significant within HO6), and a 1909 house with upper level verandah with elaborate iron work and a central gable detail (contributory within HO6). The Victorian shop and residence has a parapet roof with ashlar render to the ground floor and cement render panels beneath the windows. The first floor has sash windows with timber joinery, moulded label surround and a cornice sill supported by prominent brackets. Originally the building had a splayed entrance, but a new entrance door has since been added. Despite the changes the shop and residence remains highly legible.</p>	

**Place**

**GML image (2021–22)**

The former Wimmera Bakery, built in 1890, at 78–80 Millswyn Street is a double-storey rendered brick shop with a parapeted roof, designed in an exuberant Boom style characteristic of architect Norman Hitchcock. The façade is dominated by the elaborate first floor parapet ornamentation which comprises a triangular pediment flanked by consoles, a deep entablature decorated with swags, and a pair of engaged fluted Corinthian columns. The pediment incorporates a panel bearing the date AD 1890, and the words WIMMERA BAKERY appear in render beneath the entablature. The tall, rendered brick chimneys have moulded caps. At ground floor level the building is relatively plain; rendered ornamentation may have been removed. Windows are semi-circular arched timber-framed double-hung sashes. The right-of-way to the south is framed by a Classically detailed arch, an unusual feature. The building featured a verandah in 1896 (MMBW Detailed Plan no 898, 899 and 890).



*Community buildings*

A Wesleyan Mission Hall was built at 120 Millswyn Street in 1892. Set back from the street at the rear of its block, this simple single-storey red brick building features polychrome brick banding, bluestone foundations and sills, buttresses, a steeply pitched gable roof, projecting front porch with matching gable roof, timber finials, and segmental arched window openings and wall vents. For further details refer to the individual place citation for St Martins Youth Theatre.

## Built form: 1901–1918

The Federation period development in the area was predominantly residential (Figure 32).



Figure 32. Diagram showing the locations of the buildings developed between 1901 and 1918 in Area 2.

### Residential development

Residential development in Area 2 slowed during the economic depression of the 1890s. However, by the turn of the twentieth century development recommenced. As seen in the early Victorian period of development in this area, this section of HO6 continued to attract a mix of housing types with workers' cottages, villas, substantial terraces and large houses. Regardless of their typology, houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include: a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseille-pattern terra cotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight. Early houses from this period frequently

combined stylistic traits of both the Italianate style and the Queen Anne resulting in hybrid versions of both styles.

### *Workers' housing*

Hope Street, Leopold Street, Mason Street, Millswyn Street and St Martins Lane all have workers houses that date from this period. As with their earlier counterparts, these houses are typically semi-detached, single-storey, with verandahs either across their fronts or recessed to the side, as seen at:

- 26 and 28–30 Hope Street (c1911)
- 46–48 Hope Street (c1907)
- 54–56 Hope Street (c1907)
- 69 and 71 Millswyn Street (c1909)
- 77–79 Millswyn Street (c1909).

Of interest are the pair of houses at 113 and 115 Millswyn Street c1905. Demonstrating characteristics of the transition between Italianate and Queen Anne style these houses, designed by architects Ward and Carleton, are finely detailed with a double gable (separated by party wall) facing the street and hipped slate roof behind with terracotta ridge tiles. The gable end details are unusual with vertical straps of timber (with Gothic detail) in front of rough cast rendered walls. The iron work to the verandah uses a Greek key pattern to its frieze combined with more sinuous (Art Nouveau) corner brackets and turned timber posts. Other transitional workers houses can be seen at:

- 19 Hope Street (c1909)
- 21 Hope Street (c1909)
- 22 and 24 Hope Street (c1909).

### *Housing the middle classes—villas and substantial terrace houses*

During this period the area continued to attract middle and upper-income households who built freestanding villas and substantial terraces along Domain Street, Leopold Street, Mason Street, Park Street and Toorak Road West. More modest examples can be seen at:

- 43–45 Leopold Street (c1902)
- 48–50 Leopold Street (c1913)
- 71–73 Mason Street (c1911)
- 83 Park Street (c1902).

Significant places, listed below, can be found along Domain Road, Park Street and Toorak Road West.

Table 12. Significant 1900–18 houses and flats in Area 2.

Place	GML image (2021–22)
<p>140 Domain Street comprises multiple buildings from various periods (see the section 'Built form: 1849–1901' for further details). A Federation period two-storey house (also known as 111–113 Domain Road), built in 1902 to a design by G B Leith, exists on the Domain Road frontage. It has a transitional design- which incorporates the form of a Victorian house but uses Federation period materials. The house features interesting use of terracotta panels under eaves, ripple iron and Greek key pattern, bluestone plinth and cast iron frieze fence.</p> <p>Victorian houses (a two-storey terrace pair and a two-storey house) are also part of the same allotment. Acquired by the Melbourne Grammar School in 1982, three buildings are now part of the school's boarding houses.</p>	
<p>'The Oaks' at 65–67 Park Street was built in 1902 for Elias Cunliff to a design by Frederick Louis Klingender. Built as a 20 room boarding house, or private hotel, the building was extended in 1907, adding a further 12 rooms. The building is distinguished by its colonnaded façade with ornate render work and use of classical motifs including parapet and pediment, engaged fluted columns and balusters to the upper balustrade. The property has a particularly fine iron palisade front fence with substantial piers and original tiled front path.</p>	
<p>21 and 23 Park Street, built in 1905 to a design by Frank Stapley, is a pair of two-storey red brick terrace houses with distinctive art nouveau detailing in the render work of the balconies and basket weave balustrades. Influences of the Federation Romanesque style can be seen in the arches (ground floor) and capitols (first floor) of the verandahs. Overall, the composition is best described as Federation freestyle with double gable roof form with terra cotta tiles and roughcast render set behind timber strap work. The front fences appear original.</p>	

**Place**

**GML image (2021–22)**

[113 and 115 Millswyn Street, built in 1905 to a design by Ward & Carleton, are a pair of single-storey red brick terrace houses with slate roofs with terracotta ridge tiles. Gable end features unusual detailing with vertical straps of timber in front of rough cast rendered wall. The verandahs feature turned timber posts and Greek key pattern iron works combined with Art Nouveau style-inspired corner brackets. Featuring recessed entries with arched entry and rendered parapets, the houses are built of a combination of Hawthorn brick on the street frontage, with red brick on the side elevations with band of rough cast and smooth render.](#)

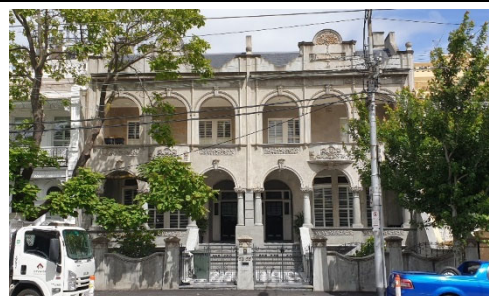


[\(113 Millswyn Street\)](#)



[\(115 Millswyn Street\)](#)

'Dalgety' (originally 'Spilsby' and 'Allonah') at 53–57 Park Street, built in 1906 to a design by Arthur H Fisher for Elias Cunliff, is a substantial pair of two-storey (plus basement) brick unpainted rendered terrace houses that are distinguished by their arcaded façade with fine Art Nouveau relief work and capitals to the columns. Details of note include the bowed sections of the masonry balustrading, and the front fence, with Art Nouveau iron work.



30W Toorak Road, built in 1907 to a design by William H Webb, is a substantial Queen Anne red brick house with tiled hip and gable roof. Consistent with the Queen Anne style, the building has a dramatic and picturesque roof composition with terracotta ridge cresting, finials and ribbed red brick chimneys. It features a prominent corner turret (clad in shingles), rendered panels with cement moulded art nouveau detailing and arched openings. It has a high level of intactness and architectural refinement. Historically, the building was built as a house known as the Fawkner Lodge, but operated as a hotel for around two decades in 1980s–90s. In 2006 it was converted back into a residence by Li Cunxin, author of the 2003 bestselling autobiography, *Mao's Last Dancer*.



88W Toorak Road is a two-storey house built in 1910 to a design by architect C E Crawford. It has an unusual design incorporating a number of interesting details such as the return verandah with timber key hole balustrade, flat horseshoe-arched brick verandah colonnade, rendered detailing and timber verandah valence. Other key features include the early fence, and rectangular projecting bay to the street frontage. It has a flat roofed 'pop top' addition which is not readily visible when viewed from street level.



**Place**

**GML image (2021–22)**

'St Arnaud' at 93–103 Park Street incorporates a 1912 former house and a 1916 guesthouse, combined by 1920. The three-storey building is distinguished by its symmetrical façade with two street-facing gables either side of a central entrance with oriel windows above. Front section of roof is slate, rear corrugated metal with wings either side of a central court yard. The building has an unusual mix of almost Old English influences combined with Federation period Arts and Crafts style. Rendered unadorned balcony balustrades with small square holes punched in it. Both buildings are simply detailed which is unusual in Federation build date. The building was used as a boarding house until 2016.



'Mayfair' at 19 Park Street was built in 1913–14 for Elias Cunliff. Positioned on a narrow site this five-storey building is believed to be one of the earliest purpose-built blocks of flats in the City of Melbourne. Austere in its detailing with simple bow fronted, masonry balconies, its significance is enhanced by its early build date, its typology, its height and its status as the precursor for much flat development within HO6.



## Built form: 1918–1945

During this period, Area 2 saw further residential development, as well as building and rebuilding of other building typologies (Figure 33).



Figure 33. Diagram showing the locations of the buildings developed between 1918 and 1945 in Area 2.

### Residential development

While development during this period was predominantly of blocks of flats, a number of individual houses were built at:

- 10–16 Domain Street (c1920s)
- 60–64 Domain Street (c1920s–30s)
- 82 Domain Street (1926)
- 58 Leopold Street (1930)
- 70–74 Leopold Street (1934)


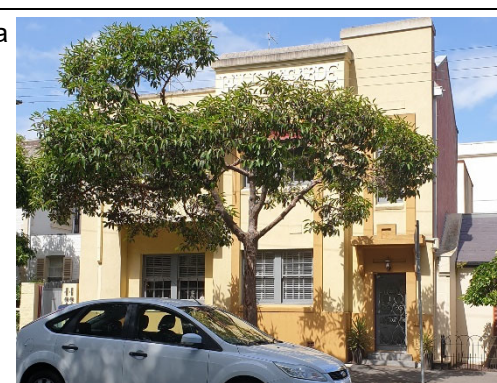

- 86–88 Mason Street (1938)
- 87–89 Mason Street (1940)
- 62 Park Street (1934).

Buildings dating from this period are representative of a variety of architectural styles.

### *Arts and Craft*

Among the earliest flats built in Area 2 are the interwar Arts and Crafts inspired blocks. These buildings are characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. Significant places in this area are as follows.

Table 13. Significant places with Arts and Crafts style influences in Area 2.

Place	GML image (2021–22)
<p>76W–78W and 80W Toorak Road, built in 1918, are a semi-detached pair of two-storey houses with gable terracotta tiled roofs. Notable elements include roughcast render, timber shingles, timber framed windows with leadlight glazing, projecting bay window and steep narrow chimneys, all of which are highly intact.</p>	
<p>'Ballynagarde' Flats at 146 Domain Street, built in 1920, is a two-storey brick block of flats displaying some elements influenced by Art Nouveau style including the lettering to pediment. It is one of the earliest flats built in HO6.</p>	
<p><a href="#"><u>'Domain House' at 72–76 Domain Street, built in 1918–20, is a two-storey block of flats displaying some elements of the Arts and Craft style, featuring red brick and rough cast render walls, bow bay windows with timber shingles, leadlight windows, double gabled roof with exposed rafter ends, original porches and chimneys with terracotta chimney pots.</u></a></p>	

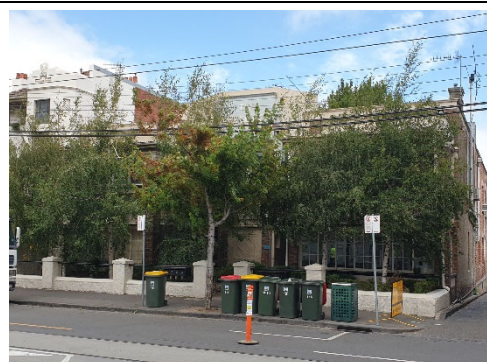
**Place**

**GML image (2021–22)**

'Kilmeny' at 105–107 Park Street, built in 1923, is a [highly externally intact](#) three-storey block of six flats of [roughcast rendered brick construction with exposed brick accents](#). The building has [a symmetrical façade of two main gables interlayered with two minor gables](#) either side of the entrance ~~with projecting smaller gables at the building's edges~~. [Gable ends are vergeless, that is they have no eaves, however the edge of the tiled roof is visible above shallow raking brick corbels](#) The building features canted bays at the ground level with canted balconies above and retains timber framed windows with diamond shaped mullions to upper panes. [The extant low brick front fence wall is constructed of clinker brick with rendered tops to the gate piers and dates to the interwar period. is also early.](#)



'The Greylings' at 115–117 Park Street, built in 1921 to a design by Peck and Kemper, is a two-storey block of flats featuring brick and render (smooth and roughcast) detailing. The façade is symmetrically arranged with a central entrance with pediment rising above the roof line and building name embossed in raised letters. Deep projecting balconies are on either side of the entrance supported by clinker brick pillars that rise through both levels to support a flat roof with projecting eave. The building also features a flat parapet with plain cornice with equally spaced modillions (blocks) below concealing a hipped roof clad in corrugated iron. The block retains rough cast rendered wall and piers. Extant chimneys, window and door joinery appear original.



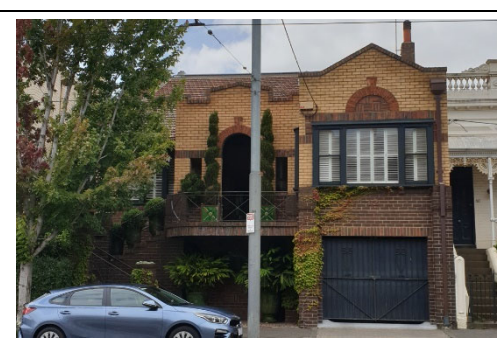

'Wilton House' at 120–122 Park Street, built in 1921 to a design by Stephenson and Meldrum, is a two-storey rough cast rendered block of flats. The building has hipped terracotta tiled roof and exposed rafter ends, recessed balconies with bow fronts at upper level. The building retains diamond leadlight to projecting window above entry supported on concrete brackets, and render name plate above the front door. Along the lane to the north of the building, the bluestone foundations suggest the building was built on foundations of a Victorian house.



## Old English

The interwar Old English Revival style is seen in different expressions throughout Area 2, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Of particular note are the houses at 62 Park Street and ‘Cheselden’ at 60–68 Leopold Street. Significant places in this area are as follows.

Table 14. Significant places with Old English style influences in Area 2.

Place	GML image (2021–22)
<p>Built in 1934 to a design by architects Twentyman and Askew, 62 Park Street is finely detailed with contrasting brown and cream brick walls, tapestry brick detailing to its projecting parapeted gable and crow stepped gable end along its northern boundary. The overall design is enhanced by the flight of entry steps and pillars from street level.</p>	
<p>‘Cheselden’ at 60–68 Leopold Street is a fine example of an Old English Revival style blocks of flats built in 1934 to a design by architect H D Berry. It is a substantial block of 8 flats distinguished by its asymmetrical form around a central entry court, fine clinker brick detailing and corbelling, diamond pattern leadlights and prominent chimney breasts.</p>	

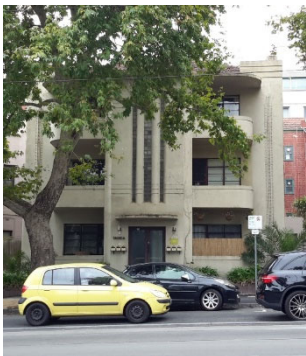


Other examples of the style include:

- 25 Leopold Street
- 27–31 Leopold Street
- 69–75 Leopold Street
- 70–74 Leopold Street
- 87–89 Mason Street
- 64 Park Street
- 90–92 Hope Street.

## Moderne

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are as follows.

Table 15. Significant places with Moderne style influences in Area 2.

Place	GML image (2021–22)
<p>'Taurea' at 90W–92W Toorak Road, built in 1936 to a design by Gawler and Drummond, is a three-storey block of flats with open curved balconies, steel framed windows, Art Deco inspired vertical relief work in the render at the building's edges and a vertical emphasis to its entry.</p>	
<p>'Camden' at 11–15 Park Street, built in 1937, is a three-storey block of flats with a decorative stepped parapet influenced by Art Deco style. The façade incorporates a sophisticated use of recessed bands of panels that wrap the buildings' curved corners. The entrance bay features a vertical stair window of glass bricks. The buildings monochromatic palette is further enlivened by the use of thin tapestry bricks around the entrance. It retains its steel framed windows (some with curved corners), metal name plate 'Camden' over the main entrance, front entrance door with decorative metal screen, original light fitting above the entrance door and low brick fence.</p>	
<p>Built in 1938 to a design by architect Bernard Evans, 12–14 Park Street is a two-storey block of Moderne flats with distinctive balconies with curved corners and raised horizontal banding in the brick work. Balcony floors are of cantilevered concrete A straight parapet (also with brick banding) conceals a hipped tiled roof. Timber-framed windows with horizontal glazing bars appear original as does leadlight pane to stairwell. Extant very low front brick fence.</p>	

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**Place**
**GML image (2021–22)**


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Built in 1938 to a design by architect Bernard Evans, 16 Park Street is a narrow two-storey maisonette designed in the Moderne style. Strong horizontal emphasis with banding of different colour brick work, horizontal glazing bars, corner timber-framed windows, flat parapet concealing hipped roof, distinctive porthole windows to street façade.



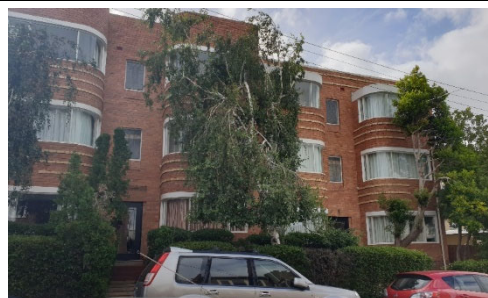
112W–116W Toorak Road is a 1938 block of three-storey flats at the corner of Toorak Road and Leopold Street. Notable features include the original fence, prominent chimneys and parapets with intricate brick detailing, curved corner, and intact timber window joineries. Other important detailing include the high quality brickwork that uses a combination of clinker, cream and thin manganese bricks, render bands, and etched glazing. The entrance is demarcated by a thin vertical window that rises through the stair well behind and counter balances the overall horizontal emphasis of the building.



'Montgomery' at 106W–110W Toorak Road was built in 1939 to a design by architects March and Michaelson. It has a symmetric façade with a central bay featuring vertical band of glazing. Notable elements include the original fence with planters, unusual banded brickwork with cream, brown and orange bricks, render bands, Juliet balcony and rendered entrance architrave on top of which sits the building's name plate 'Montgomery'. Changes include the glazing of the balconies openings however this does not dramatically alter the building's overall appearance and is reversible. Overall the building retains high integrity.



'Louvain' at 14–24 Leopold Street, built in 1939, is a highly intact three-storey block of flats with a modulated façade of sheer walls of face brickwork with contrasting horizontal bands, curved corners and glazing and a straight parapet.



The Moderne style is also seen to different degrees in other blocks of flats throughout the precinct. These include:


- 127–129 Domain Road
- 143–151 Domain Road
- 11–17 Leopold Street
- 52–56 Leopold Street
- 86–88 Millswyn Street

- 92–96 Millswyn Street
- 103–107 Millswyn Street
- 106 Millswyn Street
- 108 Millswyn Street
- 29–35 Park Street
- 45–47 Park Street
- 109–113 Park Street.

### *International*

Of note is ‘St Anne’s’ at 1–9 Park Street, influenced by Modernist style architecture. The design influenced by International style placed great emphasis on industrial materials such as reinforced concrete, metal and glass and in the honest use of such materials emphasising clean lines and minimal ornamentation. Significant places in this area are as follows.


Table 16. Significant places with International style influences in Area 2.

Place	GML image (2021–22)
<p>‘St Anne’s’ at 1–9 Park Street was built in 1937 to a design by JH Esmond Dormey. This three-storey block of six interwar flats shows some characteristics of the International style. The influence can be seen in its sophisticated layering of wall planes with the horizontal emphasised by rendered balconies, steel window frames and steel balustrades and the vertical by its chimney stacks and entrance which incorporates vertical glazing and terminates above the roof line. The whole ensemble is given an ocean liner quality through its multiple roof heights with the strong geometry softened by rounded corners.</p>	

### *Medieval Revival*

Two substantial Medieval Revival style blocks of flats are also significant in HO6, as below.

Table 17. Significant places with Medieval Revival style influences in Area 2.

Place	GML image (2021–22)
<p>‘St Margaret’s’, 100W–104W Toorak Road, on the opposite corner of Park Street from St Anne’s at 1–9 Park Street, is a substantial three-storey block of cream brick flats built in 1937 to a design by architects Scarsborough, Robertson and Love. The block has a steeply pitched hipped roof and is built as two blocks facing Toorak Road and Park Street respectively, joined by a round tower with copper turret at its corner. The overall effect is one of a French Chateau.</p>	

**Place**

**GML image (2021–22)**

124–126 Millswyn Street, a block of three-storey flats built in 1939, features a similar treatment to ‘St Margaret’s’, with circular stairwell and copper turret roof form.



*Georgian Revival*

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. Significant places in this area are as follows.

Table 18. Significant places with Georgian Revival style influences in Area 2.

**Place**

**GML image (2021–22)**


58W and 60W Toorak Road are a pair of three-storey blocks of flats built in 1940. The buildings are distinguished by their restrained palette of materials and symmetrical form with hipped tiled roof, regular pattern of multi-paned sash windows and mild steel balustrades.



### *Eclectic Examples*

Within this area, two houses in Domain Street are of interest for their demonstration of the evolving and eclectic character of the area. 66 Domain Street was originally built as a Victorian era villa and had an interwar Spanish Mission influenced façade added in the 1930s. Its neighbour at 60–64 Domain Street has a typical 1930s façade with rendered walls, tapestry brick features and distinctive curved corner. However, its slate roof, terracotta ridge tiles, exposed rafter ends, and slab topped chimney with terracotta chimney pots all suggest an earlier build date. Significant place in this area is as follows.


Table 19. Significant places of eclectic designs in Area 2.

Place	GML image (2021–22)
<p>'St Ronans', 16–18 and 20 Millswyn Street is a three-storey orange brick block of flats built in 1939. It displays an eclectic mix of classical motifs including a pedimented entry porch supported on Corinthian columns, gothic arches to its recessed verandahs, concrete balusters, quoining to the brickworks and a castellated top to the stairwell.</p>	

### *Commercial and industrial development*

The shopping strip at the corner of Domain Road and Park Street was extensively redeveloped during the interwar period. Several of the interwar shops (including those renovated in the interwar period) in Domain Road remain at numbers 175–177, 179–181, 183 and 185–189. These shops are all two storey, rendered brick buildings with roofs concealed behind parapets. Responding to the layout of the tram tracks at the corner of Domain Road and Park Street, the row of shops has been designed to curve around the corner. The 1854 Botanical Hotel at 161–173 Domain Road was totally rebuilt in 1924. One significant place exists in this area.

Table 20. Significant commercial place from 1918–45 in Area 2.

Place	GML image (2021–22)
<p>The former Botanical Hotel building at 161–173 Domain Road was built in 1924 by proprietor and builder John Robert Daley and replaced an earlier hotel of the same name. It is a three-storey rendered masonry building whose principal façade -is divided into three bays that are separated by large pilasters with vestigial capitals that rise through each level, terminating above the roof line. Recessed balconies sit between the pilasters with the words 'Botanical Hotel' embossed on the second-floor masonry balustrade. The Botanical Hotel remains in operation and now occupies the adjacent 1975 single-storey building. The 1924 building houses a restaurant on the ground floor and apartments above.</p>	

A motor garage was built in Area 2 at 25–27 St Martins Lane (1921) and is a single-storey brick- building that extends through to Randall Place. The building features a simple stepped parapet with capping and

pilasters. A central double width entrance is fitted with doors of vertical timber boards and appears early or original). To the west of these doors is a timber-framed tripartite window, and to the east two small timber framed square windows. Signage painted directly onto the eastern wall of the garage reads: 'Motor Engineers Panel Beating'. Behind the façade the building has been converted into a residence.

The single-storey former warehouse building at 24–32 St Martins Lane was built in 1930. The building has a narrow rectangular form that extends from St Martins Lane to St Martins Place. Its principal façade, fronting St Martins Lane, is painted brick and has a symmetrical composition accentuated by a stepped parapet. Since 1978, the building has been owned by the Victorian Government, as part of the St Martin's Theatre complex. For further details refer to the individual place citation for St Martins Youth Theatre.

