

Parkville Heritage Review

Volume 4: Citations

Report prepared for City of Melbourne
July 2023

Acknowledgement of Country

We respect and acknowledge the ,Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with GML’s Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2899	1	Final Report	7 July 2023

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Cover image

96 and 98 Gatehouse Street, Parkville.
(Source: GML Heritage 2022)

Contents

Volumes of the Parkville Heritage review	iii
1 Individual place citations	1
90–92 Gatehouse Street, Parkville	2
46–56 Manningham Street, Parkville	31
72–78 Manningham Street, Parkville	59
79 Manningham Street, Parkville	84
121 and 123 Manningham Street, Parkville	102
126–132 Park Drive, Parkville	125
866–934 (part) Park Street, Parkville	151
39–79 (part) Poplar Road, Parkville	188
121–125 Royal Parade, Parkville	241
151–153 Royal Parade, Parkville	273
157–165 Royal Parade (Part of 157–175 Royal Parade), Parkville	294
167–175 Royal Parade (Part of 157–175 Royal Parade), Parkville)	314
197–259 Royal Parade, Parkville	334
283–291 Royal Parade, Parkville	402
303–309 Royal Parade, Parkville	429
311–321 Royal Parade, Parkville	453
355–365 Royal Parade, Parkville	480
381–405 (part) Royal Parade, Parkville	510
419–443 Royal Parade, Parkville	552
543, 545, 547 and 549 Royal Parade, Parkville	574
2 Precinct citations	601
St George’s Church Precinct	602
South Parkville Precinct	628
The Avenue Precinct	697
West Parkville Precinct	729

Volumes of the Parkville Heritage review

The findings of the review are presented in four volumes:

- Volume 1—Methodology report

Volume 1 explains the methodology used to review and assess the heritage values of precincts and individual places. This Volume also presents the key findings and recommendations of the Review.

- Volume 2—Aboriginal Cultural Values

Volume 2 provides an assessment of the Aboriginal Cultural Values associated with the Review area, carried out in consultation with the Traditional Owners. It provides an overview of Aboriginal heritage places in the Review area listed in Aboriginal Cultural Heritage Register and Information System (ACHRIS), and presents the findings from documentary historical research and information provided by the Traditional Owners during the consultation process.

- Volume 3—Parkville Thematic Environmental History

Volume 3 presents an illustrated thematic history of the Parkville Review area, tracing its physical development and social history, and complementing the City of Melbourne Thematic Environmental History (Context, 2010). It develops each theme briefly and identifies examples of places for each theme. **The thematic history adopts a 'shared values' approach, which is also sometimes referred to as a 'same place, different values' approach.** This approach recognises both Aboriginal and non-Aboriginal history, and cultural values of the broader area and specific places within it.

- Volume 4—Citations (this volume)

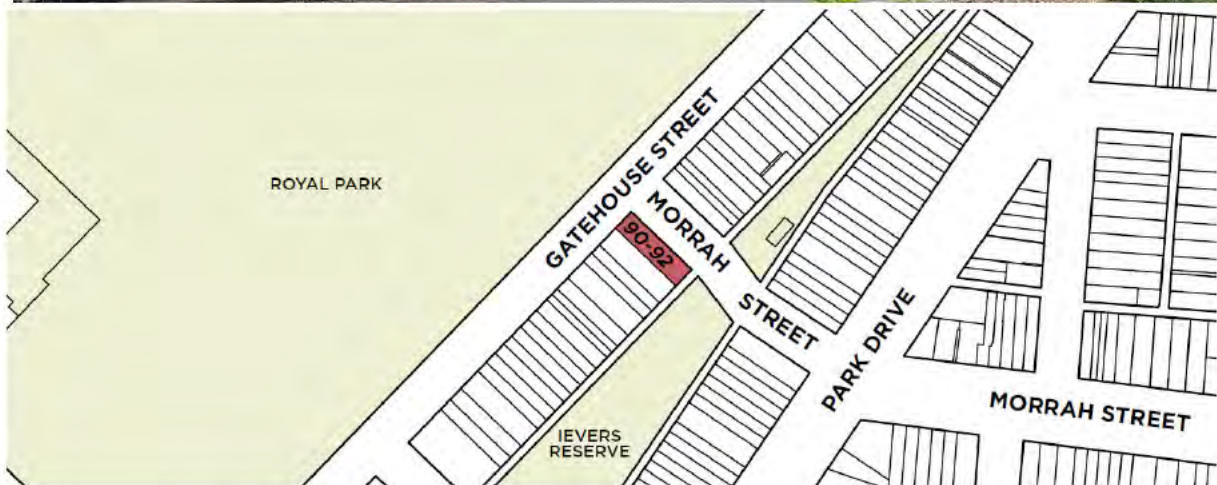
Volume 4 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place in the Schedule to the Heritage Overlay in the Melbourne Planning Scheme.

