

House, 72–78 Manningham Street, Parkville Statement of Significance (GML Heritage, September 2025)

Heritage Place:	House, 72–78 Manningham Street, Parkville	PS ref no:	HO1437
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What is significant?

72–78 Manningham Street, Parkville, built in 1940–41, is significant.

Elements that contribute to the significance of the place include the:

- building's original external form, including the high pitch of the roof form; and
- building's materials and detailing, including its brick construction with areas of decorative brick detailing; and
- building's high level of integrity to its original design; and

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- pattern and size of original fenestration; and
- original bluestone foundations to the garden fence; and
- treatment of the façades with rendered masonry, and clinker brick—particularly the use of both stretcher and header bond; and
- irregular, narrow lot.

More recent alterations and additions, including the introduction of services, are not significant.

How is it significant?

72–78 Manningham Street, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

72–78 Manningham Street is historically significant as a highly externally intact example of a modest interwar dwelling designed in the Old English Revival style at the end of the interwar period. Constructed in 1940–41, the building demonstrates the enduring popularity of the typology and the ongoing preference for brick construction throughout the interwar period. Its situation on a narrow, irregular lot, replacing an earlier property on the site, is reflective of the interwar period of development in the Parkville area, where the remaining residual lands from Victorian estates, and modest Federation dwellings, were redeveloped to provide accommodation for professionals in the area. 72–78 Manningham Street is an uncommon example of the typology in the Parkville context. It provides an understanding of the introduction of modest, affordable accommodation at the fringes of the suburb, and, through its restrained design, the impact of the Depression and the austerity of the early war years on architectural design and fabrication at the end of the interwar period. (Criterion A)

72–78 Manningham Street has representative significance as a highly intact dwelling, demonstrating the evolution of the Old English Revival style at the end of the interwar period. Melbourne went through a significant period of interwar residential development, with significant interwar layers visible in the built form of many suburbs. Although this layer is not as prevalent in the Parkville context, the Late Interwar Dwelling at 72–78 Manningham Street continues to provide an understanding of how the typology changed throughout the period, and was adapted to suit irregular spaces. The property maximises the use of space and incorporates key details such as the steep pitch of the gable roof, which remained prevalent in the style from the 1920s. However, the restraint of the design and the limited use of ornamentation make it particularly representative of the later phase of the interwar period, providing a counterpoint to earlier, grander dwellings, found throughout Melbourne (particularly in areas such as South Yarra). Its modest scale, but careful design is typical of interwar Old English Revival cottages, and it showcases characteristic elements of the style, making it representative of the widespread and enduring popularity of the typology in the period. (Criterion D)

72–78 Manningham Street has aesthetic significance as an excellent example of a late interwar cottage with Old English Revival elements. The key Old English Revival details include the steeply pitched gabled roof, the masonry construction and use of clinker brickwork, the irregular massing of the wings, and the decorative brick detailing, such as corbelling. Although it demonstrates modest proportions and simple detailing compared to earlier examples of the style, it is an excellent example of the restraint of the early 1940s. The irregular massing of the site maximises the use of the lot, and the use of render with contrasting brickwork creates a bold presentation to the streetscape, giving the site a high degree of landmark quality in its immediate setting. It is highly externally intact, and as a late interwar interpretation of the Old English Revival style, has some rarity in the Melbourne area, providing an aesthetic counterpoint to the elaborate early interwar dwellings that developed elsewhere in the city. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, October 2023)