### *Community buildings*

The Melbourne Little Theatre Co was established in 1934 and renamed St Martins Theatre Company in 1962. Since its inception, the company has occupied the site at 44 St Martins Lane. In c1951 it acquired the Methodist Church Hall at 120 Millswyn Street to use as rehearsal space. In 1968 it acquired the former warehouse at 24–32 St Martins Lane as additional rehearsal space.

In 1977 the Victorian Government purchased the subject sites and in 1979 it was reserved for use as a youth arts centre (VGG 1979:1556). St Martins Youth Arts Centre opened in 1982. For further details refer to the individual place citation for St Martins Youth Theatre.

## Built form: 1945 onwards

The development from 1945 to the 1970s (Figure 34) in the area was predominantly residential.

Small number of more recent (post-1980) examples are scattered around Area 2.



Figure 34. Diagram showing the locations of the extant buildings developed from 1945 to the 1970s in Area 2.

### Residential development

Residential development from 1945 to the 1970s consisted primarily of blocks of walk-up flats. The majority of these blocks of flats were built along Millswyn Street (numbers 31–37, 53–59, 61–67, 98–100, 102–104, 123–131). Two blocks were built in Park Street (numbers 37–41 and 69–77) and one block at 35–37 Hope Street. These blocks of flats all display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. Limited to three or four storeys, the earliest of these postwar blocks of flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs (123–131 Millswyn Street, 37–41 Park Street, 69–77 Park Street). Later versions were more commonly built from brown brick with

contrasting rendered trim (61–67 Millswyn Street, 98–100 Millswyn Street, 35–37 Hope Street). Balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis — a system of columns or piers that lifted the building above the ground giving access underneath (61–67 Millswyn Street, 35–37 Hope Street). Significant places in this area are as follows.

Table 21. Significant places built from 1945 to the 1970s in Area 2.

Place	GML image (2021–22)
<p>'Ravendene' at 209–211 Domain Road, built in 1950 to a design by architects Bernard Evans &amp; Associates, is a three-storey cream clinker brick block of flats. This block of flats sits on a long narrow allotment and has been built on an angle with projecting living rooms to capture northern light. The principal façade features three large window walls and cantilevered concrete balconies with simple vertical iron balustrade. A slender cornice with angled brick dentils sits below a straight parapet. Entry to the building is via a curved stairwell and walkway along its western elevation. The c1918 red brick fence with buttresses built for Raveloe exists on the eastern boundary of Ravendene.</p>	
<p>31–37 Millswyn Street, built in 1962 to a design by <a href="#">émigré architect Michael R E Feldhagen</a>, is a three-storey block of 12 flats. The front façade of the building is clad in <a href="#">Besser/precast concrete blocks/panels</a> with a distinctive 'fish scale' pattern, that wraps around the building at ground level with rock faced slim concrete bricks above. The building is further distinguished by an unusual fenestration pattern along its northern elevation with 12 small square openings and floor to ceiling windows elsewhere. The high <a href="#">Besser/concrete breeze</a> block front wall appears original.</p>	
<p>69–77 Park Street built in c1962: A highly intact three-storey cream brick block of flats built in the postwar Modernist style with large window walls of glass facing north, east and south. Under-building parking is provided to the rear of the block due to the slope of the site with the carpark ventilated by grey concrete breezeblocks. The north elevation has cantilevered balconies with iron mess balustrades (possibly original) while the south elevation features external walkways (hotel style) to gain access to individual flats. These walkways also retain their original metal balustrading. A canopied walkway to the entrance along the northern elevation appears original and is supported on breeze block at its western end. The low rubble front wall may be original or early.</p>	

Designed by prominent architect Robin Boyd in 1959, Domain Park was constructed in 1960–62 by Civil and Civic Pty Ltd for Lend Lease Development. Comprising two 180-foot-high (55m-high) service towers, Domain Park was the tallest residential building in Melbourne at the time of its construction and the first fully air-conditioned high-rise residential building in Australia. For further details refer to the individual place citation.

## 5.5 HO6 AREA 3

**STREET ADDRESS** 221–223 Domain Road, 1–67 and 2–66 Marne Street, and 128W–130W Toorak Road, South Yarra

**PROPERTY ID** Refer schedule



**SURVEY DATE:** January–March 2021

**SURVEY BY:** GML Heritage

**HERITAGE INVENTORY** Refer to schedule

**HERITAGE OVERLAY** HO6 South Yarra Precinct

**PLACE TYPE** Heritage Precinct

**MAJOR CONSTRUCTION PHASE** 1849 onwards

**PERIOD OF DEVELOPMENT** Victorian  
Federation  
Interwar  
Postwar

**ASSOCIATION WITH BUILDER OR ARCHITECT** Refer to history

## OVERVIEW

Area 3 covers Crown Allotment 19, purchased by Thomas B Payne, a financier and land speculator. Area 3 is distinguished for its collection of mostly interwar houses and a high number of architecturally designed, mostly interwar, luxury blocks of flats. Originally part of the Maritimo estate, which was first subdivided in 1912, the area saw intensive development during the interwar period. In this way the area is unique within the development pattern of the broader precinct in that it was developed over a short period of time as the result of the subdivision of one of the original Crown allotments (Crown Allotment 19). Extant flats and houses constructed in Marne Street were predominantly completed in the period 1928–40. The intact streetscape includes representative examples of almost every interwar architectural style and of the work of some of Melbourne’s most prominent architects practising in the period. Some postwar development in the subject precinct also occurred after 1940.

The area sits opposite Fawkner Park (VHR H2361). The extent of Area 3 and other heritage places outside HO6 are shown below.

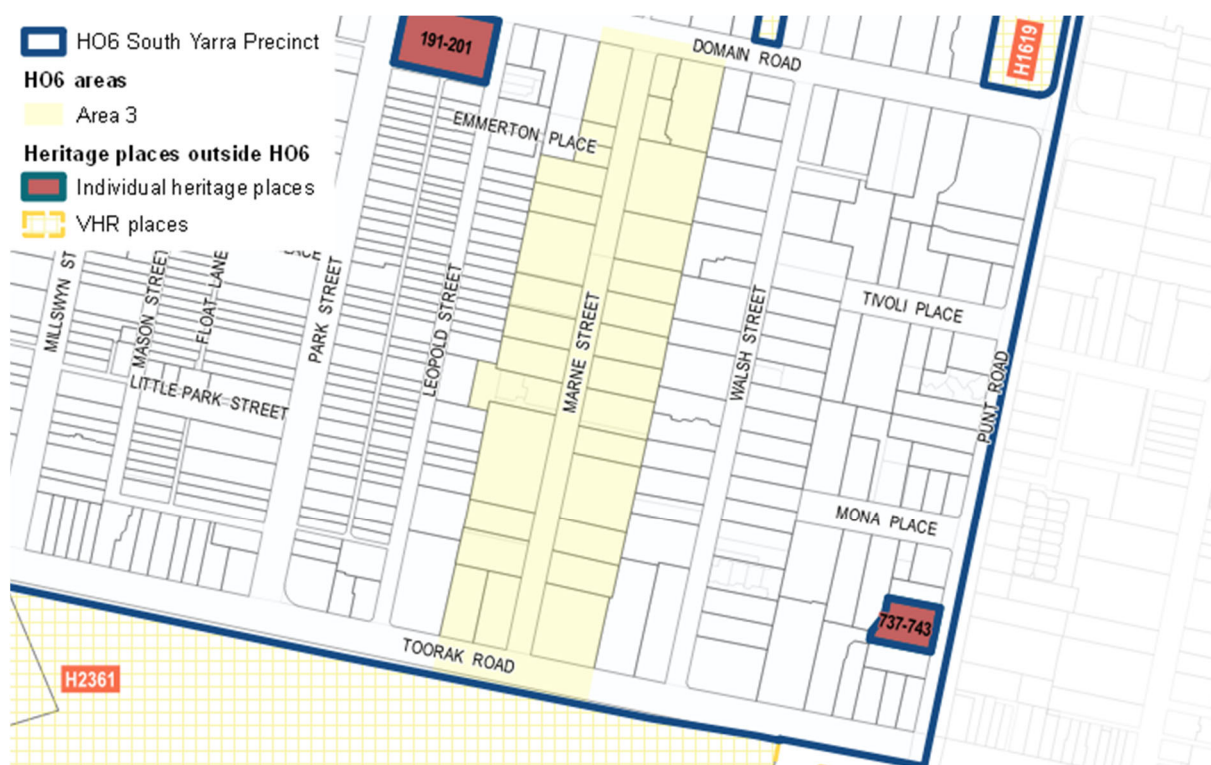


Figure 35. Plan showing Area 3. Note the the-VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 3.

## AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 3 is located on Crown Allotment 19 of the Parish of South Melbourne (Figure 36).

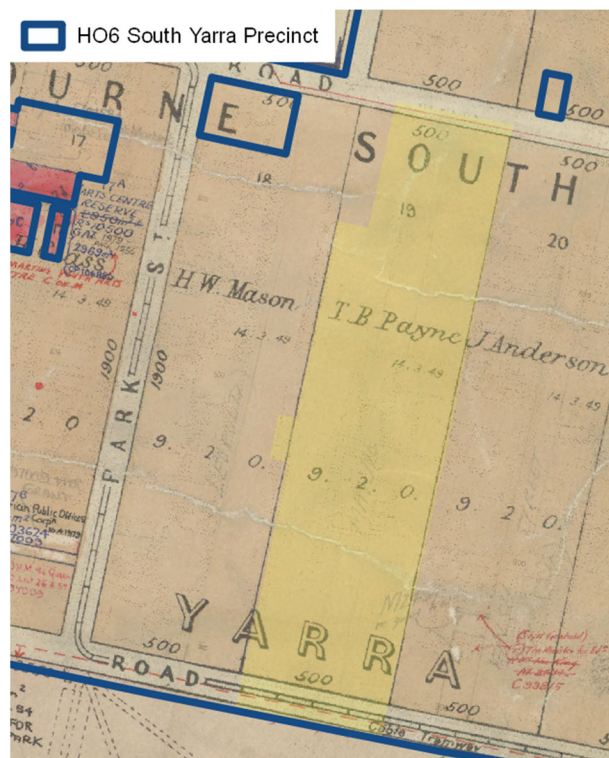


Figure 36. Detail from the parish plan showing Area 3 covering part of the Crown Allotments 19 and 18. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

### *Development: 1849–1901*

Thomas Budds Payne, financier and land speculator, purchased Crown Allotment 19, 9½ acres, in 1849 and built 'Maritimo' in 1850 (Figure 37) (National Trust 1998; Colman 1972:11). The house was replaced by a mansion built in 1865 to a design by architect Charles Webb (Lewis 2015:8). No further building work was carried out in the nineteenth century (Figure 37). Payne died in 1897 and the estate remained within the Payne family.

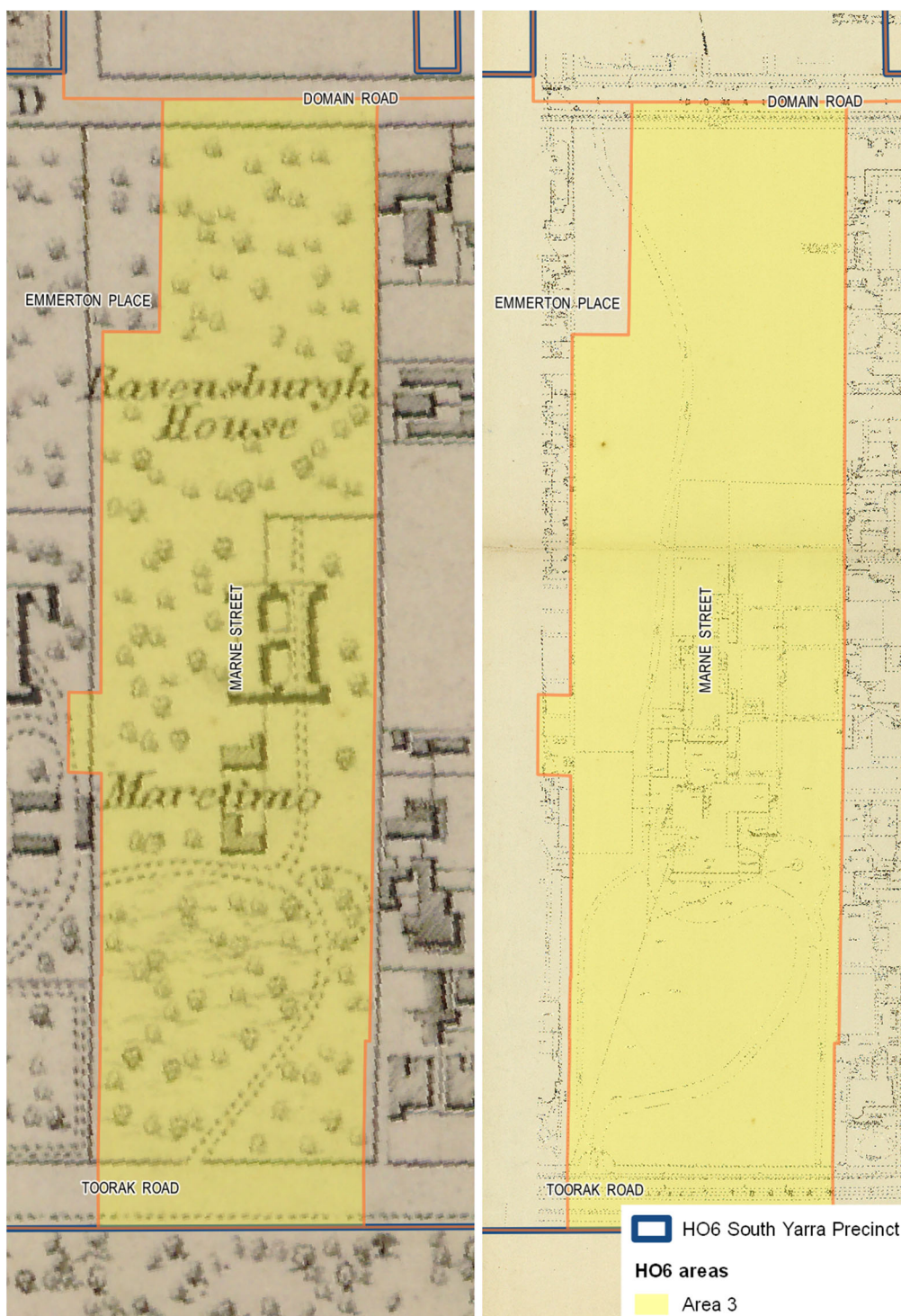


Figure 37. Showing development in Area 3 by 1855. Maritimo occupied Crown Allotment 19 without further subdivision until the turn of the century. (Source: Kearney 1855, State Library Victoria: Victorian county maps with GML overlay)

Figure 38. Extract of MMBW Detail Plan No 899 and 900, showing development in part of the subject precinct (Crown Section 19) by 1896. Note the original Crown Allotment was retained throughout the land boom period of the 1880s, while surrounding allotments were subdivided for residential development. (Source: State Library Victoria with GML overlay)

### *Development: 1901–1945*

Few changes occurred on Crown Allotment 19 in the early twentieth century until the 1912 subdivision of the northern portion. Prior to the land sale, in 1908, a house was built in Domain Road for Emily Payne.

Designed by architects Klingender & Alsop, this house is extant at 221–223 Domain Road (Allom Lovell 1999:np). [Minor alterations were carried out to the interior and rear of the house in 1935, to a design by architect Robert B Hamilton \(City of Melbourne building plans, PROV VPRS 11201/P/1\).](#)

The Maritimo Estate, the northern part of the ‘Maritimo’ property, was subdivided by 1912 into allotments with frontages to Domain Road and new street named Marne Street. One of the first residences planned for the estate was that belonging to Charles Fairburn who, in 1912, proposed to build a townhouse on the Domain Road hill (*Australasian*, 5 October 1912:46). Other allotments on the estate were advertised for sale in 1916 (*Argus*, 20 June 1916:22).

Due to the outbreak of World War I (1914–18), only limited development occurred in the subdivision, with two blocks of flats built by 1920:

- The ‘Garden Court’ flats at 61–67 Marne Street, built in 1918, are likely the first flats to have been constructed in the subject precinct. Garden Court was designed by architect Joseph Plottel, who invited tenders for the erection and completion of residential flats in Domain Road and Marne Street, South Yarra, in 1917 (*Argus*, 22 September 1917:5; Gould 1984:np).
- The ‘Mayfair’ flats (since demolished) at 43–53 Marne Street, with communal dining rooms, were built c1919 to a design by architect Edwin J Ruck (*Table Talk*, 14 August 1919:29; RPA 1919:52, as cited in Lewis 2011 record no 12985; Sawyer 1982:67).

These two pre–1920 flats built in Area 3 were among the earliest blocks of flats built in the City of Melbourne (O’Hanlon 2008). The City of Melbourne rate books did not list flats as separate entities until 1925, in which year 18 blocks were listed, all in the Albert Ward, which covered South Yarra. Of these, only two, ‘Amesbury House’ in Domain Road (in Area 4) and ‘Mayfair’ in Marne Street were named (O’Hanlon 193).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984).

Following this trend, the subject precinct was intensively developed with blocks of flats in the 1930s after additional allotments were made available on the Maritimo Estate in 1928.

After Thomas Payne’s son, John Frederick William Payne, died in 1928, at the express wish of his will the ‘Maritimo’ mansion was demolished (*Argus*, 10 July 1928:7). The land was subsequently subdivided to form an extension of the Maritimo Estate, with 24 lots fronting Toorak Road and Marne Street, the latter of which was extended in 1928 through the southern end of the Maritimo Estate to connect with Toorak Road (*Herald*, 3 July 1928:1).

A number of residences, many of them luxury flats, were subsequently constructed on the allotments. By 1933, Marne Street featured ‘more flats than any street of its length in the suburbs’. A newspaper report of the day maintained that the later start of flat construction in Marne Street had ‘saved it from having any of the earlier types of flats’ (*Herald*, 29 November 1933:26). By 1938, architect Robert B Hamilton noted that there was a demand for flats in the South Yarra area ‘which provide accommodation for more affluent residents’ (cited in Sawyer 1982:68).

Marne Street was almost fully developed during the interwar period. The extant buildings include the following, listed in chronological order.

- The ‘Hove’ flats at 6 Marne Street were built in 1929 to a design by architect Frank Stapley, and another block of flats was constructed at 24–26 Marne Street in the same year (Gould 1984:np).
- ‘Marne Court’ at 40–42 Marne Street, a three-storey block of ‘medium-sized flats was built in 1929–30 (Figure 39). The building was equipped with modern labour-saving devices with garages at the

rear. Designed by architect Gordon J Sutherland, special attention was given to sound and fire proofing through the building of concrete floors (*Herald*, 12 February 1930:13).

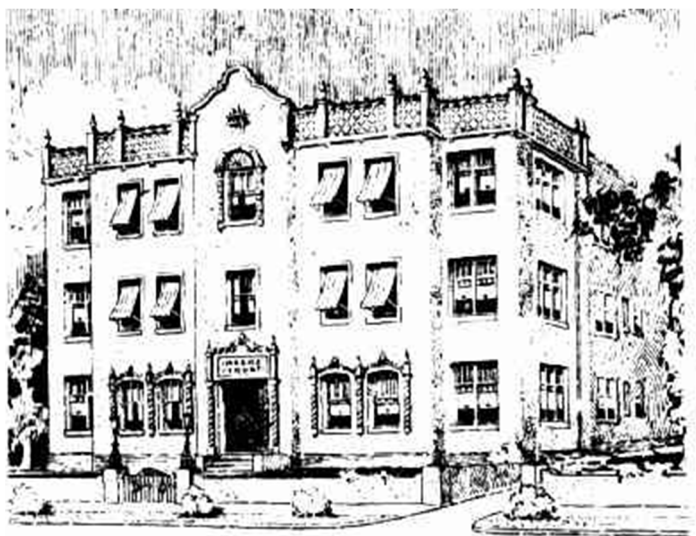


Figure 39. 'Marne Court', 40–42 Marne Street, 1930. (Source: *Herald*, 12 February 1930:13)

- A block of six self-contained flats, named 'Maritimo' at 1 Marne Street (Figure 40), was constructed in 1930 to a design by architect Edward F Billson, who lived in Marne Street for some years (Gould 1984:np). According to a newspaper report of the day, among the notable characteristics of the flats were the use of balconies and a raised flower bed against the building, which had been employed with the object of obtaining a contrast of colour. Soundproof, fire resisting construction was used throughout in the flats, with floors and stairways being constructed of hollow concrete blocks. Floors were made of Australian hardwood, while the floors of the balconies and bathrooms were finished with terrazzo (*Herald*, 21 May 1930:13). Another three flats were added to the complex in 1958 (Gould 1984:np).



Figure 40. 'Maritimo' flats, 1 Marne Street, 1930. (Source: *Herald*, 21 May 1930:13)

- The 'Mandeville' block of six flats at 35–37 Marne Street were constructed in 1932 (Gould 1984:np).

- The 'Manalto' block of six flats at 31–33 Marne Street, designed by architect Edward F Billson, was constructed in 1933–34 (Figure 41). Typifying what was described at the time as the 'higher standard of flat architecture in Melbourne', the flat block was notable for its lack of ornamentation, instead relying on 'skilful treatment of the brickwork' to provide visual interest. The design, incorporating many labour-saving and space-saving devices, retained two existing large trees at the front of the property (*Argus*, 8 February 1934:6 and 24 May 1934:13; Gould 1985:np).



Figure 41. 'Manalto' flats, 31–33 Marne Street, 1934. (Source: *Argus*, 24 May 1934:13)

- The 'Cromer' at 20–22 Marne Street, a block of four self-contained flats, was built in 1933, to a design by architect Leslie J W Reed. The block comprised flats of two large bedrooms, lounge, dining room, kitchen, bathroom, and a large balcony or porch. External walls were of clinker bricks with cream cement trimmings and flower boxes (*Herald*, 29 November 1933:26).
- 'Moore Abbey' at 50–56 Marne Street was built in 1933 as a two-storey block of six large flats designed in a horseshoe shape around a central courtyard. Designed by architect Robert B Hamilton, the block was constructed by master builders Garrett and Bryant (*Argus*, 19 October 1933:11).
- 'Balmoral' flats at 28–30 Marne Street were also built in 1933 for James Chalk (MBAI).
- Another block of two flats was constructed in 1933 by H J Owen in Marne Street to a design by architects Scott-Williams and Cockrell. Built of brick and roughcast, reinforced soundproof floors were installed. The garden was designed by Edna Walling (*Herald*, 22 November 1933:20). Because the flats were owned by Mary Scott-Williams in 1934, these flats are likely the 'Oakhurst' flats at 7–9 Marne Street (Figure 42) (Gould 1984:np).



Figure 42. 'Oakhurst' flats, 7–9 Marne Street, 1933. (Source: *Herald*, 22 November 1933:20)

- The 'Abergam' flats at 128W–130W Toorak Road were built c1935 to a design by architect Edward Billson (*Argus*, 7 December 1935:18; CoM building application record).
- Maisonettes at 55 and 57–59 Marne Street were built c1936 for Sir George Dalziel Kelly, pastoralist and company director, who owned the properties, where he lived for some periods of time, from 1936 until his death in 1953 (*Age*, 10 July 1936:14; *Age*, 15 June 1953:7).
- In 1939, a block of 12 Georgian style flats, designed by architect Frank Moriarty, were built in Marne Street (*Age*, 18 July 1939, as cited in Lewis 2011 record no 1709).
- In the same year, the imposing 'Yarralumla' brick flats, designed by architects Scarborough Robertson and Love, were built at 2–4 Marne Street and 138–140 Toorak Road (Gould 1985:np; Lewis 2015:9).
- The 'Marnot' flats at 32–34 Marne Street were constructed in 1939–40 (*Argus*, 6 January 1940:18).
- In 1939, the 'Marne Close' flats (Figure 43) at 12–18 Marne Street were built (Gould 1984:np). The 'imposing modern building' was designed by architect L L W Readand constructed by the General Construction Co Ltd of Queen Street, Melbourne (*Herald*, 13 December 1939:14).



Figure 43. 'Marne Close' flats, 12–18 Marne Street, 1939. (Source: *Herald*, 13 December 1939:14)

- The 'Arlington' flats at 58–62 Marne Street were built in 1940 (MBAI; S&Mc 1940 and 1945).
- 'Castle Towers' flats at 11–21 Marne Street was designed by architect Arthur Plaisted and built in 1940–41 (O'Hanlon 248; Gould 1984:np). Colonial Mutual Life purchased the Castle Towers in 1946. With 40 units over five floors, Castle Towers was one of the largest blocks of flats erected in Melbourne. Its construction caused considerable controversy, resulting in lowering the height limit of buildings through the City Building Regulations (*Construction*, 25 August 1943:2). Architect

Christopher Cowper resided at 'Castle Towers' in Marne Street until his death in 1953 (*Age*, 12 May 1953:2).

