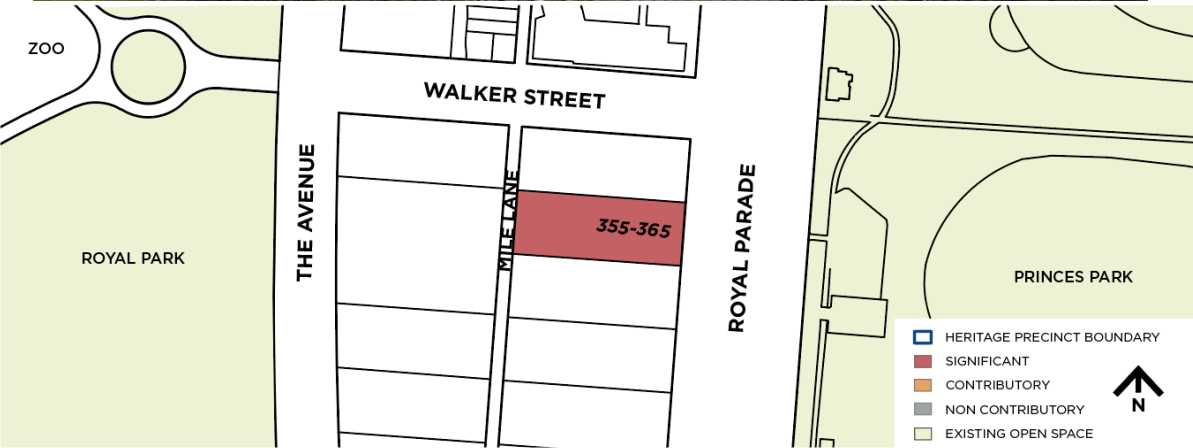


Kynge’s Keepe, 355–365 RoyalParade, Parkville
Statement of Significance (GML Heritage, September 2025)

Heritage Place:	Kynge’s Keepe, 355–365 Royal Parade, Parkville	PS ref no:	HO1449
------------------------	--	-------------------	--------



What is significant?

Kynge’s Keepe at 355–365 Royal Parade, Parkville, built in 1933, is significant.

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

- building’s original external form, fabric, and detailing; and
- building’s high level of integrity to its original design; and
- original J-shaped plan with central courtyard; and
- pattern and size of original fenestration; and
- treatment of the façades with painted render, decorative brickwork, and half timbering; and
- original Old English Revival elements and detailing, including half timbering, diamond pane windows, decorative moulding, Tudor arches, and crenulated battlemented parapets and towers.

More recent alterations and additions are not significant, including the introduction of the later residential building in the courtyard, the replacement of original windows on the 1933 block of flats, the later carports to the rear, and the introduction of contemporary services.

How is it significant?

Kynge's Keepe at 355–365, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Kynge's Keepe is historically significant as a highly externally intact example of an interwar block of flats designed in the Old English Revival style. It was designed by Bernard Evans, a prolific architect who would later become Lord Mayor of Melbourne. It is a significant, early example of both his design of blocks of flats generally, and his work in the Old English Revival style specifically. Old English Revival buildings constitute only a small proportion of Evans' work; much of his interwar designs were in the Art Deco and Moderne styles. Kynge's Keepe is an uncommon, and possibly the best, extant example of Evans' design of blocks of flats in the Old English Revival style. Constructed in 1933, the building demonstrates the balance between the growing popularity of high-density inner-city accommodation, and the importance placed upon spacious modern living. Kynge's Keepe was built on the last undeveloped lot on Royal Parade. It is historically representative of the development of Melbourne generally, and Parkville specifically, during the 1930s. This period saw open lots and the residue of Victorian estates being subdivided and developed to cater to the movement towards intensified accommodation for middle-class and professional residents. Kynge's Keepe is a notable extant example in the Melbourne area that has been in continued residential use since construction, providing evidence for the changing built form and social demographic character of 1930s inner Melbourne. (Criterion A)

The design and plan of the block of flats has representative significance, demonstrating the emerging design principles of the interwar period, and the widespread popularity of the Old English Revival style. The block of flats was designed to provide convenient, modern, 'mansion flats' for bachelors and families, to attract a professional, middle-class market to inner city living. It is a notable example of its typology as an irregularly shaped block of flats with a planned courtyard, designed to maximise the use of a narrow lot, to provide privacy and access to natural light and pleasant views, while minimising outside noise. The original design of Kynge's Keepe incorporated an integrated courtyard, which, despite the introduction of a later building, remains legible within the site. This plan is representative of the focus placed upon health and wellbeing in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. The J-shaped design specifically demonstrates the desire to capture incidental light during an early phase of interwar urban planning and design. By the end of the 1930s, a U-shaped plan grew in popularity for blocks of flats (and is seen at neighbouring properties at 283-291 and 311-321 Royal Parade), likely informed by the success of early sites such as Kynge's Keepe. Constructed in 1933, it serves as an early and highly intact example of the use of revival styles for interwar blocks of flats in Melbourne. It showcases typical elements of the Old English Revival style, and is representative of the widespread popularity of the typology in the period. (Criterion D)

Kynge's Keepe has aesthetic significance for its fine interpretation of the interwar Old English Revival style. The exterior of the 1933 building is highly intact to its original design, retaining its original form, and much of its original fabric. It is a striking example of the style, demonstrating the juxtaposition of characteristic medieval revival details, such as the half timbering, Tudor arches, and diamond windowpanes, with bold interwar angular motifs, seen in the angular mouldings and decorative brickwork. This scheme is enhanced by the interplay of horizontal and vertical motifs in the glazing, and the extensive use of painted render in the façades, making the exterior visually striking. It is one of the best expressions of the interwar interpretation of nostalgic revival architecture in the City of Melbourne, balancing 1930s modernism with historically inspired details, rather than attempting to fully replicate a fanciful medieval design. The design originally incorporated a landscaped garden and courtyard, which has been disrupted by a later addition. Despite this, its original layout remains highly legible, and the rustic gardens and plantings enhance the nostalgic character of the site,

making a positive contribution to the streetscape. It is an excellent example of its type as an Old English Revival block of flats and is a strong example of Bernard Evans' design work in the style that is uncommon in the Parkville area. (Criterion E).

Primary source

Parkville Heritage Review (GML Heritage, October 2023)