1 Individual place citations

SITE NAME: Saunders House

STREET ADDRESS: 90–92 Gatehouse Street, Parkville

PROPERTY ID: 104171



SURVEY DATE:	January 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed
DESIGNER / ARCHITECT / ARTIST:	David and Doreen Saunders	BUILDER:	R. Daniels Pty Ltd
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION	1961–1962

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The Saunders House, built in 1962, is the only residential design by architectural historian David Saunders and architect Doreen Saunders. Designed by the Saunders as their family home, it demonstrates careful consideration and manipulation of the Victorian terrace typology. The skillion roof and stepped-back levels create a sloping frontage that reflects the established Victorian terrace house streetscape, in order to conform with the strict planning regulations of the compact urban block at the time. It is a representative example of a largely intact Modernist house, including key style characteristics such as the response to its site, informality in planning, expressed structure, use of unadorned materials, and bold geometric forms.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin.

The Saunders House at 90–92 Gatehouse Street, Parkville, is on Crown Allotment 14, Section L1, Parish of Jika Jika (Figure 1). The allotment was granted by purchase on 16 June 1875, to Thomas Bookless of Brunswick for £181 10s (CT Vol 787 Fol 265). Bookless, a farmer, was particularly known for importing fine stallions, and was a stallion judge at horse parades.

Bookless constructed a house on the allotment, which was then numbered 86 Gatehouse Street, as shown in the 1897 Melbourne and Metropolitan Board of Works (MMBW) City of Melbourne Detail Plan (Figure 2). The subject site forms the corner portion of the allotment. There are periodic references to the family occupying the property, and at other times it was occupied by tenants. Mary Bookless, Thomas's wife, died at 86 Gatehouse Street in October 1902, and the family vacated the property after her death. Thomas died at Ascot Vale in September 1910, leaving an estate of £5784 to his widow (he remarried), and children (*Herald*, 7 November 1910: 6).