By 1940, the City of Melbourne rate books listed several blocks of flats in South Yarra, by which time, Marne Street was dominated by flats (O'Hanlon 194–95). A number of houses were also constructed in Marne Street from 1929, including 'Two Birches' for Mrs C R Fenner, a large 'English type home' designed by architect Leslie M Perrott, built at 27–29 Marne Street in 1929; 'Wyalla' at 3–5 Marne Street in 1930, designed by architect W and R Butler and Martin; and a two-storey duplex at 8–10 Marne Street, designed by A McMillan and built in 1936 (Gould 1984:np; *Royal Victorian Institute of Architects Journal*, March 1932: 7–8, as cited in Lewis 2011 record no 28292; Grow, record no 1311; *Herald*, 16 October 1929:15).

The virtual cessation of residential building, including the building of flats, after wartime controls were instituted in 1941, led to a reluctance by investors to commit funds to rental properties.

### *Development: 1945 onwards*

After World War II, limited development occurred in Area 3, including a block of flats at 51–53 Marne Street as well as a refined 1960 block at 36–38 Marne Street, designed by émigré architect Anatol Kagan (CoM building application record). Other postwar changes made to the subject precinct included the removal of street tree plantings of poplar trees and pom-pom and box shrubs from Marne Street as part of a council beautification program in 1950. The trees were replaced with prunus and evergreen shrubs (*Herald*, 5 July 1950:3).

More recent developments were carried out during or after the 1990s at 23–25, 39–45 and 44–48 Marne Street, replacing interwar properties.

## AREA DESCRIPTION

### *Urban character*

Area 3 includes the entirety of Marne Street (1–67 and 6–66) and 209–211 and 221–223 Domain Road and 128W–130W and 138W–144 W Toorak Road. The principal period of development for the area was between 1912 and 1940 resulting in one of the finest and most consistent streetscapes of interwar flats in the city of Melbourne and broader metropolitan area.

Area 3 comprises primarily two and three-storey architect designed houses and luxury flats dating from the interwar period. It is the most intact and consistent streetscape within the broader HO6 area with minimal recent or intrusive development.

The precinct developed in two main phases. Residences, including flats, were built in the northern portion of Marne Street in 1912–19 when part of the Maritimo Estate was subdivided in 1912. Later, flats and houses were constructed along the remainder of Marne Street in the period 1928–1940 after allotments at the southern end of Marne Street were subdivided in 1928. Some postwar development in the area also occurred after 1940. Marne Street is lined with a mix of evergreen and deciduous trees planted in narrow grass verges. The gutters and kerbs are bluestone with many of the concrete crossovers ruled into small squares. Footpaths are concrete.

### *Built form: 1901–1945*

Marne Street and the intersections with Domain Road and Toorak Road were almost fully developed by the end of World War II. Marne Street retains highly consistent interwar streetscape with two early twentieth century examples in the northern end (Figure 44).

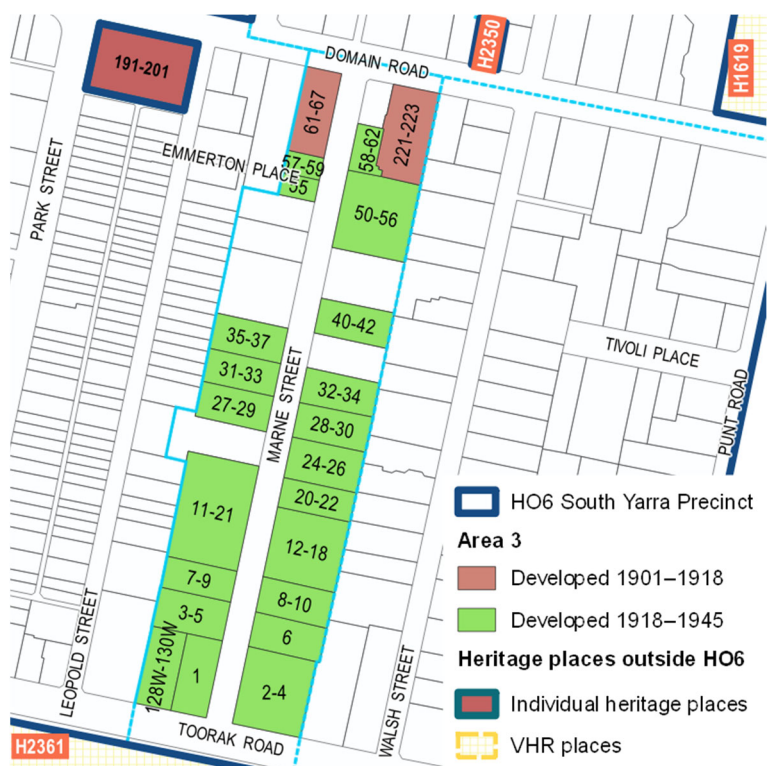



Figure 44. Diagram showing the locations of the buildings developed between 1901 and 1945 in Area 3.

The 'Maritimo' Estate was developed from 1850 for financier and land speculator Thomas Budds Payne. The northern part of the 'Maritimo' property was subdivided by 1912 into allotments with frontages to Domain Road and a new street formed named Marne Street. Prior to this land sale, in 1908, a house


was built in Domain Road on the ‘Maritimo’ property for Emily Payne. Designed by architects Klingender & Alsop, this house is extant at 221–223 Domain Road (Allom Lovell 1999:np).

Table 22. Significant pre-World War I house in Area 3.

Place	GML image (2021–22)
<p>221–223 Domain Road was built in 1908 to a design by Klingender and Alsop. This substantial two-storey 23-roomed house, which predates the subdivision of the Maritimo Estate, was built for Emily Payne, Thomas Budds Payne’s daughter. Featuring rendered walls and a hipped tiled roof with exposed rafter ends, the house displays characteristics of the Arts and Crafts movement and emphasises picturesque massing combined with more traditional detailing found in earlier Italianate houses, such as canted bay windows and vertically proportioned double hung sash windows.</p>	

Following the subdivision of the northern portion of the Maritimo Estate in 1912, part of Marne Street was formed, terminating at the rear of Payne’s 1865 mansion. The only surviving building from this early subdivision is the block of flats at 61–67 Marne Street on the north-western corner of Domain Road.

Table 23. Significant pre-1928 block of flats in Area 3.

Place	GML image (2021–22)
<p>Built in 1918 to a design by Joseph Plotel, ‘Garden Court’, 61–67 Marne Street, is a highly intact substantial red brick block of flats. The block has a terracotta tiled hip and gable roof. It is sited to take advantage of its corner position, being built to the property line along Domain Road and Marne Street and with a large entry court formed off Marne Street. Notable features include the arcaded verandah, parapet gable ends with feature circular motifs (of which some are glazed), canted oriel bay windows that overhang the street, bullnose brickwork, and corniced chimneys with terracotta pots. The brick front fence along Marne Street and mild steel entrance gates appears original or early. Also of interest is the high brick wall with buttresses built along the western boundary of the property (also refer to ‘Ravendene’ at 209–211 Domain Road in Area 2).</p>	

Other extant buildings in Area 3 were built following the demolition of the Maritimo mansion in 1928 and subsequent extension of Marne Street.

Designed by many of the most prominent architectural firms practising at the time, the interwar residences and luxury flats of this area showcase the diversity of architectural styles popular during the interwar period and are some of the finest representative examples of their typology in the City of Melbourne.

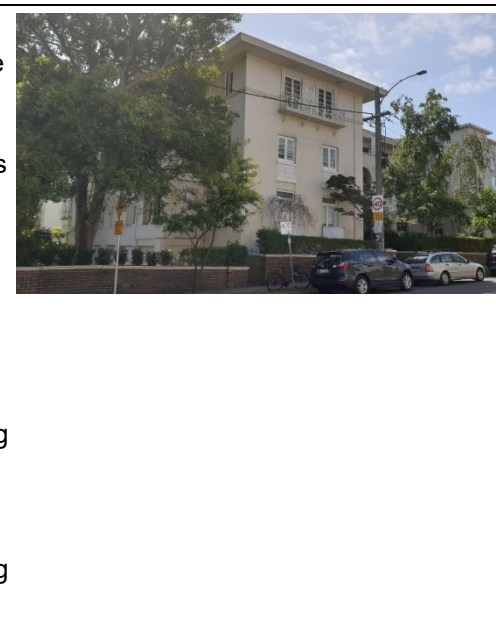

It is important to note that the application of stylistic typologies to describe buildings can be limited, with many architects and designers calling upon numerous influences when designing a building. It is very unusual for one individual building to be a ‘pure’ representation of a type, with most incorporating elements from different styles. With that said, Marne Street presents a master class in the numerous

architectural styles popular during the interwar years in Australia. The various styles represented are discussed below.

### *Mediterranean*

The interwar Mediterranean style is closely related to the Georgian Revival style with the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson who saw a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clientele. Typical exterior characteristics of the style include informal asymmetrical form with medium pitched hip or gabled roofs, wall surfaces usually rendered, often textured, simplified use of classical motifs, exposed rafter ends, round arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash window with shutters. Significant places in this area are as follows.

Table 24. Significant places with Mediterranean style influences in Area 3.

Place	GML image (2021–22)
<p>'Maritimo' at 1 Marne Street built in 1930 to a design by Edward Bilson was named after the original mansion on the site. Maritimo is a three-storey block of rendered brick flats with hipped tiled roof designed in the interwar Mediterranean style. The building's principal elevation faces Marne Street and features a loggia at ground level, colonnade at first level and an upper-level verandah with pergola. Of note is the window joinery with horizontal mullions, render relief panels under the windows, the Juliet balconies with iron work and the metal vents in the eave soffits. The fence appears original or early and retains some bluestone panels along Toorak Road which may be remnants of the fence of the original Maritimo. The garaging under the building is also of interest and demonstrates the importance of the motor car by 1930. The rear of the building was extended in the postwar period and while this extension does impact on the overall integrity of the building it is sympathetic in design and relatively unobtrusive.</p>	
<p>'Abergarn' at 128W–130W Toorak Road was built in 1932 to a design by Edward Billson. Abergarn is a three-storey block of residential flats with rendered brick walls and tiled hip roof. The building is symmetrically arranged with a recessed entry via a raised patio. The building is finely detailed, incorporating elaborate wrought iron entrance doors, a round-arched colonnade with derivative Egyptian columns at the first level, decorative render wall panels, Juliet balconies with iron work and decorative metal vents in the eave soffits. The brick front path appears original as does the unusual low brick front fence that incorporates planter boxes.</p>	

The influence of the interwar Mediterranean style is also seen to different degrees in other buildings throughout the precinct. These include:

- 24–26 Marne Street (1929)

- 'Mandeville' at 35–37 Marne Street (1932).

### *Spanish Mission*

The interwar Spanish Mission style gained popularity in Australia through an awareness of architectural developments in California and Florida largely through the influence of Hollywood. The style was an adaptation of Spanish colonial architecture in the southern states of America and was popular from the 1920s. Typical exterior characteristics of the style include: wall surfaces of render often with a simulated handcrafted texture, medium pitched hip and gable roofs, arched loggias and porticos, balconies, 'barley sugar' columns, decorative iron work and elaborate plaster detailing especially around window and door opening and across parapets. Significant places in this area are as follows.

Table 25. Significant place with Spanish Mission style influences in Area 3.


Place	GML image (2021–22)
<p>'Marne Court' at 40–42 Marne Street was built in 1929 to a design by Gordon J Sutherland. It is a three-storey block of flats with textured rendered brick walls and a flat roof. Features of note include the decorative parapet with curved pediment, wreath medallion, urns and quilt work panels, 'barley sugar' columns to the entry and ornate render window surrounds to the ground floor windows and the upper window to the stair well. The overall 'Spanish' feel is enhanced by the pale pink walls which was frequently used to reflect sunlight. An advertisement for flats for sale in Marne Court in 1930 demonstrates the high level of amenity these flats provided a garage for each flat, a grass tennis court, a golf cage, telephone intercom to each flat, central heating, an onsite caretaker and sound proofing provided by concrete floors between the levels (<i>Herald</i>, 12 Feb 1930:13).</p>	

Elements of the interwar Spanish Mission style can also be seen at 'Cromer' at 20–22 Marne Street (1933, architect Leslie J W Reed).

### *Georgian Revival*

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include: symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. A significant place within the area is as below.

Table 26. Significant place with Georgian Revival style influences in Area 3.

Place	GML image (2021–22)
<p>'Wylla' at 3–5 Marne Street was built in 1930 to a design by W &amp; R Butler and Martin. It is a two storey rendered brick house with a hipped tiled roof, rendered chimneys and six over six double hung timber framed sash windows with shutters. The house has restrained yet sophisticated detailing which includes the rendered hood over the front door supported by console scrolls and the use of face brickwork under the eave, turned on the diagonal to create a stylised cornice. The original hipped roof garage remains although it has been recently extended to the south and east with flat roofed additions.</p>	


The influence of the interwar Georgian Revival style is also seen to different degrees in other buildings throughout the precinct. These include:

- 'Oakhurst' at 7–9 Marne Street (c1933)
- 'Marnot' at 32–34 Marne Street (1939)
- 55 and 57–59 Marne Street (1934)
- 'Arlington' at 58–62 Marne Street (1940).

### *Old English*

The interwar Old English Revival style is seen in different expressions throughout Area 3, with each house or block of flats exhibiting different combinations of features typical of the style. These features include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Significant places in this area are as follows.

Table 27. Significant places with Old English Revival style influences in Area 3.

Place	GML image (2021–22)
<p>'Balmoral' at 28–30 Marne Street built in 1933 is a substantial block of flats built to appear as a single residence. It features a steeply pitched hip roof and large projecting street facing, asymmetrical gable with half timbering and tapestry brick infill. Notable details include the round arched entrance colonnade combined with gothic arch openings, half timbering with tapestry brick infill panels below some first floor windows and extant face brick chimneys with terracotta pots.</p>	

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<b>Place</b>	<b>GML image (2021–22)</b>
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'Montalto' at 31–33 Marne Street was built in 1933 to a design by Edward Bilson as a three-storey block of six flats. Its overall composition is distinguished by its asymmetrical form that steps back off the street. Its steeply pitched hipped roof has a street projecting hip having bell cast eaves. Notable details include the double height, semicircular arched colonnade with elaborate brick work patterning to the balconies, oriel bay windows and prominent brick chimneys.



'Moore Abbey' at 50–56 Marne Street was built in 1933–37 to a design by Robert Hamilton. It is a substantial complex of flats built in the medieval revival style with a horseshoe layout creating a large forecourt. Distinguished by its sophisticated use of contrasting clinker bricks, patterned tapestry brick work and render, the complex sits under a large hip roof with projecting gables and dominant face brick chimneys. The complex appears to retain its original or early garden layout which includes the semicircular brick and concrete drive and brick front wall -including letter boxes and the lettering spelling out the building's name.



Elements of the interwar Old English style are also seen to a lesser extent at 'Two Birches' at 27–29 Marne Street (1929, architect Leslie Perrott).

### *Moderne*

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant place in this area is as follows.

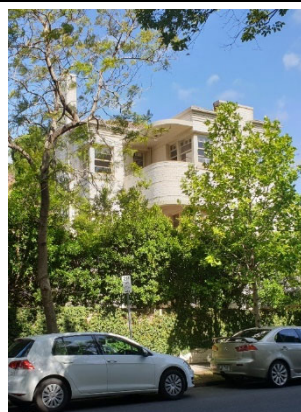
Table 28. Significant place with Moderne style influences in Area 3.

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<b>Place</b>	<b>GML image (2021–22)</b>
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'Marne Close' at 12–18 Marne Street was built in 1939 to a design by L L W Readand. It comprises two and three-storey blocks that are paired around a central garden forecourt and linked by a bridge of brick work. The integrated planning of the two blocks and their landscaping and its strong three-dimensional composition is enhanced by a refined use of Moderne detailing. This is evident in its strong horizontal emphasis given by the banding in brickwork, horizontal glazing bars, corbelled brick details under the eaves and the cantilevered balconies with rounded corners. While the overpainting of the brickwork has impacted negatively on the integrity of the building, its design intent is still clearly legible.



The influence of the interwar Moderne style is also seen to different degrees in other buildings throughout the precinct. These include:

- ‘Yarralumla’ at 2–4 Marne Street (1939)
- 8–10 Marne Street (1936, architect A McMillan).

### *Eclectic examples*

As noted above, buildings are rarely a ‘pure’ representation of a stylistic typology. Two significant buildings that stand out within the Marne Street streetscape, not just for its size and height but also for their eclectic use of architectural details, are 11–21 Marne Street and 6 Marne Street.

Table 29. Significant places of eclectic designs in Area 3.

Place	GML image (2021–22)
<p>‘Castle Towers’ at 11–21 Marne Street built in 1941 to a design by A W Plaistead. Standing at five storeys tall, Castle Towers caused controversy at its time of construction due to its height resulting in local building regulations being altered to lower height limits in the area. (<i>Construction</i> 25 August 1943:2). The building features a highly unusual form both in plan and elevation with a mix of geometric shapes including canted bays, semicircular and bow windows, hexagonal balconies and a castellated parapet. Originally featuring polychromatic brick work the building has been overpainted. This <del>diminishes</del> <u>diminishes</u> the integrity of the building however the design intent of the building remains clearly legible and the <del>paint could</del> <u>paint could</u> be removed. Internally the building retains its original lift and extensive roof <del>top terraces</del> <u>garden</u>.</p>	
<p>The ‘Hove’ flats at 6 Marne Street was built in 1929 to a design by Frank Stapley. This block of eight residential flats was built to present as a single house. Featuring a dominant transverse Dutch gable tiled roof, rough cast rendered walls and tapered chimneys (some with terracotta pots), the entrance to the building is through a projecting porch with hipped roof and smooth rendered buttresses. Round arched openings to the balconies (now enclosed) and entrance windows give the building a Mediterranean flavour, as does the moulding above the first floor stair window. Other features of note are the leadlights to some windows, the bow windows along the northern elevation, the planter boxes and the roughcast rendered front fence with tall pillars and terrazzo steps and path which appear original or early.</p>	

### Built form: 1945 onwards

While the primary period of development for the area was during the interwar years, some limited residential development occurred during the period from 1945 to the 1970s in this area (Figure 45). Further infill development happened in Marne Street post 1980.



Figure 45. Diagram showing the buildings developed between 1945 and the 1970s in Area 3.

A significant block of 1960s flats exists at 36–38 Marne Street, details below.

Table 30. Significant place developed from 1945 to the 1970s in Area 3.

Place	GML image (2021–22)
<p>36–38 Marne Street was built in 1960 to a design by émigré architect Anatol Kagan. This four-storey block of residential flats (three level above a pilotis) is constructed of cream brick with a flat roof and features recessed balconies with simple metal balustrades, large walls of glazing and a feature wall of dark grey diapered brick work framed by a rendered band. At ground level the recessed glazed entry is demarcated by a stone clad wall with inset letter boxes and tiled columns. Balustrading at roof level suggests a roof deck and early garden elements including raised garden beds remain. Overall, the building appears highly intact.</p>	

## 5.6 HO6 AREA 4

**STREET ADDRESS** 225–257 Domain Road, 1–23 and 2–30 Mona Place, 1–29 and 2–28 Tivoli Place, 723–823 Punt Road, and 146W–186W Toorak Road, South Yarra

**PROPERTY ID** Refer schedule



**SURVEY DATE:** January–March 2021

**SURVEY BY:** GML Heritage

<b>HERITAGE INVENTORY</b>	Refer to schedule	<b>HERITAGE OVERLAY</b>	HO6 South Yarra Precinct
<b>PLACE TYPE</b>	Heritage Precinct	<b>MAJOR CONSTRUCTION PHASE</b>	1849 onwards
<b>PERIOD OF DEVELOPMENT</b>	Victorian Federation Interwar Postwar	<b>ASSOCIATION WITH BUILDER OR ARCHITECT</b>	Refer to history

## OVERVIEW

Area 4 covers Crown allotments 20 and 21, sold in 1849. The residential development steadily progressed from the early 1850s following two subdivisions that divided Crown allotments into spacious residential allotments for large villas. Short streets running into the long side boundaries were also formed by this time (Oscar Slater in Gould 1985:np).

Area 4 comprises the block bounded by Domain Road, Punt Road, Toorak Road and includes both sides of Walsh Street, Mona and Tivoli Places. It is historically important as an area of the earliest subdivisions in the precinct. The pattern of early subdivisional planning is clearly observed today. Due to subdivision of the earlier and large estates, the streetscapes are mixed in terms of built era and scale. A number of the early houses remain, such as those at 98–110 Walsh Street and 107–111 and 113–117 Walsh Street and 249 Domain Road and 255 Domain Road, reinforcing the traces of this earliest layer of residential development in this area. The precinct is distinguished by flat block development of the early 1940s and the immediate postwar period. In the general area the South Yarra Telephone Exchange at 737–743 Punt Road has been assessed as an individual heritage place outside HO6 in *South Yarra Heritage Review 2021*.

The area borders Fawkner Park (VHR H2361). The extent of Area 4 and other heritage places outside HO6 are shown below.



Figure 46. Plan showing Area 4. Note the the VHR listed places and individual heritage places assessed as part of this Review adjacent to Area 4.

## AREA HISTORY

This area occupies the traditional Country of the Bunurong people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 4 is located on Crown Allotments 20 and 21 of the Parish of Melbourne South (Figure 47).



Figure 47. Detail from the parish plan showing Area 4 covering the Crown Allotments 20 and 21. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

### *Development: 1849–1901*

Area 4 is located on Crown Allotments 20 and 21 of the Parish of South Melbourne (Figure 47). In 1849, Colonel Joseph Anderson purchased Crown Allotment 20, approximately nine acres (bounded today by Toorak Road and Domain Road (south side) and including the south end of Walsh Street). In c1852 he subdivided the land into smaller lots around the newly formed Walsh Street. The lots, located in 'Colonel Anderson's Paddocks, within the City boundaries', were advertised for sale from 1853 sold mostly to merchants and professional men (*Argus*, 16 March 1853:10; Slater in Gould 1985:np).

In 1849, John Robert Murphy procured Crown Allotment 21, approximately nine acres (bounded by today's Toorak Road, Punt Road and Domain Road (south side) and including Tivoli Place and Mona Place) as a short-term investment. The land was subdivided into spacious allotments intended for large villas and terraces, with short streets running into the long side boundaries (Slater in Gould 1985:np).

An advertisement in 1852 for the sale of the 32 allotments subdivided on Crown Allotment 21 noted that

*The rapid extension of the City towards this quarter, and the number of people leaving the City and heavy rents and taxes ought to be sufficient reason why every man who can compass such should immediately invest his money in the small purchase of one of these Elegant Villa Freeholds (Argus, 19 August 1852:8).*

Development in the area commenced in the early 1850s, and by 1855 a number of residences and the South Yarra Club Hotel, located on the western corner of Punt Road and Domain Road, were in evidence (Figure 48).

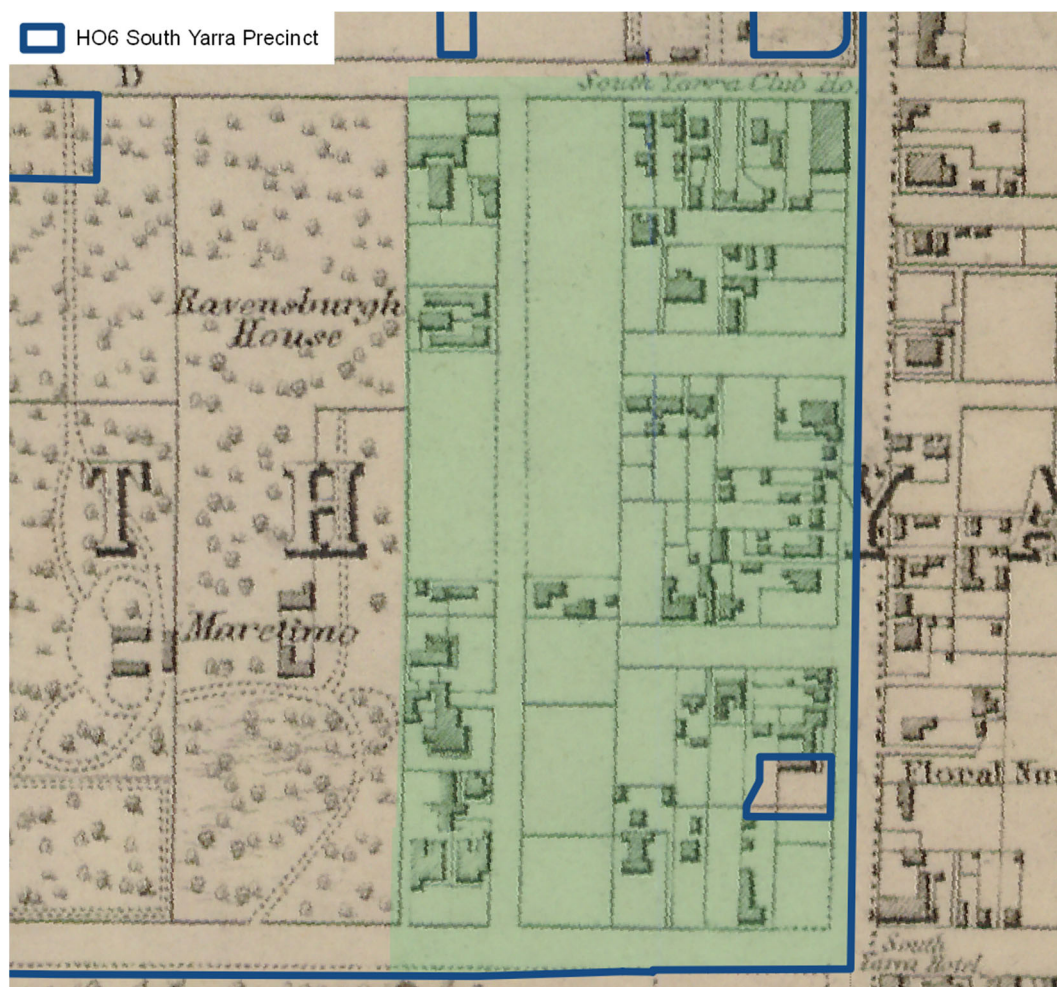


Figure 48. Showing development in the precinct by 1855. The South Yarra Club Hotel can be seen at the corner of Punt Road and Domain Road (top RHS). (Source: State Library Victoria with GML overlay)

The development in the mid-Victorian period was relatively slow, with only five houses built on the eastern side of Walsh Street and 10 houses on the western side in 1879 (S&Mc 1879). More houses existed on Crown Allotment 21, with houses of various sizes on Punt Road, Tivoli Place and Mona Place (S&Mc 1879).

A number of early residences remain in the precinct, including:

- 'Glen Ronald' (later 'Poolman House') at 253–257 Domain Road. Its oldest section built for squatter and wool merchant Richard Goldsborough c1855 (likely to a design by architect John Gill). Another storey was added in 1885 to a design by architect J P Kennison (Gould 1984:np; Lewis MMD).
- 'Elm Tree House' at 233–235 Domain Road, built c1857 and altered in [1924, 1941 and the 1960s](#) (Slater 1987:11). The Elm Tree House was built for William Macredie. The Macredie family lived at the house until the 1920s, when it passed into the estate of Harry Emmerton, father of Dame Mabel Brookes who lived in the house and entertained US President Lyndon B Johnson there in 1966. [The](#)

[original house has been significantly altered](#). The building is currently occupied by the Istituto Italiano di Cultura (Italian Cultural Institute).

- 107–111 and 113–117 Walsh Street, built in 1861 (Allom Lovell & Associates 1999:np; Gould 1984:np).
- 79–83 Walsh Street, built c1865 with additions to the street constructed c1874 (Gould 1984:np).

Further residential development in the area occurred with the land boom of the 1880s when some existing houses were demolished to make way for new buildings. By the mid–1890s, the entire area had been developed with residences. Large properties depicted on the 1895 Melbourne Metropolitan Board of Works survey (Figure 49) included:

- Glen Ronald (see above).
- ‘Grosvenor House’ at 86–96 Walsh Street, built 1867 and demolished after 1997 (Lewis MMD).
- ‘Salisbury’ at 38–66 Walsh Street, built 1891 and since demolished.
- ‘Wavendon’ at 98–110 Walsh Street, built c1891 to a design by Anketell M Henderson by builder James Craigen for Charles Emmerton (Gould 1984:np). Wavendon was the home of prime minister Stanley Bruce and his family in the 1920s (Sun, 7 June 1923:13).
- ‘Rhianva’ at the corner of Toorak Road and Punt Road, built pre–1895 and since demolished.
- ‘Fairholm’ at 55–77 Walsh Street, built pre–1895 and since demolished.

Other notable Victorian houses in Area 4 include:

- ‘Merton Hall’ (later ‘Fairbairn’) at 249–251 Domain Road, originally built in 1891 to a design by architect Guyon Purchas, and altered and added in 1919 by architect H Desbrowe-Annear. The house was used as Merton Hall, a private girls school, from 1893 to c1903 until the school, then known as ‘Melbourne Church of England Girls Grammar School’ (today’s Melbourne Girls Grammar School), moved to its current location in Anderson Street.
- 13–15 Tivoli Place, originally built in 1890 and altered in 1926. At that time, it was the home of H Desbrowe-Annear.
- 9–11 Tivoli Place, originally built 1890. It is another example of a Victorian house that was altered in the interwar years.

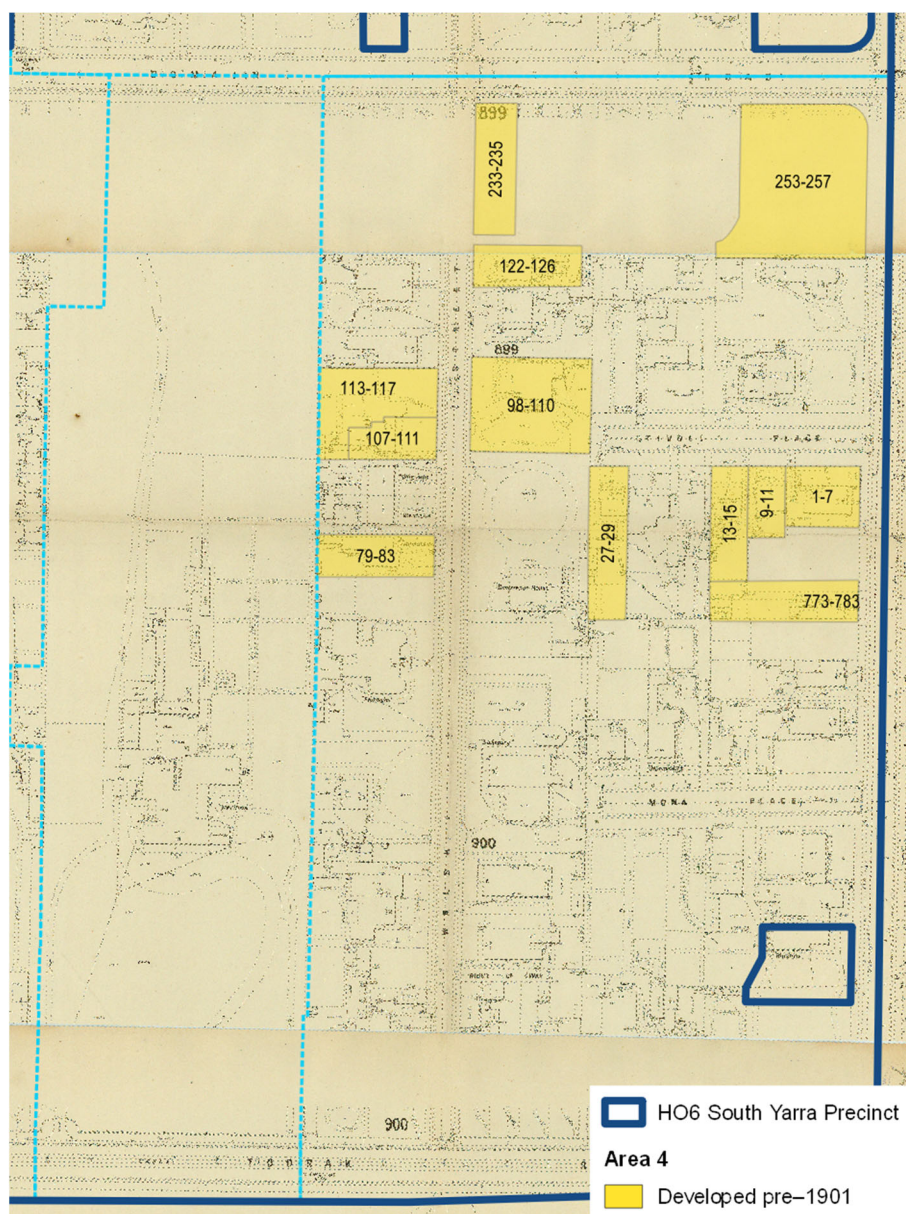


Figure 49. Extract of MMBW Detail Plan No 899 and 900, 1895–96, with GML overlay showing the locations of Victorian period buildings extant today. (Source: State Library Victoria)

### *Development: 1901–1918*

The economic depression of the 1890s slowed development in the precinct area. Limited development occurred in the Federation period, including the erection of houses at:

- 37–39 Walsh Street, built c1903 (Gould 1984:np).
- [241–247 Domain Road](#), designed by architect H Desbrowe-Annear and built c1913 (Slater 1987:12)
- [18 Mona Pace built 1915 \(Gould 1984:np\)](#).

At 1–7 Tivoli Place, two Federation side wings were added in 1913 to a c1875 house, resulting in an interesting mix of Victorian and Federation domestic architecture. Further alterations were made in 1935, and more recently the building was renovated and converted to a seven-unit block (Gould 1984:np).

## *Development: 1918–1945*

Building gathered pace again from the first decade of the twentieth century, and particularly from the 1920s economic boom that followed World War I. Residential development in Area 4 at this time comprised both houses

and blocks of flats.

A notable example of an early flat block is the ‘Amesbury House’ flats, built in 1923 on the site of former terraced houses at 237–239 Domain Road. The refined block of flats was designed by architect W R Butler (Sawyer 1982:103).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984). Following this trend, in the 1930s older residences in the subject precinct were demolished and existing allotments subdivided to make way for a number of blocks of flats.

By the end of 1930s, residential development became significantly slowed in metropolitan Melbourne, due to the wartime restrictions and shortage of building materials. However, residential development continued in Area 4 until 1941.

This was brought about mainly by the subdivision of large Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street) and demolition of smaller residences (Figure 50). When the Rhianva Estate was subdivided in 1940, the estate comprised five ‘ideal flat sites’ (*Argus*, 3 April 1940:14; *Age*, 10 June 1940:12).

[Of interest, the house at 10–16 Mona Place was originally a 1916 rear extension to a Victorian era house facing Punt Road. In 1922 this extension was converted into a single residence when the larger Victorian house was converted to flats. A garage facing Mona Place was added at this time -In 1940–41 the current façade was added to a design by architect JH Wardrop and the remainder of the Victorian era house was demolished. .](#)

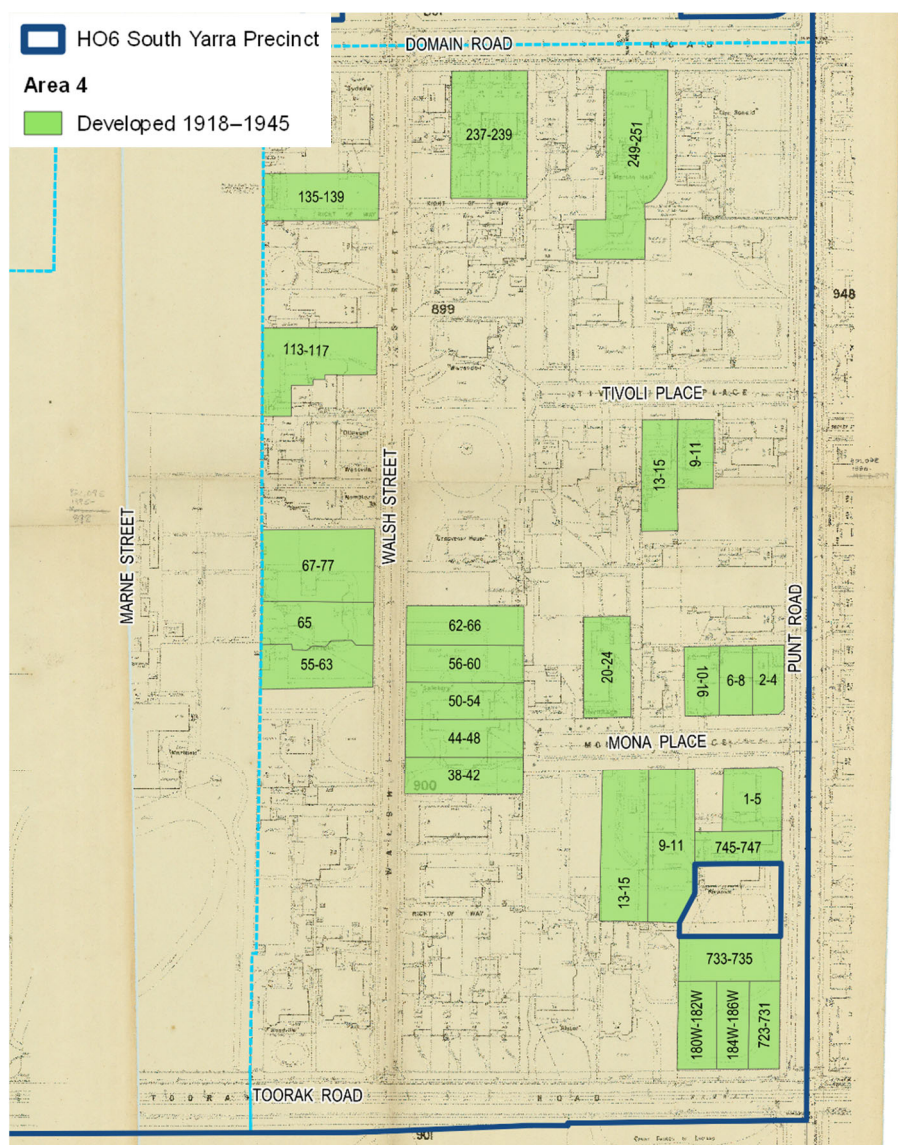


Figure 50. Extract of MMBW Detail Plan No 899 and 900, 1895–96, with GML overlay showing the locations of buildings developed between 1918 and 1945 extant today. Note some buildings replaced earlier buildings. (Source: State Library Victoria)

The blocks of flats constructed during this period include:

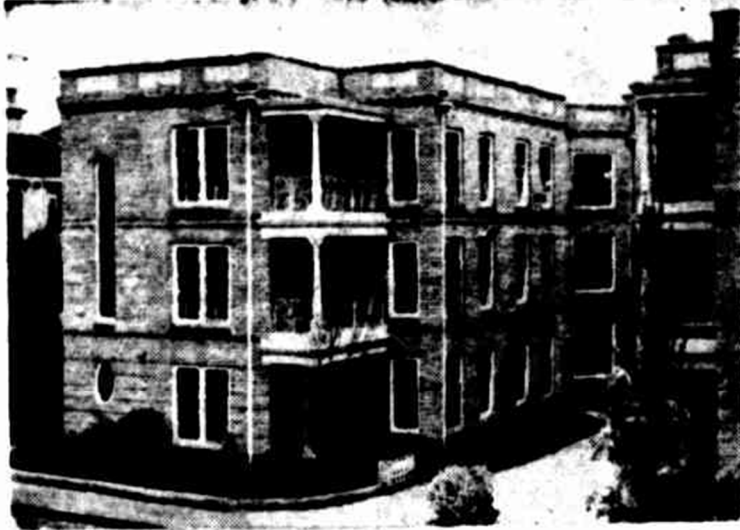
- the 'Kilmarnock' flats at 67–77 Walsh Street, built in 1933–35 to a design by architect Robert Hamilton (S&Mc 1935).
- the 'Tudor Lodge' flats at 180W–182W Toorak Road, built in 1939 to a design by, according to a former owner of the property, architect Arthur Plaisted (Gould 1984:np).
- 56–60 Walsh Street and 62–66 Walsh Street, a pair of substantial three-storey flats built in 1940 to a design by architect Arthur Plaisted (Figure 51) (CoM building application record).
- 'Sennga Court' at 2–4 Monna Place and 'Lester Court' at 6–8 Monna Place, built in 1940, to a design by architect J Wallinga.
- the 'Yarrabee' flats at 44–48 Walsh Street, designed by architects Romburg and Shaw and built c1941. Yarrabee housed the office of architects Garnet Alsop and Partners by 1946 (Gould 1984:np; Age, 31 August 1946:13).
- 'St Aubins' at 745–747 Punt Road, built in 1941 (Argus, 11 October 1941:11).

- 'Mona Court' at 1–5 Mona Place, built in 1941 to a design by architect J Wallinga, featuring a U-shape plan with central courtyard (Argus, 19 July 1941; Gould 1984:np).
- 723–731 Punt Road, built by 1942 (Grow record no 2319).

A number of substantial houses were also erected during this period, including:

- 13–15 Mona Place, a two-storey residence built c1925–28 (S&Mc 1925 and 1928)
- 55–63 Walsh Street and 65 Walsh Street, a pair of identical two-storey residences built in 1932 to a design by architect Robert B Hamilton for the Clark family; Alfred Warren Clark and (likely his son) Henry Stuart Logan Clark who were both stock and share brokers (S&Mc 1938; Argus, 26 August 1948:9; CoM building application record).
- 38–42 Walsh Street, built in 1940 to a design by Arthur Plaisted (Figure 52) (Age, 7 April 1982:37).

**SOUTH YARRA'S MOST EXCLUSIVE FLATS**  
BUILT BY LEADING ARCHITECT.



**40 WALSH STREET,  
SOUTH YARRA**

Between Toorak and Domain Roads, few min. Botanic Gardens, and walking distance city. Building 6 large Flats, with H.W.S., refrig., and garages; just completed, and tenants ready to take possession. Yearly return £1310. 12½ p.c. return. We can recommend these Flats as the best investment offering, and advise early inspection.

**£10,750**

**WILLIAMS AND CO.,**  
MANAGING AGENTS,  
161 TOORAK ROAD, SOUTH YARRA. Wind. 7514.

Figure 51. An advertisement for flats at 62–66 (previously addressed as number 40) Walsh Street in 1940. (Source: Argus, 23 November 1940:18)

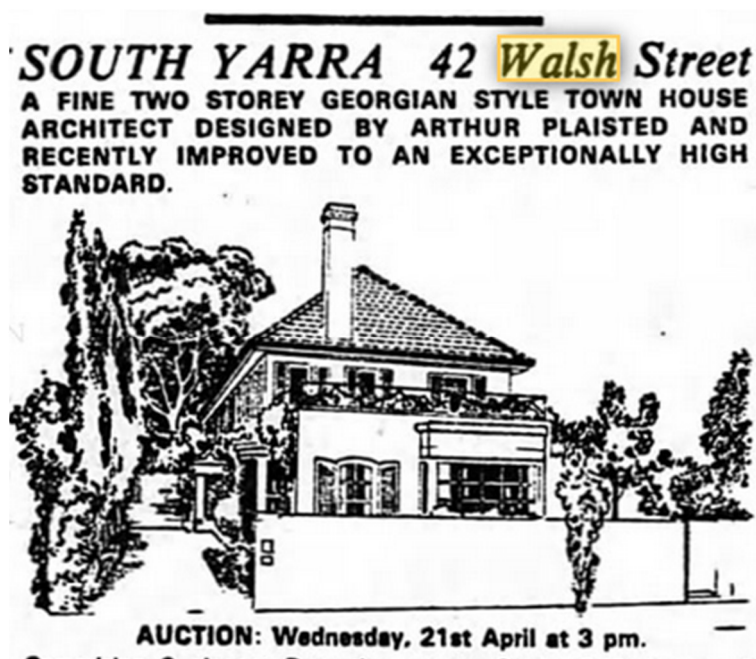


Figure 52. An advertisement for a town house at 42 Walsh Street in 1982. (Source: *Age*, 7 April 1982:37)

### *Development: 1945 onwards*

Residential development continued in the postwar years, replacing earlier buildings. The postwar development was mostly construction of walk-up blocks of flats and a small number of houses. An exception to the low-rise postwar development in Area 4 is a high-rise block of flats 'St Ives' (c1970s) at 158W–166W Toorak Road ([1966, Mordechai Benshemesh](#)) comprising seven storeys with ground level carparking.

A notable postwar example is the Clerehan House at 90–96 Walsh Street, designed by architect Neil Clerehan and built in 1968. The residence is said to be the second family house design of Clerehan's sole practice, which spanned the period 1964–80 (Heritage Council Victoria 2016).

Other postwar development in the subject precinct included the construction of the four-storey South Yarra Telephone Exchange at 737–743 Punt Road (also on part of the 'Rhianva' land). Built for the Postmaster-General's Department in 1950–53 by builders H G White Pty Ltd, the new telephone exchange was installed on the lower two floors of the building. It was expected that the South Yarra exchange would take over another 800 lines from the Windsor manual exchange by November 1953 (*Age*, 21 October 1950:33; *Construction*, 8 April 1953:10). The four-storey brick building was purpose built to service residents in South Yarra, Toorak, Kooyong, Glen Iris, Hartwell, Burwood, Jordanville, Tally Ho and Wantirna. It was one of the earliest government buildings to be constructed in Melbourne after World War II. The South Yarra Telephone Exchange has been assessed as a significant heritage place in this Review.

Construction of new blocks of flats and houses continued in more recent period, including a house designed by architect Wayne Gillespie at 85–105 Walsh Street (1987) and flats also designed by Gillespie at 30–36 Walsh Street (late 1970s).

## AREA DESCRIPTION

### *Urban character*

Area 4 is bound by the southern side of Domain Road, the western side of Punt Road, the northern side of Toorak Road West and the western side of Walsh Street. The area includes Tivoli Place and Mona Place. The area comprises mostly houses and walk-up flats with the exception of a seven-storey block of residential flats at 15868W–16672W Toorak Road, the South Yarra Telephone Exchange building at 737–734 Punt Road, and several early Victorian era mansions along Domain Road and Walsh Street.

Area 4 is historically important as one of the earliest subdivisions in the area with Walsh Street, being formed by 1852. Positioned at the top of the Punt Road Hill, this section of HO6 originally attracted wealthy businessmen and professionals who built large villas and mansions. As distinct from the other areas of HO6, Area 4 contains no Victorian era workers' houses. Today the streetscapes are mixed in terms of built era and scale. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate patterns of fenestrations and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

The area is relatively flat, which is in contrast to the northern side of Domain Road (Area 5) which slopes steeply towards the Yarra River. All streets have bluestone kerbs and guttering and asphalt footpaths and there is a small dead end bluestone lane off Walsh Street behind 233–235 and 237–239 Domain Road. Domain Road, Tivoli Place and Mona Place have grassed verges with deciduous and evergreen street trees, while Walsh Street, Toorak Road and Punt Road have asphalt footpaths with no verges. The street trees along Walsh Street are planted along the road, narrowing the street. Toorak Road and Punt Road are all major thoroughfares carrying heavy traffic and trams (Toorak road only). Domain Road is a busy connecting street while Walsh Street carries significantly less traffic. Mona and Tivoli Places are both cul-de-sacs.

## Built form: 1849–1901

The extant Victorian houses are generally located on the northern portion of the area (Figure 53).

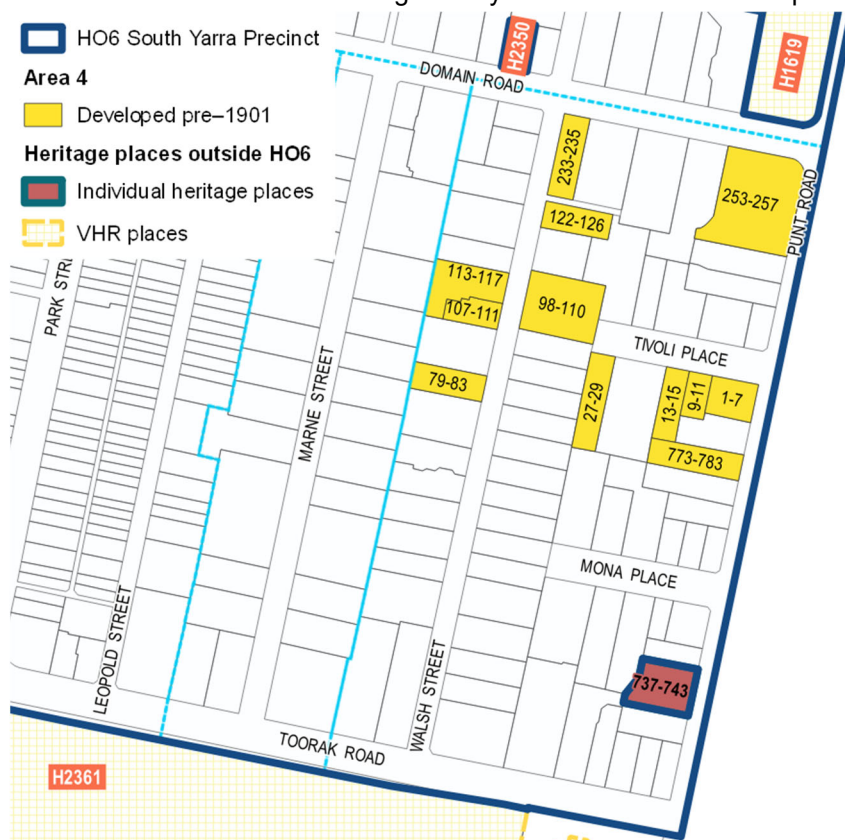



Figure 53. Diagram showing the buildings developed between 1849 and 1901 in Area 4.

The earliest extant house in the precinct is 'Elm Tree House', [which exists in its altered form at 233–235 Domain Road](#). Significant 1850s–60s places in this area are as follows.

Table 31. Significant 1850s–60s places in Area 4.

Place	GML image (2021–22)
'Elm Tree House', 233–235 Domain Road built in c1857 for William Macredie and later owned by Harry Emmerton, father of Dame Mabel Brookes. The building has been altered over time but the original form is still legible. Remnants of what may have been the original gable-roofed house with slate roof are visible from Domain Road and Walsh Street and have been engulfed with flat-roofed extensions dating from the 1960s. The building is currently occupied by the Istituto Italiano di Cultura (Italian Cultural Institute).	

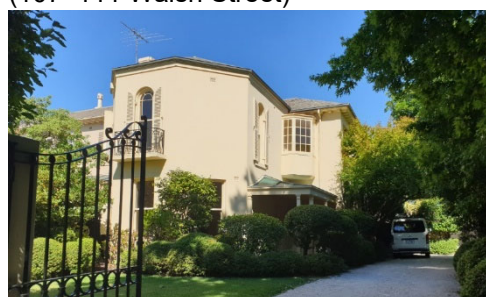
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**Place**
**GML image (2021–22)**

107–111 and 113–117 Walsh Street were originally a single residence built in 1861 as a two-storey rendered brick house. The house has a single-storey verandah with paired timber posts running across its principal façade terminating at a canted bay. Demonstrating some characteristics of the Victorian Regency style, the house retains its slate hipped roof, regularly spaced pattern of vertically proportioned, multi-paned, double hung sash windows and eaves modillions. Although altered, with the upper windows of the canted bay removed and a Juliet balcony added, the house retains its original built form (as shown on the 1896 MMBW plan) and is legible as a mid-Victorian era house. The house has been divided into two townhouses.



(107–111 Walsh Street)



(113–117 Walsh Street)

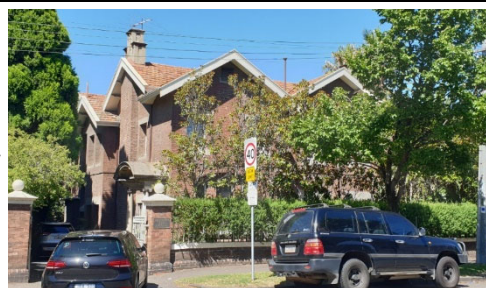
‘Poolman House’ at 253–257 Domain Road was originally built in 1855 and substantially altered in 1885 by architect JP Kennison. It is a substantial two-storey rendered brick house displaying some characteristics of the Victorian Tudor style. The house has picturesque asymmetrical form with a slate hipped roof with bracketed eaves. A large single storey loggia, with four-centred arches runs across the northern and eastern elevations. The house is distinguished by quoins at the building’s corners, moulded labels above the windows and castellated parapets and chimney caps. The house appears intact to its 1885 built form.



79–83 Walsh Street was built in 1865 and altered 1874. It is an asymmetrical Italianate bi-chrome brick villa with hipped slate roof and cast iron verandah. Features include Italianate chimneys with tall chimney pots, timber eave brackets and tall double hung sash windows. Notable setback from the street.



‘Fairbairn’ at 249–251 Domain Road was built in 1891 to a design by Guyon Purches and altered in 1919 by H Desbrowe-Annear. A substantial two-storey asymmetrical Hawthorn brick house with terracotta tiled gable roof with deep eaves and timber brackets. The house retains its early built form and has an eclectic mix of features that reflects its development in two stages. Of interest are the rendered chimney stacks and the classical entry portico that are likely the work of Desbrowe-Annear. The front iron fence is also of note and possibly built early on.



**Place**

**GML image (2021–22)**

‘Wavendon’ at 98–110 Walsh Street was built in c1891 to a design by Anketell M Henderson. It is a substantial two-storey house that exhibits some features of the Victorian Gothic revival style. Asymmetrically planned with a gable roof with exposed rafters and timber finials, the house retains its four-centred arched windows, and chimneys with brick corbelled caps. Timber gothic detailing to the front verandah may also be original. The house has lost its original materiality with the face brick walls being rendered and chimney painted.



Several other houses remain from the Victorian era in the area. These exhibit, to different degrees, characteristics of the Victorian Italianate style. The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. Extant examples include:

- ‘Balmoral’ at 773–783 Punt Road
- 13–15 Tivoli Place (altered in the 1920s)
- ‘Magnolia’ at 27–29 Tivoli Place.

**Built form: 1901–1918**

Residential development in Area 4 slowed during the economic depression of the 1890s with little development occurring in the area between 1901 and 1918 (Figure 54).

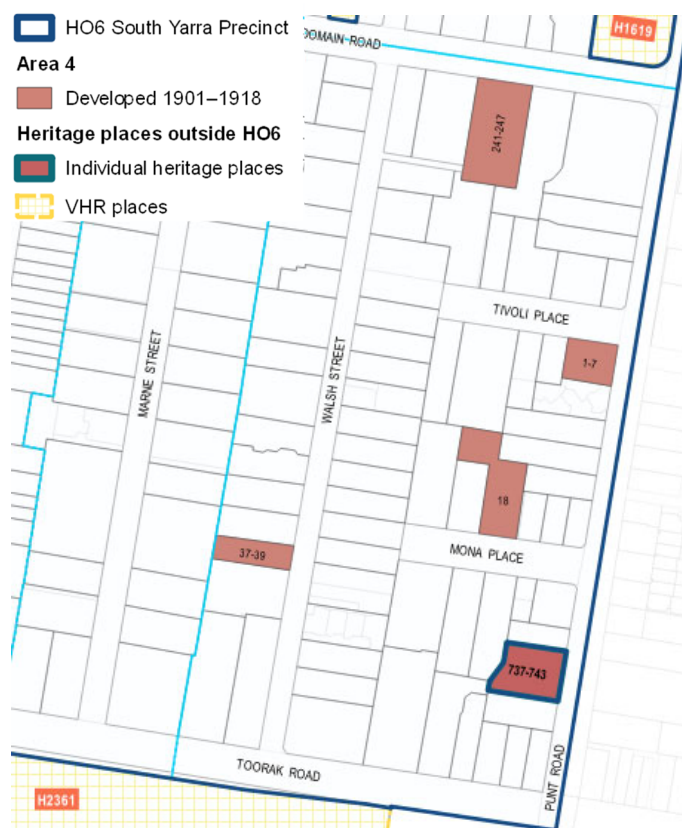



Figure 54. Diagram showing the buildings developed between 1901 and 1918 in Area 4.

1–7 Tivoli Place was originally built c1875 and altered and added to during the Federation period. A place from 1901–18 that is significant in Area 4 is at 241–247 Domain Road.

Table 32. Significant place from 1901–18 in Area 4.

Place	GML image (2021–22)
<p>241–247 Domain Road was built in c1914 to a design by H Desbrowe-Annear (with minor alterations by Edward Billson in 1957). It is a substantial two-storey rough cast rendered house with tiled gable roof and intersecting flat roofed wing that projects forward towards the street. The house exhibits characteristics of the Arts and Crafts movement and early modernism with its honest expression of materials, austere appearance, sheer wall planes and lack of applied decoration. Notable features include its cranked floor plan, substantial slab chimney, round corner window intersected by a buttress and cantilevered classical portico.</p>	

The other two houses from this period display (to varying degrees) elements of the Federation Queen Anne style. Characteristics of the style include: a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseille-pattern terra cotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight.

37–39 Walsh Street was built in 1903 and is a large two-storey brick house with a hip and gable terracotta tiled roof with terracotta finials. The house features roughcast rendered walls with smooth rendered banding, half timbering to the gable end and terracotta chimney pots.

~~180–16~~ Mona Place was built in 1915 and is a large two-storey brick house with a picturesque composition of hipped and gabled terracotta tiled roofs and roughcast rendered walls and chimneys. The walls and gable ends are half-timbered with roughcast render infill, and windows are timber-framed double-hung sashes with simple grid pattern leadlights. [The building was added and extended to in 1936 to a design by architect Arthur Tyson in 1936.](#)

## Built form: 1918–1945

As with the other areas within HO6 residential building gained momentum again during the interwar and war years (Figure 55). Development consisted of building blocks of residential flats and individual residences during this period and they are representative of a variety of architectural styles.




Figure 55. Diagram showing the buildings developed between 1918 and 1945 in Area 4.

## Arts and Crafts

The earlier houses and blocks of flats from this period demonstrate characteristics of the interwar bungalow style incorporating elements of the Arts and Crafts movement. These buildings are typically characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. A significant place within the area is as below.


Table 33. Significant place with Arts and Crafts style influences in Area 4.

Place	GML image (2021–22)
<p>'Amesbury House' at 237–239 Domain Road was built in 1921 to a design by Walter and Richard Butler. It is a three-storey block of residential flats that displays characteristics of the Arts and Crafts movement such as roughcast rendered walls, a hipped terracotta tiled roof, exposed rafter ends and highly original red brick chimneys with projecting brickwork that creates decorative patterns. This is combined with classical detailing to the porte cochere with Ionic columns, recessed balconies with Doric columns and multi-paned tripartite timber sash windows. The overall design is further enhanced by the 'opera box' masonry balustrades to the recessed porches across the principal elevation, canted bay windows along the secondary elevations and the large, fully enclosed central light court that allows light and ventilation into each flat.</p>	

### *Old English*

The interwar Old English Revival style is seen in different expressions throughout Area 4, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double hung sash windows. Significant places in this area are as follows.

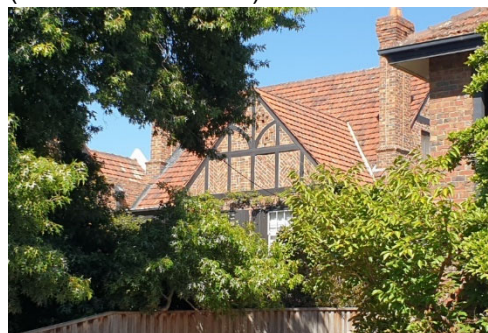
Table 34. Significant places with Old English Revival style influences in Area 4.

Place	GML image (2021–22)
<p>9–11 Mona Place, built in 1927 to a design by Oakley and Parkes, is a highly intact single storey unpainted textured rendered brick house with attic. The 'L' shaped house features a gabled terracotta tiled roof, multi-paned double-hung timber framed windows, timber shutters and a gabled side entry porch. The house sits in a mature landscaped garden that retains what appear to be many original or early elements including paving and stone edged garden beds.</p>	

55–63 and 65 Walsh Street built in 1938 to a design by Robert B Hamilton are two identical two-storey clinker brick houses with steeply pitched tiled terracotta roof with dominant street facing gables. The gable ends feature half timbering with elaborately patterned brickwork infill panels. Notable details include the overall picturesque composition of the two houses with no 65 recessed from the street, multi-pane double hung sash windows and dominant corbelled clinker brick chimneys. The houses share details with 67–77 Walsh Street which Hamilton also designed.



(55–63 Walsh Street)



(65 Walsh Street)

'Kilmarnock' at 67–77 Walsh Street was built in 1933–35 to a design by Robert B Hamilton. It is a two-storey block of clinker brick residential flats with tiled hipped roof. Notable details include the half timbering with elaborately patterned brickwork infill panels, dominant corbelled clinker brick chimneys, leadlights and multi-pane double hung sash windows.



'Tudor Lodge' at 180W–182W Toorak Road was built in 1939 to a design by Arthur Plaisted. It is a two-storey block of residential flats featuring a large gable roof, 'rippletex' face brick, a notable two-storey stone bay window, and garages set below the ground floor. Originally built as two luxury flats, the building now contains four apartments.



The interwar Old English style can also be seen at 'Aberuchill' at 18 Mona Place (1936, architect Arthur Tyson);

### *Moderne*

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry

bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are as follows.

Table 35. Significant places with Moderne style influences in Area 4.

Place	GML image (2021–22)
<p>'Yarrabee' at 44–48 Walsh Street was built in 1940 to a design by Romburg and Shaw. It is a three-storey brick (overpainted) block of residential flats that is elevated on pilotis providing for car accommodation underneath. The building features a flat roof and cantilevered balconies with curved corners and a rippled concrete balustrade with tubular steel handrails. A thin concrete canopy, also with curved corners, sits above the upper balcony.</p>	
<p>'Sengra Court' at 2–4 Mona Place and 'Lester Court' at 6–8 Mona Place were built in 1941 to a design by architect J Wallinga. It is a pair of two three-storey blocks of cream brick residential flats raised on a manganese brown brick base that allows for garaging under the building. The building features broad bands of render, diapered brick panels with regularly spaced protruding bricks and manganese brick details to the building corners creating stylised quoins.</p>	
<p>'Mona Court' at 1–5 Mona Place was built in 1940 to a design by architect J Wallinga. It is a two-storey block of cream brick flats with broad rendered bands and low-pitched hip roof concealed behind a straight parapet with contrasting brown brick 'studs'. Planned in a 'U' shape with a central entry court, the building features multi-paned steel framed windows, cantilevered brick balconies and a cream and brown brick decorative panel to its recessed eastern wall that emphasises both the horizontal and the vertical. The low brown brick fence with cream brick details and terracotta pipe newspaper slots appears original. When viewed together Mona Court, Sengra Court and Lester Court provide a striking and distinctive entrance to Mona Place.</p>	
<p>'St Aubins' at 745–747 Punt Road was built in 1941. It is a finely detailed three-storey block of residential flats with hipped tiled roof. The building is symmetrically arranged with a central projecting entry that rises above the roofline with a stepped parapet. The entry stairwell features subtle contrasting brick detailing and three slender vertical windows that retain their etched glazing. Cantilevered brick balconies with curved corners and mild steel balustrades introduce a strong horizontal emphasis in contrast to the vertical entry. This emphasis is strengthened by horizontal glazing bars to the steel framed windows. The building is enhanced by its original or early low brick wall and illuminated name plate above the entry doors.</p>	


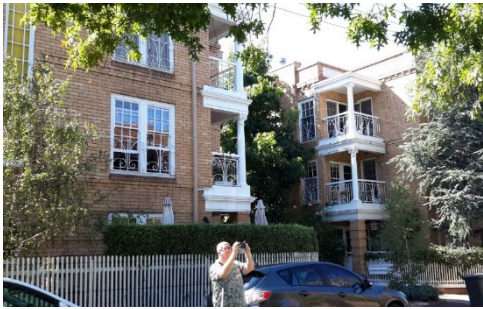
The influence of the interwar Moderne style is also seen to different degrees in other buildings throughout the area. Examples include:

- ‘St James’, at 184W–186W Toorak Road (1939).
- ‘Grasmere’ at 50–54 Walsh Street (1940).

### *Georgian Revival*

The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper-middle-class notions of good taste. Typical exterior characteristics of the style include symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, Classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows. Significant examples within the area include the following. Significant places in this area are as follows.

Table 36. Significant places with Georgian Revival style influences in Area 4.

Place	GML image (2021–22)
<p>13–15 Mona Place was built c1925–28. It is a symmetrical two-storey rendered brick house with hipped terracotta shingled roof and extant chimneys. A simply detailed example of the interwar Georgian Revival style with a stripped classical entrance portico, timber multi-paned (upper sash) double hung sash windows and shutters. The symmetry of the place is enhanced by the mature American sweetgum (<i>Liquidambar styraciflua</i>) either side of the entry gate.</p>	
<p>56–60 and 62–66 Walsh Street were built in 1940 to a design by architect Arthur Plaisted. It is a mirrored pair of three-storey residential flats built around a central entry drive that leads to garaging behind. Constructed of cream brick with a hipped roof that is concealed behind a parapet, the building features corner balconies with Corinthian columns and decorative mild steel balustrades. Other details include multi-paned timber double-hung sash windows with decorative mild steel balconettes, brick dentil patterning demarcating each floor level and the cornice line, rendered relief panels to the parapet, Classical entry door surrounds with leadlight windows above and narrow round arched windows that rise through two levels above a multi-paned hexagonal window.</p>	

The interwar Georgian Revival style is also seen in different intensities in other buildings throughout the precinct. These include:

- ‘Gallia’ at 733–735 Punt Road (1932)
- 723–731 Punt Road (1937)
- 20–24 Mona Place (1937 architects Marcus Martin & Tribe)
- 38–42 Walsh Street (1940).

## Built form: 1945 onwards

Development in the area from 1945 to the 1970s (Figure 56) consisted primarily of blocks of residential walk-up flats. More recent developments (post-1980) are observed predominantly in Walsh Street.



Figure 56. Diagram showing the buildings developed from 1945 to the 1970s in Area 4.

The postwar flats typically display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. The exception to this are ‘Gainsborough’ at 14–20 Tivoli Place (1957) and 819–823 Punt Road (1965) both of which display characteristic of the more conservative Georgian Revival style.

‘Six pack’ flats are typically limited to three or four storeys. The earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs, as seen at:

- ‘Greyridge’ at 2–4 Tivoli Place (1958)
- ‘Austinlea’ at 765 Punt Road (1959)
- 12–16 Walsh Street (1961)
- 174W–176W Toorak Road (1963).

Later versions were more commonly built from brown brick with contrasting rendered trim and with flat roofs, as seen at:

- 819–823 Punt Road (1965)

- 29–35 Walsh Street (1965)
- ‘Walsh Court’ at 41–47 Walsh Street (1965).

Balconies were recessed with car accommodation often located under the building. This was frequently provided by using a pilotis—a system of columns or piers that lifted the building above the ground giving access underneath (i.e. 2–4 Tivoli Place and 158W–166W Toorak Road).

While a number of these flats were built within Area 4, due to alterations and unsympathetic additions, many of these are no longer intact enough to be considered representative of the typology. These include:

- 22–24 Tivoli Place (1958)
- 178W Toorak Road (1963)
- 26–30 Mona Place (1965)
- 813–817 Punt Road (1966)
- 225–227 Domain Road (1967)
- 158W–166W Toorak Road (1966~~5~~)
- 6–12 Tivoli Place (c1960s)
- 767–771 Punt Road (1968).

Of interest is ‘St Ives’ at 158W–166W Toorak Road, a seven-storey block of flats built in [1966 to a design by architect Mordechai Benshemesh](#), ~~the 1970s~~. Constructed with a concrete frame and brown brick infill panels, the building sits on a pilotis and features recessed balconies and a flat roof. The building dominates its streetscape due to its height and bulk. Its original or early brown brick and stone low front wall is also notable.

Two houses remain from this period of development in the area:

- 229–231 Domain Road which was built in 1969 but significantly altered in the early 2000s.
- Clerehan House at 90–96 Walsh Street built in 1960 to a design by Neil Clerehan as his own home.

A significant place within the area is as below.

Table 37. Significant place developed from 1945 to the 1970s in Area 4.

Place	GML image (2021–22)
<p>Designed by renowned modernist architect Neil Clerehan in 1967 as his own home, 90–96 Walsh Street is two-storey flat roofed building constructed of silver grey besser concrete blocks. Sited on a narrow strip of land with two street frontages, Clerehan designed a contemporary terrace house that is north facing, blocks out the western sun and incorporated a sophisticated neutral palette of white terrazzo floors, exposed off-form concrete ceilings and floor to ceiling glazing. The house is distinguished by its sophisticated internal planning that utilises wall panels and joinery of mountain ash, zoned living and sleeping spaces separated by an internal bridge and a giant circular opening cut into the grey concrete block wall between the sitting and dining rooms.</p>	

Dominating the streetscape along Punt Road is the South Yarra Telephone Exchange building. Built in 1950–51, it was designed by John McMahon Keane of the Commonwealth Department of Works and

exhibits characteristics associated with postwar Modernist style and government designed infrastructural buildings. For further details refer to the individual place citation for the site.

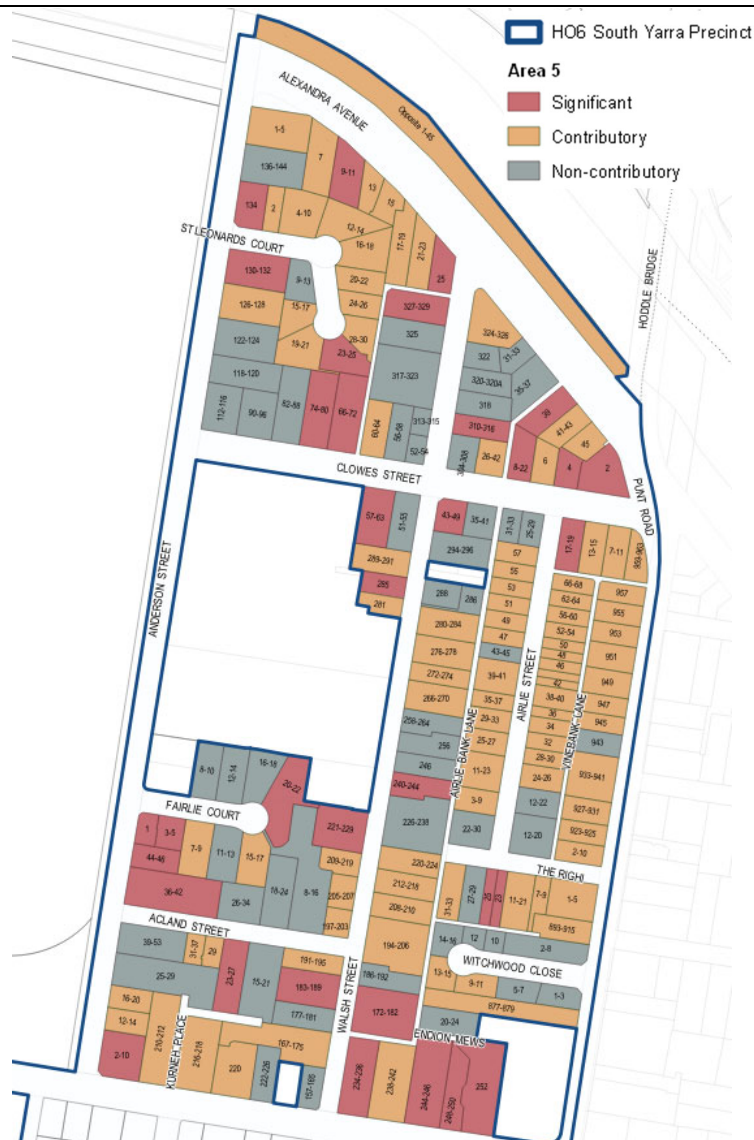
## 5.7 HO6 AREA 5

### STREET ADDRESS

8–34 and 15–53 Acland Street, 20–24 Airlie Bank Lane, 3–57 and 12–68 Airlie Street, 1–45 Alexandra Avenue, opposite 1–45 Alexandra Avenue, 2–144 Anderson Street, 2–96 and 7–63 Clowes Street, 210–252 Domain Road, 1–17 and 8–22 Fairlie Court, , 877–963 Punt Road, 2–30 and 9–25 St Leonards Court, 1–33 and 2–30 The Right, 157–329 and 172–326 Walsh Street, and 1–15 and 2–16 Witchwood Close, South Yarra

### PROPERTY ID

Refer schedule



SURVEY DATE: January–March 2021

SURVEY BY: GML Heritage

### HERITAGE INVENTORY

Refer to schedule

### HERITAGE OVERLAY

HO6 South Yarra Precinct

### PLACE TYPE

Heritage Precinct

### MAJOR CONSTRUCTION PHASE

1845 onwards

### PERIOD OF DEVELOPMENT

Victorian  
Federation  
Interwar  
Postwar

### ASSOCIATION WITH BUILDER OR ARCHITECT

Refer to history

## OVERVIEW

This area covers Crown Allotment 5, sold in 1845; Crown Allotments 8, 9 and 10, 10 acres each, sold in 1846; and Crown Section Y sold between 1910 and 1913.

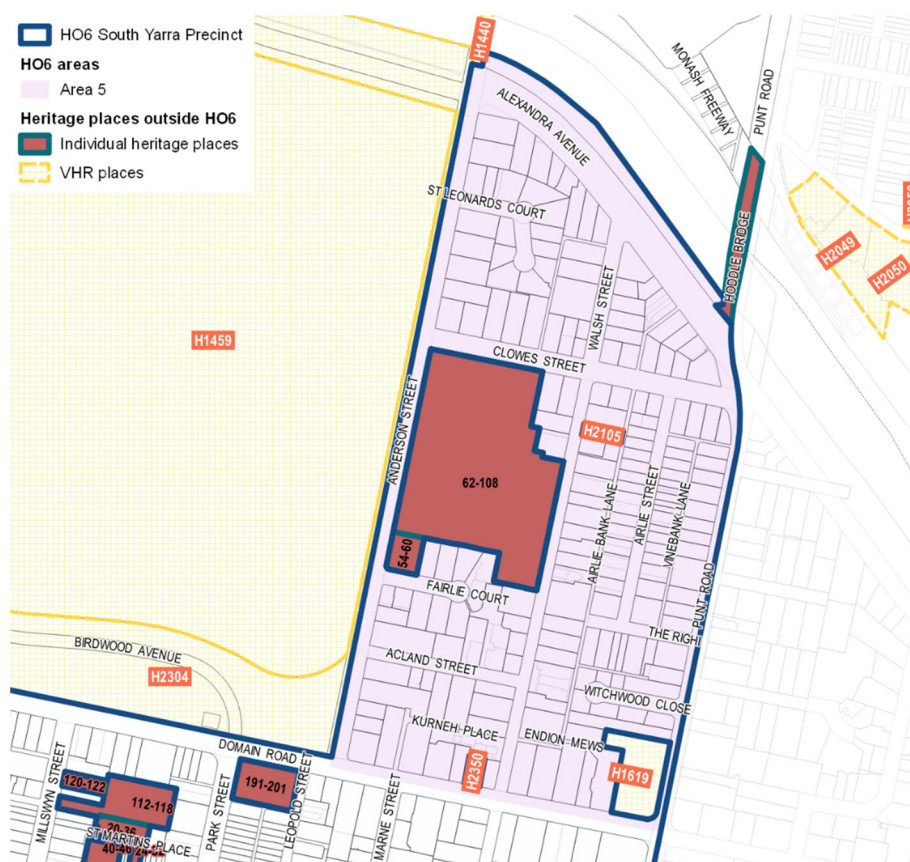
Area 5 is distinguished from other areas of HO6 by its topography and its position adjacent to the Botanical Gardens (Anderson Street) and the Yarra River (Alexandra Avenue). Known as Punt Road Hill, it is situated on a significant rise which slopes down towards Alexandra Avenue and the Yarra River to the north. The area is historically important as an area of early residential development (from the mid-1840s) and also evidences a later Crown land sale (Section Y) in the 1910s following the completion of flood prevention work which commenced in 1896. There are distinct pockets of interwar building stock, consistent Victorian-era streetscapes in Airlie Street, and fine postwar buildings dispersed around the area.

Two places in this general area are assessed as individual heritage places outside HO6 in *South Yarra Heritage Review 2022*. These are:

- The Fairlie flats at 54–60 Anderson Street.
- Melbourne Girls Grammar School at 62–108 Anderson Street.

The area borders parklands: Domain Parklands (VHR H2304), Royal Botanic Gardens (VHR H1459) and Fawkner Park (VHR H2361). An early residence ‘Airlie’ remains at 254–260 Domain Road (VHR H1619). Two significant postwar houses also included in Area 5: ‘Robyn Boyd House II’ at 290 Walsh Street (VHR H2105) and ‘Fenner House’ at 228 Domain Road designed by architect Neil Clerehan (VHR H2350).

The extent of Area 5 and other heritage places outside HO6 are shown below.



## AREA HISTORY

This area occupies the traditional Country of both the Bunurong and Wurundjeri Woi Wurrung people. In 1837, a site of 895 acres on the south bank of the Yarra River was set aside to be used by the Anglican Church as an Aboriginal mission. The mission was closed in 1839. Historical reports record that Aboriginal people continued to camp in Fawkner Park and the Domain in the 1850s and 1860s, before being forced out of Melbourne.

Area 5 covers Crown Allotments 5, 9½ acres fronting Yarra River, sold in 1845; Crown Allotments 8, 9 and 10, 10 acres each, sold in 1846; and Crown Section Y, sold from 1910 to 1913, all within Parish of Melbourne South. Each Crown Allotment was developed in different periods to create the subject precinct in evidence today (Figure 58).



Figure 58. Detail from the parish plan showing Area 5 covering Crown Allotments 5, 8, 9 and 10, and Section Y. (Source: Department of Crown Lands and Survey 1922 with GML overlay)

## Development: 1845–1901

Limited development occurred to the north of Clowes Street during the Victorian period.

Merchant Archibald McLachlan purchased Crown Allotment 5, comprising 9 ½ acres fronting the Yarra River, in 1845. Here he built a residence, 'St Leonards', in 1846–47 (Figure 59) (Department of Crown Lands and Survey 1922; Slater in Gould 1985:np). By 1858, the property had been acquired by Robert Turnbull MLC (*Argus*, 14 October 1858:5). In 1900 only two properties were in existence on this allotment: 'St Leonards' and 'Riversdale' (Figure 59). The majority of development on the allotment did not occur until the 1930s (*Age*, 29 July 1881:2).

Another building established near the north-western intersection of Clowes Street and Punt Road was the Concordia Club (a German club). The club was demolished in the early twentieth century.

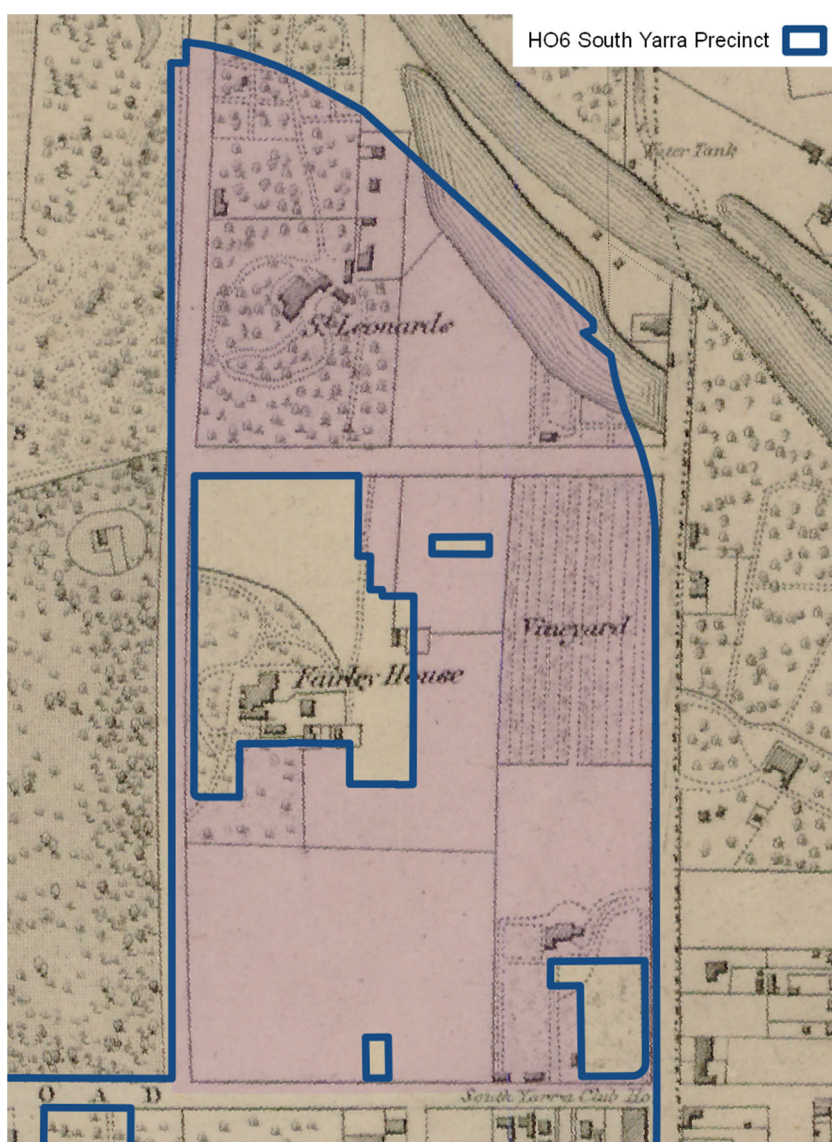


Figure 59. Showing development in Area 5 by 1855. Note the southern bank of Yarra River prior to the flood prevention works. (Source: Kearney 1855, State Library of Victoria: Victorian county maps with GML overlay)

More active residential development was observed to the south of Clowes Street during this period.

Solicitor David Ogilvie purchased Crown Allotment 8, comprising 10 acres, in 1846, and built 'Airlie Bank' on the land in 1847 (Department of Crown Lands and Survey 1922; Oscar Slater in Gould

1985:np). By 1855, a vineyard was established on the northern portion of this allotment, to the north of 'Airlie Bank' (Figure 59). A new mansion 'Airlie' was built for Elizabeth Ogilvie, David Ogilvie's widow, c1872, and enlarged in the 1920s. Airlie remains at 254–260 Domain Road (VHR H1619) (Slater 1987:13). The 'Airlie Banks', by then named 'Witchwood', was demolished in 1960 (Slater 1987:14).

Francis Boardman Clapp, [the former chairman of directors of the Melbourne Tramway and Omnibus Company](#), occupied Airlie as a tenant from c1887, and in 1890–91, built 'Endion' (later 'Kingsgate') [designed by architect Guyon Purchase, next door at 252 Domain Road](#), ~~where he remained until his death in 1920. Guyon Purchas was the architect. The building remains at 252 Domain Road. In 1980, the building was converted to four apartments~~ (Lewis MMD; Slater 1987:12, 13, 15, 16; Gould 1984:np).

Crown Allotments 9 and 10, comprising 10 acres each, were purchased by Colonel Joseph Anderson in 1846 (Department of Crown Lands and Survey 1922). In 1847, Anderson erected an imported prefabricated timber house, modelled on Government House on Norfolk Island, at the site, which he named 'Fairley' (also spelt Fairleigh and Farlie) (Figure 59) (Slater in Gould 1985: np; Colman 1972:11).

By 1881, two houses were built on the southern portion of Crown Allotment 10, between Acland Street and Domain Road:

- 'Ithaca' at 183–189 Walsh Street was built in 1874 to a design by architect George Alfred Badger for the owner William H Jarret (Gould 1984:np).
- 'Arnside' at 240 Domain Road (demolished) was built by 1881 to a design by architect Lloyd Tayler for the owner George L Dickson (Gould 1984:np).

Anderson's original block was subdivided into residential allotments, advertised as the Fairlie estate. Acland and Anderson streets were created in 1881. The advertisement for the sale of Fairlie estate shows the two buildings existed to the south of Fairlie (Figure 60) (City of Melbourne, plan of subdivision of part of portion No. 9, South Yarra 1881, Vale Collection, State Library Victoria).

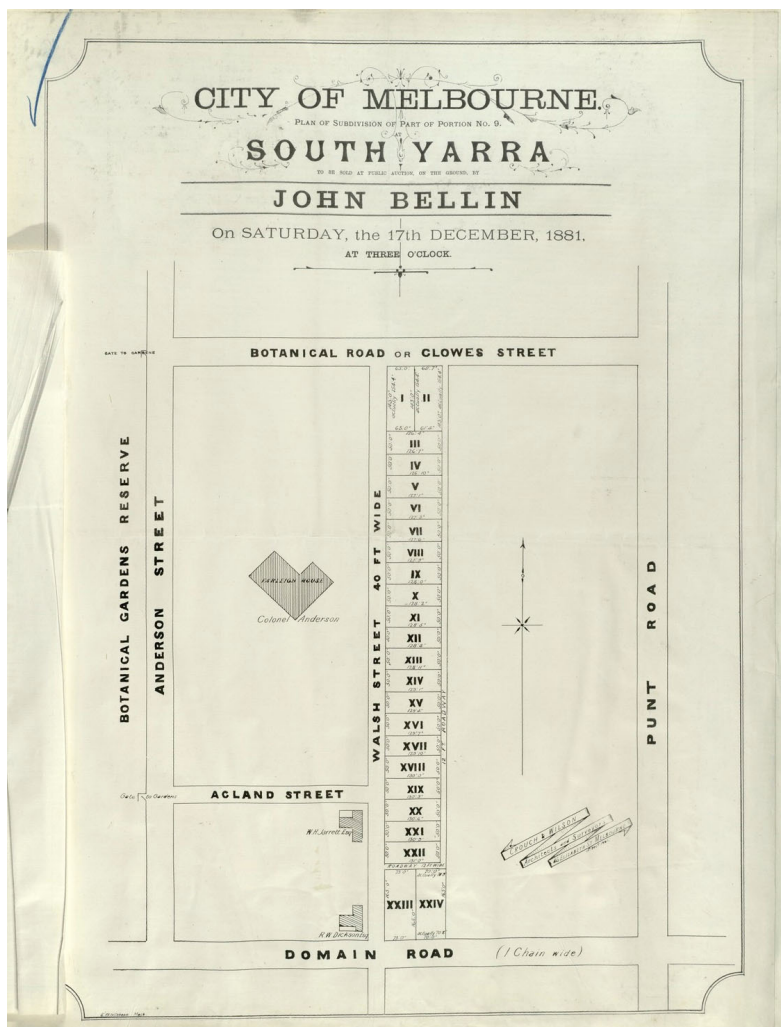


Figure 60. Plan of subdivision of part of Crown Allotment 9, 1881. The two houses shown between Domain Road and Acland Street are 'Ithaca' at 183–189 Walsh Street built in 1874 and 'Arnside' at 240 Domain Road (demolished) built by 1881. Fairlie House is shown to the north of Acland Street (Source: 'Plan of subdivision of part of portion No. 9', 1881, State Library Victoria)

With the land boom of the 1880s, new houses were built on the Fairlie estate, including along the eastern side of Walsh Street. A residence from this era can be seen at 25–27 Acland Street, built in 1887 to a design by architect Lloyd Tayler (Slater 1987:18).

During the land boom of the 1880s, in 1885, most of Crown Allotment 8 was sold with the Airlie Bank estate. Airlie Street and The Righi were created by this time (Colman 1972:10; Slater 1987:15). Sixty-one 'mansion and villa sites' were sold from 1886, which were described as located '150 yards from the Botanical Gardens, within the City Rounds, and with Rural Surroundings, Only One Mile and a Half from the Post Office' (Age, 8 May 1886:2).



David Aubrey, a speculative builder, also constructed a row of six houses in Airlie Street (numbers 24–26, 28–30, 32, 34, 36 and 38–40) between 1887 and 1890 (Slater 1987:15; Gould 1984:np).

The 1890s economic depression slowed development on the remaining lots in the area until the turn of the century (Figure 62) (Slater 1987:15).

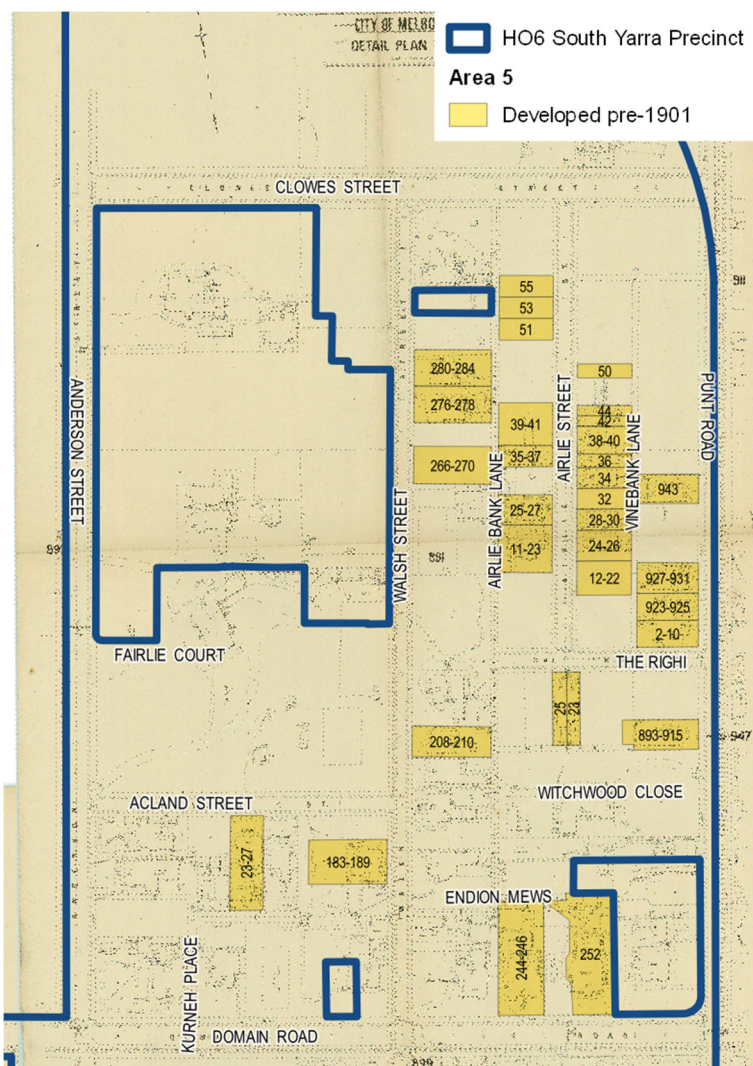


Figure 62. Extract of MMBW Detail Plan No 890, 1895, with GML overlay showing the locations of the Victorian period buildings extant today. Some land remained vacant until the turn of the century as the result of the economic depression in the 1890s. (Source: State Library Victoria)

### *Development: 1901–1918*

The economic depression of the 1890s slowed development in the area subdivided in the Victorian era. A number of residential buildings were constructed on the land south of Clowes Street at the beginning of the twentieth century, taking up vacant allotments of the Victorian-era estates.

During the Federation period, speculative development of terrace houses was common. Terrace houses from this period are in evidence today at:

- 39–41 Airlie Street, a pair of two-storey villas, both built in 1901 to a design by architect J F Neville (Slater 1987:16).
- 36–42 Anderson Street, a substantial two-storey house built 1907 to a design by architects Klingender and Alsop (Slater 1987:18).
- 17–19 Clowes Street, a fine Queen Anne style house built in 1907.

- 12–20 The Righi, built in 1906 to a design by architects Smith and Ogg, with additions in 1910.
- 130–132 Anderson Street, built in 1916.
- 248–250 Domain Road, built in 1917 (Gould 1984:np).

[A notable development from this period was the Arts and Crafts style two-storey house at 248–250 Domain Road in 1917 to a design by architect Chris A Cowper by builder H N Chaplin, for F B Clapp. The house was erected on the land that was formerly a garden of Endion at 250 Domain Road. Clapp's former home Endion was converted into residential flats at this time. Clapp remained at 248–250 Domain Road until his death in 1920. 248–250 Domain Road later became associated with other prominent residents such as politician Cornelius J Ahern \(c1930s\) and chief inspector of the Union Bank of Australia A E B Goode \(c1940s\) \(City of Melbourne building plans, PROV VPRS 11201/P/1; S&Mc\).](#)

During the Federation period, the area north of Clowes Street rapidly transformed. In 1906, a portion of Crown Allotment 5, located on the north-eastern corner of Anderson and Clowes streets, was subdivided as the South Yarra Hill Estate, with five mansion and villa lots (Figure 63). Houses subsequently erected on the estate included:

- ‘Stanton’ (later ‘Nainton’) at 74–80 Clowes Street, built in 1908 to a design by architects Harry B Gibbs and Finlay (Gould 1984:np)
- 66–72 Clowes Street, built in 1912 and also designed by architects Harry B Gibbs and Finlay (Gould 1984:np)
- 118–120 Anderson Street, built in 1913 (since demolished) (Gould 1984:np).

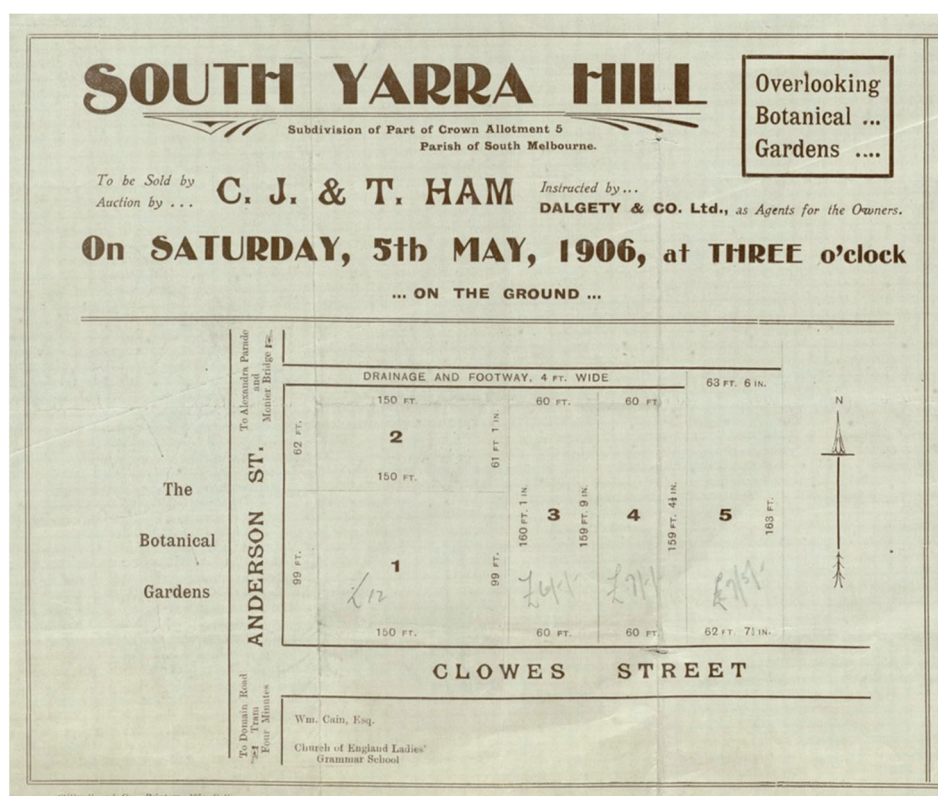


Figure 63. Showing a plan of the South Yarra Hill subdivision, 1906. (Source: ‘South Yarra Hill’ 1906, State Library Victoria)

Immediately adjacent to the precinct is Melbourne Girls Grammar School at 62–108 Anderson Street. Originally established as Merton Hall at 249–251 Domain Road (in Area 4), the school moved to Anderson Street following the construction of a new purpose-built building that was opened in 1900. Following the growth of the school in its early years at the new Anderson Street site, the school began to purchase neighbouring properties to use, including the original Fairlie House (now demolished) built for

Joseph Anderson in the late 1840s. Further buildings, including the school assembly hall (now Chapel of St Luke) along with various extensions, were built between 1910 and 1919.

In 1929 the school acquired the nearby Yarra House (1881–82) from the Grimwade family. This acquisition provided further accommodation, which was enhanced with a large extension in 1930 and a further building being constructed in 1937. The school has continued to acquire surrounding land to build further facilities. The Melbourne Girls Grammar School was assessed as an individual place as part of this Review.

Further changes followed in an area bounded by Clowes Street, Punt Road and Alexandra Avenue. As part of flood prevention works, which began in 1896, the southern bank of the Yarra River was straightened at Anderson Street to form a lagoon, with the first part of Alexandra Avenue, then gardens and lawns, opening in 1901 (*Age*, 27 June 1906:10). Work on an extension of Alexandra Avenue to form a highway from the Botanic Gardens to the Glen Iris valley was planned, and by 1916 the section between Anderson Street and Walsh Street had been completed (*Herald*, 11 September 1916:7). The Walsh Street extension through to the intersection of Alexandra Avenue was also formed by this time. As part of the construction of the road, it appears that the lagoon near Anderson Street was filled in and the resultant Crown land (Section Y) subdivided into allotments fronting Walsh Street, Clowes Street and Alexandra Avenue, and offered for sale between 1910 and 1913 (Figure 64) (Department of Crown Lands and Survey 1922).

Built c1914 by builder Charles E Fox, 327–329 Walsh Street was one of the earliest buildings and is the oldest surviving building in Section Y.



Figure 64. Extract of the plan titled 'Building Allotments, South Yarra', 1913, showing subdivision of Section Y. (Source: State Library Victoria)

## Development: 1918–1945

### Residential development

Building gathered pace again from the first decade of the twentieth century, and particularly from the 1920s economic boom after World War I. Residential development in Area 5 at this time comprised both houses and blocks of flats (Figure 65).

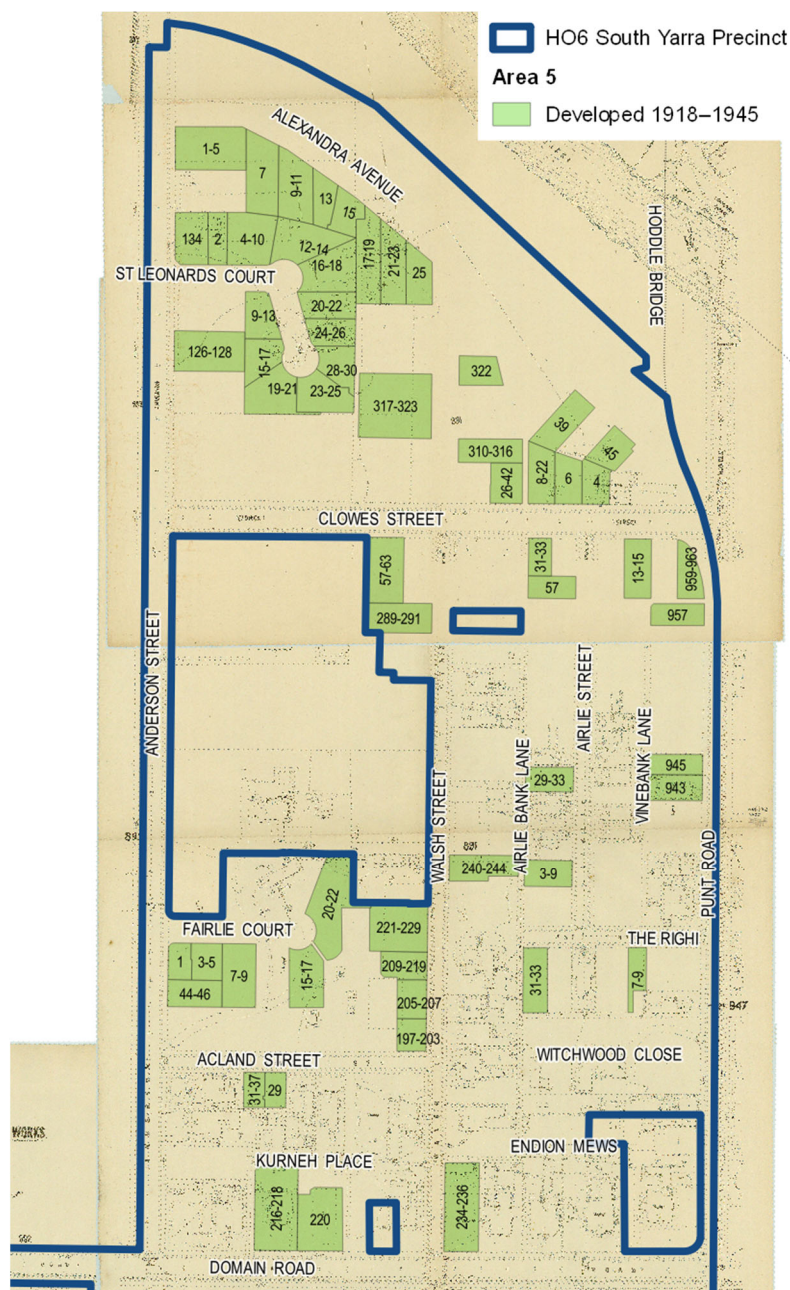


Figure 65. Extract of MMBW Detail Plan No 890, 1895, with GML overlay showing the locations of the buildings developed between 1918 and 1945 extant today. (Source: State Library Victoria)

Following the Crown land sale of Section Y, blocks of flats were erected in Alexandra Avenue and Walsh Street. Examples of these early blocks of flats include:

- 'The Ivel' at 322 Walsh Street, built in 1918 and attributed to architect H R Lawson (Sawyer 1982:106).
- 'Tretusis' (demolished) at 33 Alexandra Avenue, built by H R Lawson in 1918 (Sawyer 1982:106).

- ‘Chadwick Mansion’ at 45 Alexandra Avenue, built in 1918 (MBAI).

Further development of flats occurred in the precinct in the 1930s, when there was increased construction of flats across the City of Melbourne more generally. In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939:2). Following this trend, a large number of blocks of flats were constructed in South Yarra during the 1930s (Grow; Gould 1984), including:

- 15 Alexandra Avenue, built c1935.
- 240–244 Walsh Street, built c1935 to a design by Marcus Martin, with a central courtyard designed by Edna Walling and feature pond by sculptor Ola Cohn.
- The ‘Langham’ flats at 234–236 Domain Road, initially built in 1935 with a new block added in 1968. The architect was Robert Hamilton & Associates with Akan Devereux & Marcus H. Norris.
- 9–11 Alexandra Avenue, a block of flats with a fine Old English style design built in 1936.
- ‘Clowes’ at 4 Clowes Street, built in 1937 to a design by architect I G Anderson.
- ‘Greenford’ at 134 Anderson Street, a fine, substantial block of flats built in 1939, to a design by architect W W Plaistead (CoM building application record).
- ‘Clovelly Flats’ at 310–316 Walsh Street, a highly intact block of flats built in 1939 to a design by architect Arthur Plaisted (Lovell Chen 2021b:1).
- ‘Heyington’ at 21–23 Alexandra Avenue, built in 1939–40.
- ‘Springfield’ at 25 Alexandra Avenue, built in 1940 to a design by H R Lawson (Sawyer 1982:102; Gould 1984:np).

Although construction of flats was highly popular in the interwar years, residences were also built in the general area, evidenced today by:

- ‘Colby’ at 221–229 Walsh Street, a two-storey house built c1921.
- ‘Greystones’ at 39 Alexandra Avenue, a large bungalow with a refined design built 1924.
- 8–22 Clowes Street, a fine Old English style house built 1927.
- 31 Airlie Street, built in 1929.
- 31 Clowes Street, built c1930 (since altered).
- ‘Rushen’ at 57–63 Clowes Street, a three-storey Spanish Mission style bungalow built c1925.
- 216–218 Domain Road, built in 1935.
- 220 Domain Road, built c1935 (Gould 1984:np; Allom Lovell & Associates 1999:np).

Notable interwar residential development in Area 5 continued in the late 1930s, with the subdivision of the ‘Fairlie’ estate and the formation of St Leonards Court. The Fairlie estate was subdivided into 12 allotments fronting Anderson Street, Acland Street and Fairlie Court, which were sold from 1937 (*Argus*, 6 November 1937:18). A new street, Fairlie Court, was subsequently created in 1938 (*Argus*, 8 June 1938:20). Development in this area includes:

- Maisonettes at 1 and 3–5 Fairlie Court built in 1938 to a design by architect Geoffrey N Sommers
- Two brick maisonettes built at 20–22 Fairlie Court in 1940 to a design by architects Marcus Martin and Tribe (Figure 66) (*Herald*, 24 April 1940:16).
- The house at 15–17 Fairlie Court built in 1938 to a design by architects Hughes and Orm (Butler 1985:np).
- The house at 7–9 Fairlie Court built in 1939 to a design by architects Marcus Martin and Tribe.
- The house at 11–13 Fairlie Court (since demolished) was home to US Consul-General Richard Fyfe Boyce and his family in 1947 (*Argus*, 19 May 1947:6).



Figure 66. An illustration of maisonettes built at 20 Fairlie Court in 1940. (Source: *Herald*, 24 April 1940:16)

Further to the north, the street named St Leonards Court was formed in 1937 on the grounds of the Victorian-era residence, 'St Leonards', which was demolished c1938 after the death of its occupant, Arthur Bright (*Argus*, 22 May 1937:27; *Age*, 17 September 1938:2). Residential development in St Leonards Court commenced soon after, with the construction of the following buildings with intensive development over a short period of time resulting in the consistent character of the court.

- 'Konetta' at 16–18 St Leonards Court, built in 1937 (since altered) to a design by Ian McCready of Stephenson and Meldrum
- 2 St Leonards Court, built in 1938–39 to a design by architect C N Hollinshead
- 12–14 St Leonards Court, built in 1943, also to a design by Ian McCready (Butler 1985:np; *Argus*, 22 November 1943:2).
- Blocks of flats designed by architects Gordon and Bruce Sutherland:
  - 'Salgate House' at 15–17 St Leonards Court, built in 1939–40
  - 'Islington' 19–21 St Leonards Court, built in 1939
  - 'Nalinga' at 20–22 St Leonards Court, built in 1940
  - 24–26 St Leonards Court, built in 1939
  - 'St Leonards' at 23–25 St Leonards Court, built in 1939–42
- 28–30 St Leonards Court, built in 1940 (Butler 1985:np; Gould 1984:np).

The virtual cessation of residential building in Melbourne after wartime controls were introduced in 1941, including the building of flats, led to a reluctance by investors to commit funds to rental properties at this time (O'Hanlon 199:248). The block of flats at 25 Alexandra Avenue, built in 1940–41, was among the last investment blocks constructed before the 1941 introduction of wartime restrictions (Gould 1984:np).

Area 5 comprises the Golden Elm Reserve at 2 Clowes Street, which was formed by the late 1930s.

In January 1937, the Melbourne City Council public works committee approved a design from the Country Roads Board for a low-level bridge across the Yarra River at Punt Road (*Argus*, 13 January 1937:7). The bridge was named Hoddle Bridge in May 1938 (*Argus*, 19 May 1938:2). With the construction of the Hoddle Bridge, Punt Road was widened. In May 1938, while the Hoddle Bridge was under construction, the Melbourne City Council purchased the land at 2 Clowes Street (allotment 18 of Section Y), measuring 110 feet by 100 feet, required for the purpose of widening Punt Road at the southern approach to the Bridge for £3400 (*Age*, 24 May 1938:15). A Golden Wych Elm (*Ulmus glabra* 'Lutescens') was planted shortly after this in 1938 (Solness 1999:104; *Melbourne Living*, 7 October 1980:21; Allen 2009). The Golden Wych Elm at 2 Clowes Street is on the Significant Trees register of the National Trust of Australia (Victoria) and considered as 'the state's oldest and finest example of the species' (Solness 1999:104).

The tree is believed to have been planted by property developer Leon Rossiter Stahle. Family lore suggested that as a condition of his redevelopment in Clowes Street, South Yarra, Melbourne City

Council required Stahle to create a triangular garden and plant the golden elm (*Age*, 5 July 2010). There are conflicting stories as to whether the tree was planted as a young sapling or semi-mature tree (NTAV file). By c1950–54, the reserve edges were formalised with and a footpath along the edge of the Alexandra Avenue and Clowes Street intersection has been constructed. In 1979, some of the branches of the tree were raised slightly to clear the pathways for pedestrians. Bolts were drilled through some branches and wires suspended between them elevating the sprawling limbs and revealing the footpath below (*Melbourne Living*, 7 October 1980:21). The existing fencing was added by 2007 (Google Streetview).

The tree, in its distinctive position beside a major arterial intersection is appreciated by many commuters. As part of Urban Forest Visual website initiative launched in 2013, trees on public land within the City of Melbourne are allocated an ID and individual email addresses. This was originally designed as a tool for the public to inform the council about tree damage. However, the public began sending personal messages to the trees instead. The tree is notable as the most emailed tree within the City of Melbourne database in 2015 (ABC 2015), which demonstrates the existence of a group with a strong attachment to this tree.

### *Development: 1945 onwards*

A shortage of building materials continued after the end of World War II in 1945, which slowed new developments. Building works resumed in Area 5 in the 1950s.

In 1955 Witchwood Close was formed, and eight allotments were created on the land of the 'Witchwood' (formerly Airlie Bank) residence (*Age*, 24 September 1955:34). 'Witchwood' was demolished in 1960 (Slater 1987:14).

Many architect-designed Modernist style houses were constructed in this area in the postwar period. These included:

- 'Robyn Boyd House II' at 290 Walsh Street (VHR H2105, HO453 City of Melbourne), built in 1958 to a design by Robyn Boyd as his own home.
- 'Motstone' at 172–182 Walsh Street, a block of flats featuring full curtain walls and carparking on the ground level built in 1960 to a design by architect Charles J White for Mrs J C Farrin Webb (CoM building application record).
- 'Fairlie' flats at 54–60 Anderson Street, a high-rise block of flats built in 1961 to a design by Yuncken Freeman by E A Watts Pty Ltd. The Fairlie flats is assessed as an individual heritage place in this Review.
- The residence at 13–15 Witchwood Close, built in 1961 to a design by architect Charles J Lipsett (CoM building application record).
- The residence at 5–7 Witchwood Close, built by 1962 to a design by architect Ernest Fooks (*Age*, 20 January 1962:57 and 26 June 1965:51).
- 'Fenner House' at 228–230 Domain Road, built in 1965–66 to a design by architect Neil Clerehan and (VHR H2350).
- 43–49 Clowes Street, a block of flats built in 1966 to a design by architect Sol Sapor.
- 'Kurneh' at 2–10 Anderson Street, a block of flats built in 1966–67 to a design by architects Bernard Joyce & Associates.

Construction of new blocks of flats and houses continued in more recent periods, including 'Winwick' at 194–206 Walsh Street and 191–195 Walsh Street, both designed by architect Wayne Gillespie in the late twentieth century.

## AREA DESCRIPTION

### *Urban character*

Area 5 is bound in the north by Alexandra Avenue, in the south by Domain Road, in the west by Anderson Street and in the east by Punt Road. The area includes Kurneh Place, Acland Street, Fairlie Court, Clowes Street, St Leonards Court, Airlie Bank Lane, Airlie Street, Endion Mews, Vinebank Lane, Witchwood Close and The Righi. The area comprises mostly houses and walk-up flats with the exception of Melbourne Girls Grammar School in Anderson Street.

The area is distinguished by its typography and its position adjacent to the Botanical Gardens (Anderson Street) and the Yarra River (Alexandra Avenue). Known as Punt Road Hill, it is situated on a significant rise which slopes down towards Alexandra Avenue and the Yarra River in the north. Historically, it developed from the 1840s, when the original Crown allotments were first sold, with further subdivisions during the 1880s creating Acland Street, Anderson Street and the south side of Walsh Street in 1881 and Airlie Street and The Righi in 1886. After the economic depression of the 1890s further subdivisions occurred, with the western end of Clowes Street being subdivided in 1906 and its eastern end (including lots facing Alexandra Avenue) in 1913. Fairlie Court and St Leonards Court were both formed in 1937, and Witchwood Close in 1955. This pattern of successive subdivisions has resulted in the area having an overall mixed character. This layering of development periods has resulted in the area having a rich combined architectural and streetscape character that is unified by a consistency in building heights, setbacks, overall forms and materiality. This is evident in the wide use of face brickwork, highly articulate patterns of fenestrations, and roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

In contrast to the overall mixed streetscape character of the area there are three individual pockets that have retained relatively homogeneous streetscapes. Airlie Street has a cohesive streetscape of Victorian-era houses, while St Leonards Court, and to a lesser degree Fairlie Court, retain most of their interwar places.

All streets have bluestone kerbs and gutters, with the exception of Fairlie Court, St Leonards Court and Witchwood Close which have concrete kerbs. Airlie Bank Lane, Viewbank Lane and Endion Mews are entirely bluestone. All streets have asphalt footpaths and - Fairlie Court, St Leonards Court, Witchwood Close, Alexandra Avenue and Domain Road have grassed verges. Street trees throughout the area are mixed in both maturity and species. The northern edge of the area is distinguished by a group of mature trees planted on the stretch of reserve along the Yarra River (opposite 1–45 Alexandra Avenue), which enhances the riverside setting. Mature trees of note include two Canary Island Date Palms (*Phoenix canariensis*), Washingtonia (*Washingtonia robusta*), Schinus Peppercorn Tree (*Schinus areira*) and Eucalyptus Bangalay (*Eucalyptus botryoides*). Area 5 also includes an important Golden Wych Elm (*Ulmus glabra* 'Lutescens') at Golden Elm Reserve, 2 Clowes Street. Overlooking the Yarra River, the broadly triangular reserve is located at the intersection of Alexandra Avenue, Punt Road and Clowes Street.

Anderson Street and Alexandra Avenue are both distinguished by their orientation towards the Royal Botanical Gardens and the Yarra River respectively and the area is noted for having Melbourne Girls Grammar School (assessed as individual heritage places outside HO6 in this Review) immediately adjacent to it at 62–108 Anderson Street.

Punt Road and Alexandra Avenue both carry heavy traffic while Domain Road and Anderson Street are less busy connecting through streets. There is a network of bluestone lanes throughout the area. These include Airlie Bank Lane, Endion Mews, Viewbank Lane, an east–west section of Airlie Street, and a lane

that runs between 285 and 291 Walsh Street, between Clowes Street and Walsh Street, and between Clowes Street and Alexandra Avenue.

### Built form: 1845–1901

Developed from 1845 onwards, the south-eastern portion of the area comprises the highest proportion of Victorian houses (Figure 67).

Immediately adjacent to the precinct is ‘Airlie’, 254–260 Domain Road (VHR H1619, HO399 City of Melbourne) built in 1873 for David and Elizabeth Ogilvie. ‘Airlie’ is a two-storey rendered brick Italianate mansion with ruled ashlar blockwork, hipped slate roof and elaborate eaves brackets. A coach house and stables complex, designed by William Salway, was built in 1890. Substantial additions were made in 1924, including the front portico, the surrounding verandah with Ionic columns and the open balcony on the first floor. For further information refer to the Victorian Heritage Database.

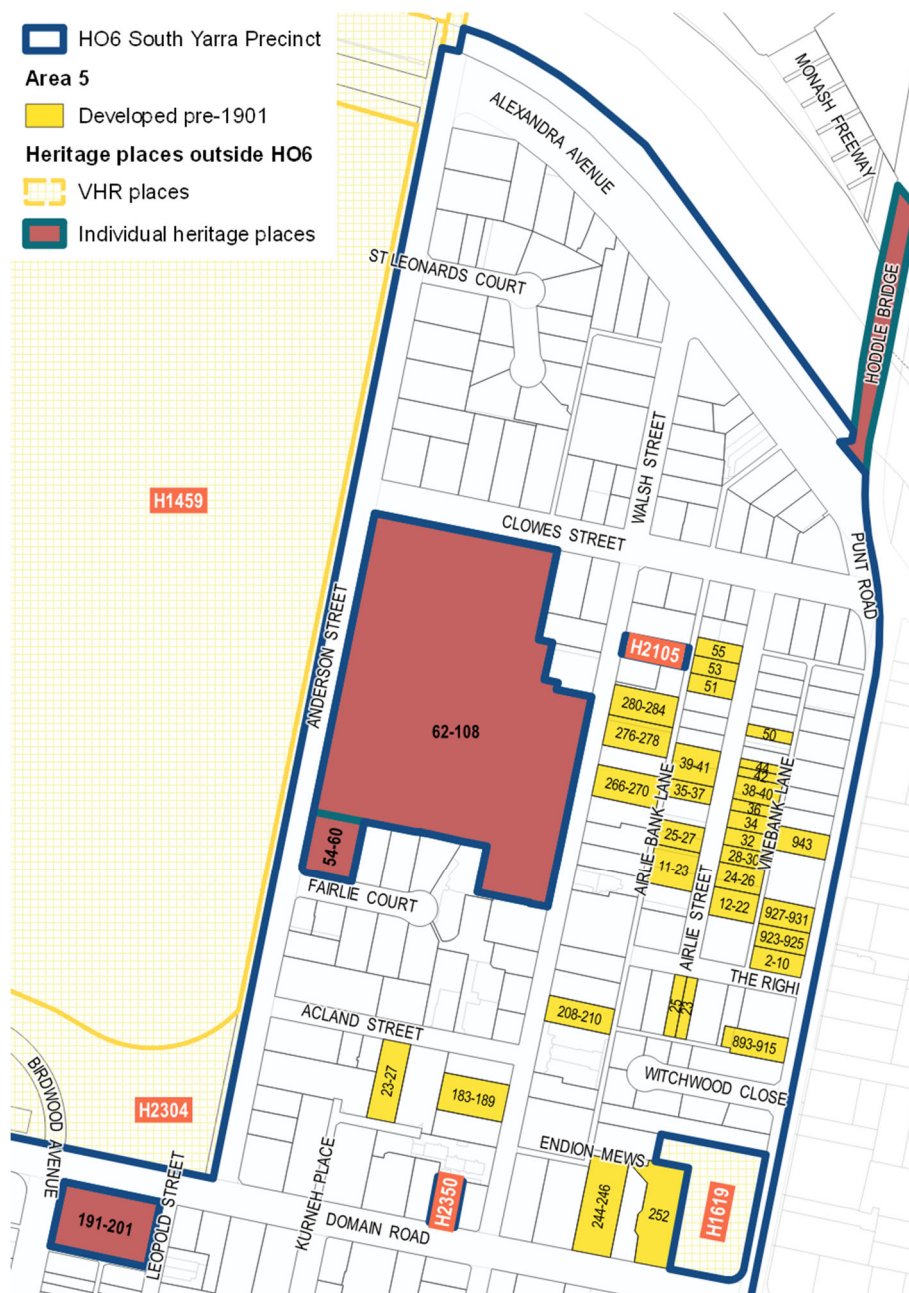


Figure 67. Diagram showing the buildings developed between 1845 and 1901 in Area 5.

The earliest extant house in the area is 'Ithaca' at 183–189 Walsh Street. Significant Victorian period places in this area are as follows.

Table 38. Significant Victorian period places in Area 5.

Place	GML image (2021–22)
<p>'Ithaca' at 183–189 Walsh Street was built in 1874. It is a two-storey rendered brick Victorian Italianate house with a hipped slate roof. The principal elevation of the asymmetrical house faces west and features a double-storey cast iron verandah, canted bay window and eaves brackets. Note that the principal façade now faces west and is not visible from the public domain.</p>	
<p>'White Oaks' at 23–27 Acland Street was built in 1888. It is a two-storey rendered brick house with a hip and gable slate roof. The principal façade features two projecting gable bays with barge boards with lobed ends that sit either side of a recessed porch at ground level with a flattened pointed arch. Of note are the eaves brackets, render rosettes and substantial brick chimneys. In 1900 the building was occupied by the French consulate general Leon de Jardi.</p>	
<p><a href="#">'Corio' and 'Erica' at 23 and 25 The Righi, built in 1888 to a design by architect 'De Garis' (likely Frederick De Garis) by builder William Abbott &amp; Co, is a pair of two-storey rendered brick houses with ornate parapet and double-storey verandah furnished with ornate ironwork on both levels. The houses sit on a bluestone base with steps leading to a tiled verandah. It retains key Italianate style detailing. The pair is important for its greater visual presence (as a landmark set on a hill).</a></p>	
<p>'Endion (later 'Kingsgate') at 252 Domain Road was built in 1890 to a design by Guyon Purchas. It is a finely detailed, two-storey red brick house with steeply pitched terracotta tiled gabled roof with traceried barge boards and timber finials. Of particular note are the tall terracotta chimney pots. The house and stables at its rear have been converted into residential flats <a href="#">in 1917, to a design by architect Chris A Cowper by builder H N Chapin.</a></p>	
<p>'St Neots' at 244–246 Domain Road was built in 1890 to a design by Hyndman &amp; Bates. It is a substantial two-storey Hawthorn brick house with red brick window vousoirs. The house is an early example of the emerging Queen Anne style that gained popularity in the first part of the twentieth century. Notable features include the steeply pitched gable roof with half-timbered gable ends and gable roofed entry porch with large turned timber posts and decorative pierced timber gable end. The house has been converted into residential flats.</p>	

Several other houses remain from the Victorian era in the area particularly along Airlie Street. These exhibit characteristics of the Victorian Italianate style to different degrees. This style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors with raised cricket-bat mouldings. Extant examples include:

- 25–27 Airlie Street (1887)
- 36 Airlie Street (1887)
- 38–40 Airlie Street (1887)
- 927–931 Punt Road (1888, designed by architect Robert Adamson)
- 24–26 Airlie Street (1889)
- 28–30 Airlie Street (1889)
- ‘Corio’ at 23 The Righi (1888–89)
- ‘Erica’ at 25 The Righi (1888–89)
- 39–41 Airlie Street (1901, designed by architect J F Neville)
- 11–23 Airlie Street (nd)
- 32 and 34 Airlie Street (1890)
- 35–37 Airlie Street (nd)
- 42 Airlie Street (1889)
- 44 Airlie Street (1889)
- 50 Airlie Street (nd)
- 51 Airlie Street (1901)
- 53 Airlie Street (1901)
- 55 Airlie Street (1897)
- 2–10 The Righi (also known as 919–921 Punt Road, c1887)
- 893–915 Punt Road (nd)
- 923–925 Punt Road (c1887)
- 208–210 Walsh Street (1886, designed by architects Reed Henderson & Smart)
- 276–278 Walsh Street (c1887, designed by architects Reed Henderson & Smart)
- 280–284 Walsh Street (c1890, designed by architects Reed Henderson & Smart).

## Built form: 1901–1918

Residential development in Area 5 slowed during the economic depression of the 1890s, but development had recommenced by the turn of the twentieth century (Figure 68).

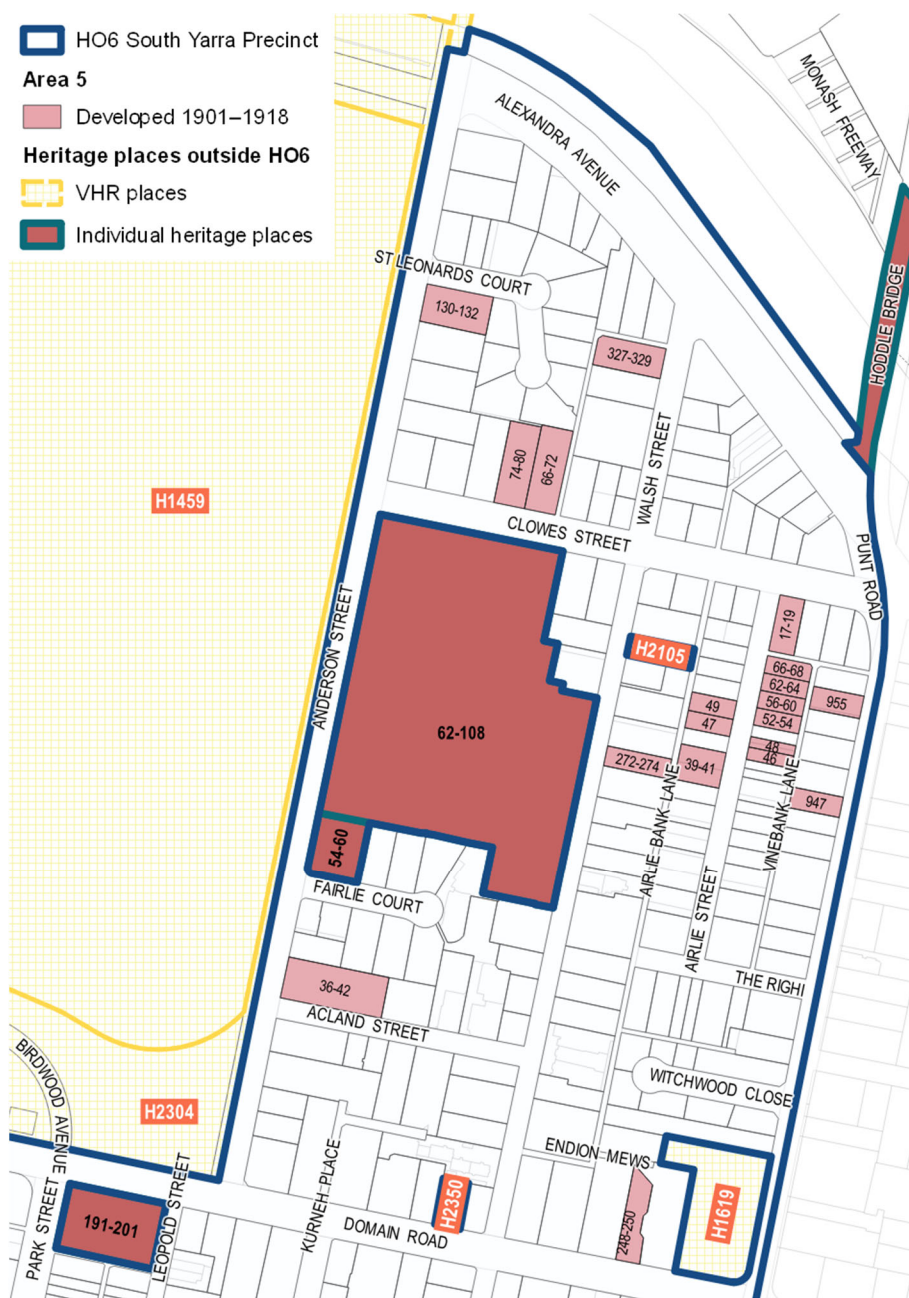


Figure 68. Diagram showing the buildings developed between 1901 and 1918 in Area 5.

The Federation-era buildings were largely influenced by two key architectural styles that were popular during this period: the Queen Anne and Arts and Crafts styles.

### Queen Anne

Houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) corner towers; red brick walls with Marseilles-pattern

terracotta roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with art nouveau inspired leadlight. Significant places in this area are as follows.

Table 39. Significant places with Queen Anne style influences in Area 5.

Place	GML image (2021–22)
<p>17–19 Clowes Street, built in 1907, is a highly intact single storey red brick house with steeply pitched terracotta tiled gable roof with attic. Notable features of the Queen Anne style include flying gables with half-timbered and rough cast gable ends, diagonal emphasis created by the splayed corner of the return verandah with matching bay window under, heavy turned timber building posts and fret work, smooth rendered banding and wall panel, art nouveau leadlight to timber casement windows and strapped red brick chimneys with terracotta pots. The overall composition is enhanced by what appear to be the original or early bluestone entry steps off the corner of Clowes and Airlie streets and a small red brick building at the rear of the site which appears to be an original stable.</p>	
<p>'Stanton' (later 'Nainton') at 74–80 Clowes Street was built in 1908 to a design by Ginns Harry B and Finley. It is an elegantly detailed two storey red brick Queen Anne style house with terracotta tiled hip and gable roof. The asymmetrical form is distinguished by a central canted bay flanked by verandahs. Notable features of the Queen Anne style include the flying gable with half-timbered and rough cast rendered gable end and fretted brackets, terracotta shingles to the bay window and window hood, square timber verandah posts and fretwork, terracotta ridge cappings and finials, rough cast rendered walls under the eaves and prominent red brick chimney set at the angle with four terracotta pots.</p>	
<p>66–72 Clowes Street was built in 1912 to a design by Harry B Ginns and Finley who designed the adjacent building at number 74–80. It is a brick (overpainted) and roughcast rendered house with steeply pitched terracotta shingle roof with prominent attic dormers. The house features many typical characteristics of the Queen Anne style including an asymmetrical picturesque form, casement windows, and exposed rafter ends and half timbering to the gable ends.</p>	

The influence of the Queen Anne style can also be seen to different degrees in other buildings throughout the area. Examples include:




- 955 Punt Road (1912)
- ~~248–250 Domain Road (1917)~~
- 46 Airlie Street
- 52–54 Airlie Street
- 56–60 Airlie Street

- 62–64 Airlie Street
- 66–68 Airlie Street
- 947 Punt Road
- 272–274 Walsh Street.

### Arts and Crafts

The buildings with Arts and Crafts style influences share a number of stylistic details, including heavy verandah piers, timber framed sash windows, the use of contrasting materials such as roughcast render and red brick work and hipped or gable roofs with exposed rafters. Significant places in this area are as follows.

Table 40. Significant places with Arts and Crafts style influences in Area 5.

Place	GML image (2021–22)
<p>36–42 Anderson Street was built in 1907 to a design by Klingender and Alsop. Built to appear as one house, this pair of residences exhibits characteristics of the Arts and Crafts movement with its informality of planning, massing and pattern of fenestrations. The steeply pitched terracotta shingled gable roof dominates the composition, while the large, tapered chimneys, canted bay with flat roof (Anderson Street) and asymmetrical catslide roof along Acland Street all contribute to its picturesque quality.</p>	
<p>130–132 Anderson Street was built in 1916 (altered 1928), as a two-storey brick and roughcast residence. Its principal façade facing Anderson Street is symmetrically arranged with a terracotta tiled transverse gable roof with a central projecting gable roofed porch and balcony, flanked by box bay windows at ground level. Of note is the round arched entry with gumleaf motifs, the baroque bracket to the bowed balcony above and the timber window hoods supported off timber brackets.</p>	
<p><a href="#">248–250 Domain Road was built in 1917 to a design by Chris A Cowper by builder H N Chaplin. The house is a finely detailed two-storey red brick building with hip and gable terracotta tiled roofs, featuring cement rendering to the upper-level walls, tall brick chimneys, arched entrances and a central niche, a protruding balcony with cement render cornices, deep overhanging eaves, wide cement lintels above the ground level windows and detailed brickwork. The original brick fence appears intact.</a></p>	

Other examples of Arts and Crafts influenced buildings within Area 5 include:

- ‘The Ivel’ at 322 Walsh Street (c1918),
- ‘Chadwick Mansion’ at 45 Alexandra Avenue (1918).

## Built form: 1918–1945

Development in the area continued during the interwar years. This was brought about by the opening up of land along Clowes Street, Walsh Street and Alexandra Avenue and the subdivision of large Victorian-era properties such as Fairlie and St Leonards, which created Fairlie Court, and St Leonards Court respectively (Figure 69).

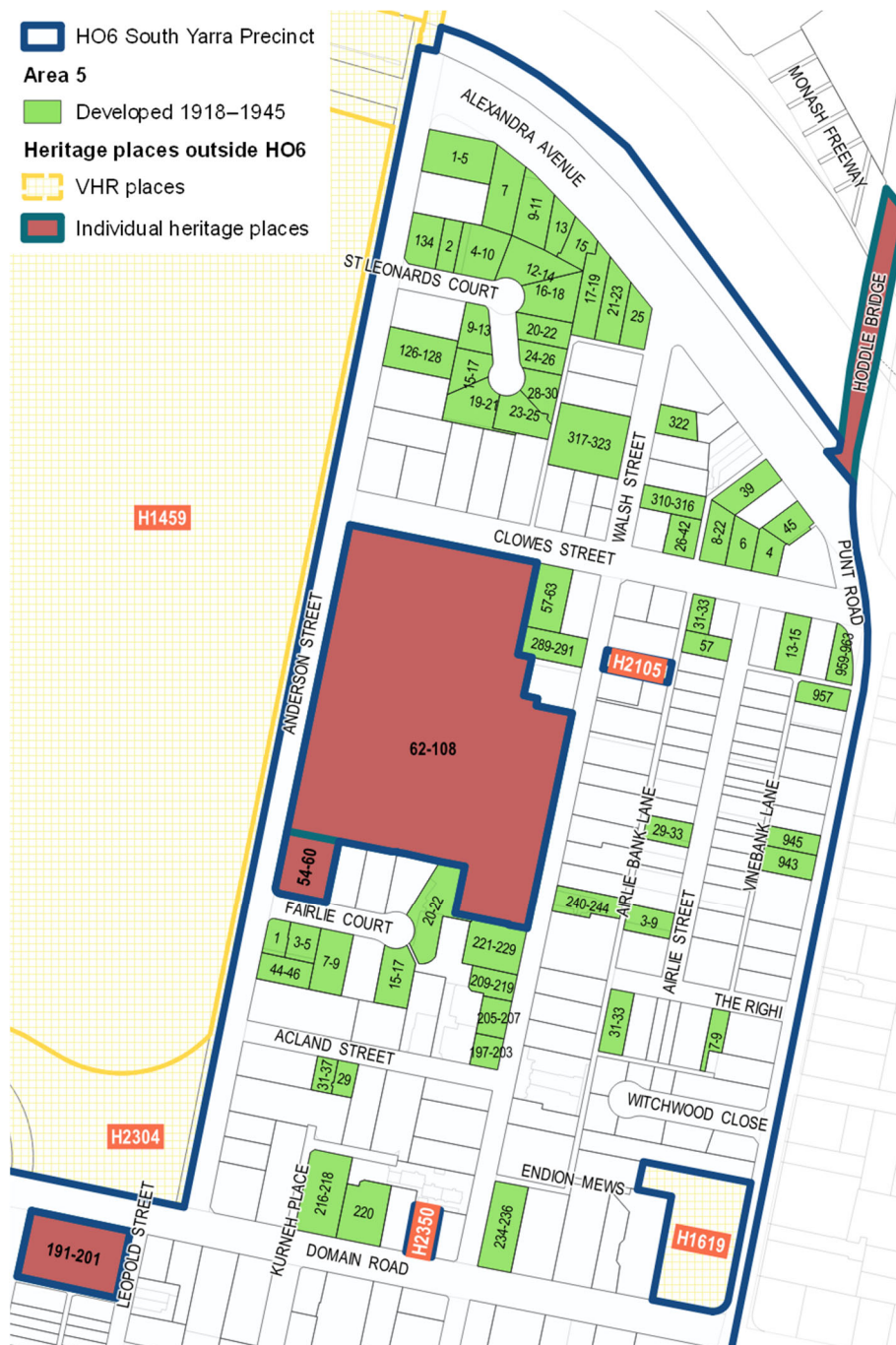



Figure 69. Diagram showing the buildings developed between 1918 and 1945 in Area 5.

One unique development in Area 5 is the Golden Elm Reserve at 2 Clowes Street, formed in 1937–38. Description of this reserve is provided below.

Table 41. Significant public reserve in Area 5.

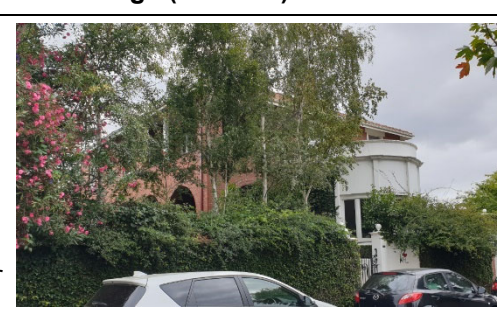
Place	GML image (2021–22)
<p>An important Golden Wych Elm (<i>Ulmus glabra</i> 'Lutescens') is at Golden Elm Reserve, 2 Clowes Street. The Golden Wych Elm occupies the centre of the site, filling most of the Reserve with its extensive canopy. The canopy extends to the Punt Road boundary in some places and low branches rest on the ground. The tree sits within a triangular-shaped mulched bed, which is surrounded by low chain link fencing that marks the perimeter of the Clowes Street and northern sides of the Reserve. An asphalt timber-edged footpath follows these boundaries outside the fence. Garden beds with a variety of sparse planting fill the area to the northwest of the site, between the residential properties and pathway connecting Clowes Street to Alexandra Avenue. Site furniture includes chain link fencing, wayfinding signage, and service boxes.</p> <p>The Golden Wych Elm has been a long-standing local landmark at the intersection of Punt Road and Alexandra Avenue. The tree is notable for its form, size and maturity and landmark qualities. The reserve setting, which has enabled the relatively unhindered growth pattern of the tree, contributes to the ability to appreciate its substantial size and spreading canopy and forms an important part of its setting.</p>	

Buildings dating from this period are representative of a variety of architectural styles. It is important to note that the application of stylistic typologies to describe buildings can be limited, with many architects and designers calling upon numerous influences when designing a building. It is very unusual for any one building to be a 'pure' representation of a type with most incorporating elements from different styles.

### Arts and Crafts

The earlier houses and blocks of flats from this period demonstrate characteristics of the interwar bungalow style incorporating elements of the Arts and Crafts movement. These buildings are typically characterised by roughcast rendered walls and chimneys often with contrasting face brick trim, combinations of hip and gable tiled roofs, substantial verandah piers, masonry balustrades and box framed windows. Significant places within this area are as below.

Table 42. Significant places with Arts and Crafts style influences in Area 5.

Place	GML image (2021–22)
<p>'Colby' at 221–229 Walsh Street, built in c1921, is an unusual two-storey adaptation of the 1920s bungalow style with an austere red brick façade and a projecting rendered half round room with slender pilaster extended to a first-floor balcony above. Entry is via a large round arched opening and an arcaded verandah along the southern façade sits under the main terracotta tiled hip roof. The tall red brick fence and incorporated garage appears original or early.</p>	
<p>'Greystones' at 39 Alexandra Avenue was built in 1924. It is a large brick (overpainted) bungalow with a terracotta tiled transverse jerkin-headed gabled roof and projecting jerkin-headed gable to its principal façade. Elevated on a rock faced limestone base, the street-facing flat-roofed verandah has deep eaves and exposed rafters and is supported by paired Doric colonettes. Under the verandah two bow windows retain their timber-framed windows with bevelled glass, triangular patterned upper sashes, while windows down the side elevations are divided by diamond patterned mullion. The street facing attic window is a recent addition.</p>	

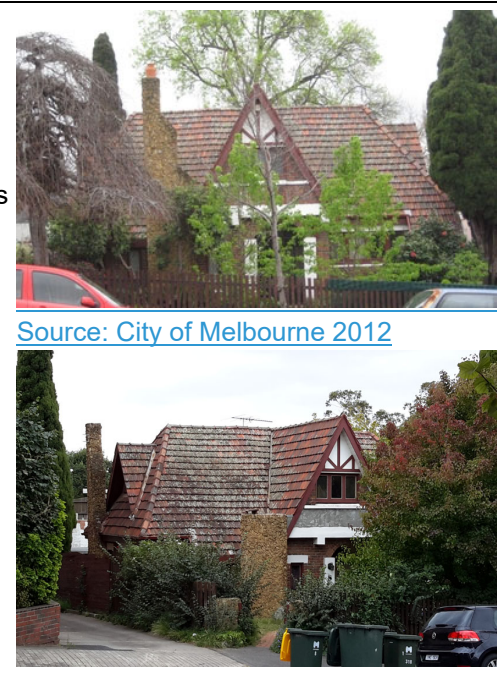

Other Arts and Crafts influenced building from this period can be seen in different intensities within Area 5. These include:

- 289–291 Walsh Street (1923)
- 'Marlborough Flats' at 1–5 Alexandra Avenue (1928)
- 29–33 Airlie Street (1929).

### Old English

The interwar Old English Revival style is seen in different expressions throughout Area 5, with each house or block of flats exhibiting, through different features and different combinations of features, typical exterior characteristics of the style. These include an asymmetrical massing, street facing gables, imitation half timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork and leadlight glazing usually to the upper panes of double-hung sash windows. Significant places in this area are as follows.

Table 43. Significant places with Old English Revival style influences in Area 5.

Place	GML image (2021–22)
<p>8–22 Clowes Street, built in 1927: a clinker brick attic residence with a steeply pitched tiled hip roof with a dominant street facing projecting gable above a recessed porch. The house is finely detailed with prominent rubble stone chimneys, timber strap work to the gable ends with decorative brick infills, diamond patterned leadlight windows and rubble stone gate pillars.</p>	 <p>Source: <a href="#">City of Melbourne 2012</a></p>
<p>9–11 Alexandra Avenue, built in 1936, is a two-storey clinker brick house with a steeply pitched tiled hipped roof with exposed rafter ends and a prominent street facing gable. Notable details include the rubble stone chimneys, half timbering to the gable end, diamond-patterned leadlight window and curved catslide porch roof. The low brick front fence appears original or early as could be the two hipped roofed garages.</p>	



Other examples of the interwar Old English style can be seen to different [degrees](#) within Area 5. These include:

- 13 Alexandra Avenue (1938)
- 15 Alexandra Avenue (1938)
- 24–26 St Leonards Court (nd)
- 6 Clowes Street (nd)
- 3–9 Airlie Street (c1940s).

### *Moderne*

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. Significant places in this area are shown in the following table.

Table 44. Significant places with Moderne style influences in Area 5.

Place	GML image (2021–22)
<p>240–244 Walsh Street was built in c1935 to a design by Marcus Martin as a two-storey rendered brick house with hipped tiled roof and boxed eaves. The house is simply but elegantly detailed with a carefully modulated form that incorporates a single storey bay with flat roof that projects forward towards the street and includes a garage, and a 'V'-shaped entry accessed off the northern side of the building. Details of note include the cantilevered flat window hoods over the western windows on the ground floor, multi-paned double-hung timber sash windows, timber shutters and tall rendered chimneys with projecting brick detailing forming a simple cap. Of note is that Marcus Martin built this house as his own home and lived here until the early 1960s, after which time it was converted into two flats. The site also includes a rear courtyard designed by Edna Walling with a feature pond by noted sculptor Ola Cohn.</p>	
<p>285 Walsh Street was built in c1935–36 to a design by Marcus Martin as a two/three-storey rendered brick house, elevated above a generous front garden. The building is cubic in form and presents asymmetrically to the street and features hipped roofs clad in Marseille-patterned tiles with broad eaves and a simple parapet. The residence is entered via brick stairs with a stepped balustrade in contrasting face brick. The landing to the entrance has a cantilevered canopy and refined rendered grille. The building features sash windows and rendered sills. An attached garage to the north side of the dwelling with open deck above is integral to the design (Lovell Chen 2021a:2).</p>	
<p>'Clowes' at 4 Clowes Street was built in c1937 to a design by IG Anderson. It is a two-storey block of rendered brick residential flats with a terracotta tiled hipped roof concealed behind a straight parapet. The building is distinguished by its stepped form that addresses the adjacent parkland and its use of interlocking rectilinear and curved wall planes. Of note is the projecting string course at window head height and the horizontal glazing bars of the timber framed sash window both of which emphasise the horizontal. These are in contrast to the verticality of the chimney breast and the multi-paned window above the side entry. Although now overpainted, the low brick front wall appears original as does the metal name plaque above the front door.</p>	

Other examples of the interwar Moderne style can be seen to different degrees within Area 5. These include:

- 'Araluen' at 7 Alexandra Avenue (1940)
- 17–19 Alexandra Avenue (1939, substantially altered)
- 'Allambi' at 26–42 Clowes Street (1940)
- 'Airlie Mews' at 945 Punt Road (nd)
- 957 Punt Road (1940)

- 959–963 Punt Road (1941)
- ‘Salgate House’ at 15–17 St Leonards Court (1939–40)
- ‘Nalinga’ at 20–22 and 28–30 St Leonards Court (1940)
- 216–218 Domain Road (1935, designed by architect Marcus Martin)
- 209–219 Walsh Street (1937).

### *Georgian Revival*

The most prevalent interwar stylistic influence within Area 5 is the Georgian Revival. The interwar Georgian Revival style became popular in the decades prior to World War II with the advent of university-educated architects who were influenced by English academics. A swing to Georgian simplicity in Britain and a revived interest in colonial architecture in the United States made the style synonymous with upper middle-class notions of good taste. Typical exterior characteristics of the style include: symmetrical façades, a regular pattern of fenestrations, plain wall surfaces of fine face brickwork or render, classical elements (eg orders, columns, pilasters, porticos, pediments, quoining etc.) used for details, hipped roofs and multipaned windows.

There are two relatively intact interwar streetscapes within Area 5: Fairlie Court and St Leonards Court.

A number of interwar houses remain in Fairlie Court which was originally built out exclusively in the interwar Georgian Revival style. Extant examples include nos. 1 and 3–5 (1938 architect Geoffrey Sommers, see above), 7–9 (1939 architect Marcus Martin & Tribe), 15–17 (1938 architects Hughes & Orme) and 20–22 (1940 architects Marcus Martin & Tribe, see above). Although other houses in the court have been demolished the houses that replace them have been designed using a similar scale, materiality and in most instances Georgian Revival details. For this reason the court remains legible as an exclusive residential enclave of classically proportioned and detailed houses.

St Leonards Court also survives as a highly intact streetscape with many of its buildings showing influences of the interwar Georgian Revival style. These include: ‘The Manor’, 2 St Leonards Court (1938–39, architect CN Hollinshed), 4–10 St Leonards Court (1938–39, architects Oakley & Parkes), 12–14 St Leonards Court (1937, architect Ian H McCready c/o Stephenson & Meldrum), ‘Islington’, 19–21 St Leonards Court (1939, architects Gordon J & Bruce Sutherland), ‘Nalinga’, 20–22 St Leonards Court (1940, designer DC Armstrong), and ‘St Leonards’, 23–25 St Leonards Court (1939–42, architects Gordon J & Bryce Sutherland).

Significant places in this area are shown below.

Table 45. Significant places with Georgian Revival style influences in Area 5.

Place	GML image (2021–22)
<p>'Springfield' at 25 Alexandra Avenue was built in 1940 by builder H R Lawson. It is a four-storey block of flats (three levels above garaging underneath) with two principal frontages, occupying a prominent corner site on the corner of Walsh Street. Constructed of cream brick with a red clinker brick base and a tiled hip roof, the building's curved corner rises above the roof line creating a vertical emphasis. With an air of respectable and conservative elegance it incorporates classically derived details such as console brackets (on which projecting box windows rest), multipaned vertical timber sash windows and a dentil course at cornice level and for the chimney caps. These contrast with the Moderne curves of the corner tower, and the projecting concrete balcony floors. The building appears highly intact retaining its mild steel balustrades and name plaque and original or early garage doors.</p>	
<p>'Langham' at 234–236 Domain Road was built in 1935 to a design by Robert Hamilton &amp; Associates (additions at rear 1968). The site was developed in two stages with the front block of flats facing Domain Road and the garages facing Airlie Bank Lane built in 1935 and the central block of flats built in 1968. The front block is a three-storey red brick building with a hipped tiled roof concealed behind a straight parapet. The building is symmetrically arranged with a recessed central section and projecting bays either side with oriel bay windows at the first and second levels. The building is elegantly detailed with a regular pattern of vertically proportioned multi-paned timber sash windows, modillion brackets under the eaves, rendered keystones to the window head arches, an entry porch with fluted columns and a dentil mould cornice and a feature window above the entry with an open-crowned pediment and urn.</p> <p>The rear garage block built in 1935 is two-storey with garaging underneath and flats above. Also constructed in red brick with a tiled hip roof concealed behind a straight parapet it has similarly detailed multipaned window and oriel bay windows that face Airlie Bank Lane.</p> <p>The central three-storey block built in 1968 mimics the details of the earlier main block with the exception of not having its roof concealed behind a parapet and no modillion eaves brackets.</p>	