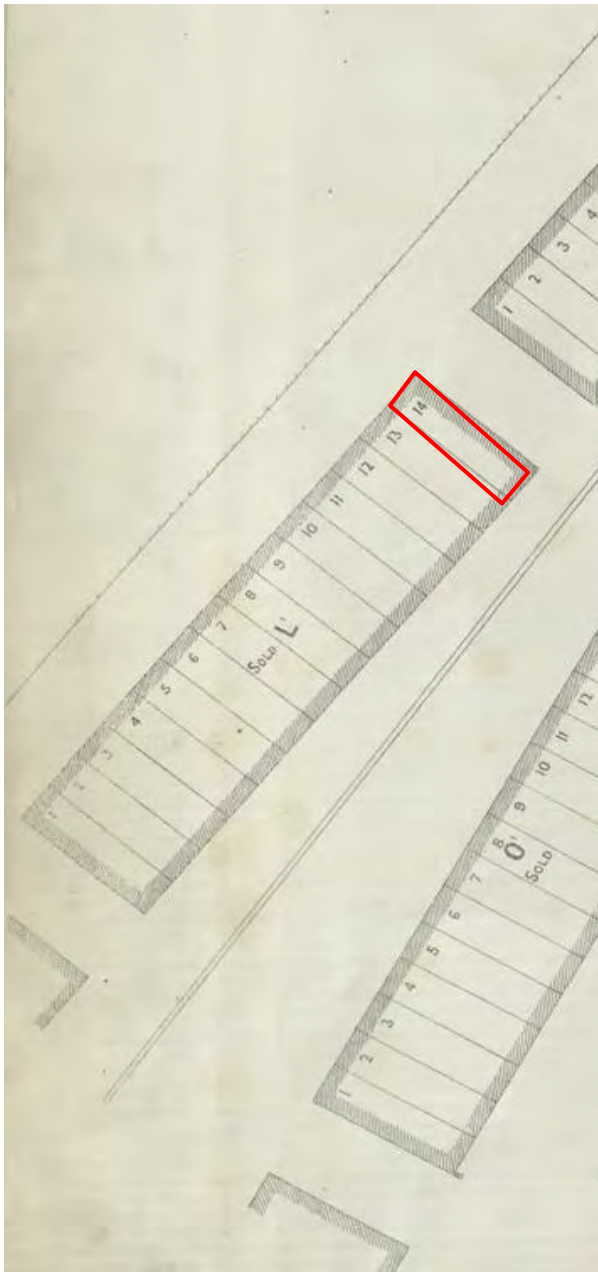


Figure 1. Detail from 'Building Allotments Parkville near the Royal Park Parish of Jika Jika' between 1858 and 1878. The subject site is outlined in red. (Source: State Library Victoria, Record ID 9913221753607636, with GML overlay)

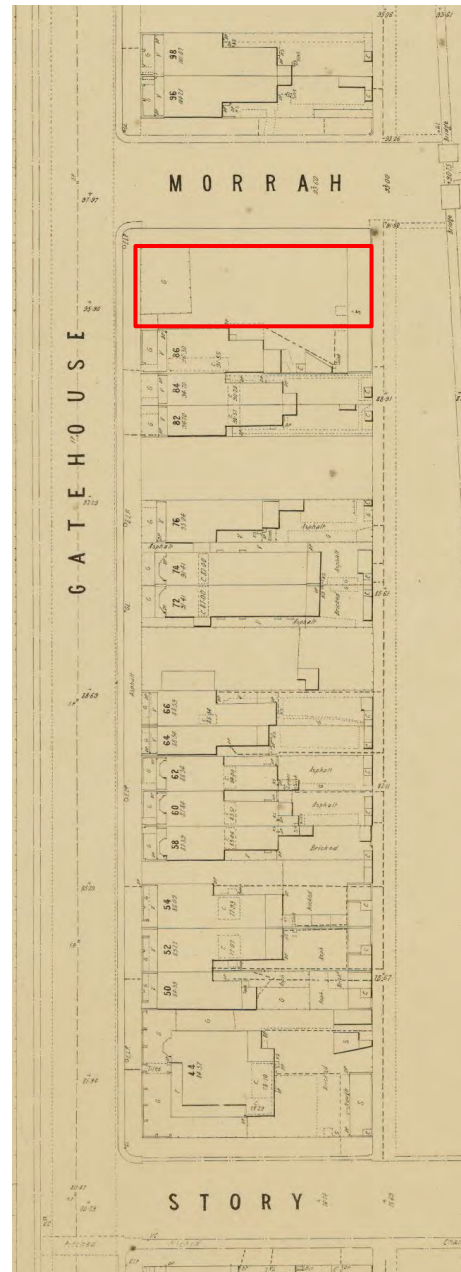


Figure 2. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1150, 1897 showing the subject site (outlined in red) forming part of the 86 Gatehouse Street property. (Source: State Library Victoria, Record ID9911638303607636, with GML overlay)

In March 1911, 86 Gatehouse Street changed hands to Agnes Crinnion, as executor of the will for Thomas Bookless. She conveyed it promptly to The Union Trustee Company of Australia Ltd.

In October 1950, a ‘valuable corner freehold property’ at Gatehouse and Morrah streets was advertised for sale (*Argus*, 21 October 1950: 24). The property was described as 86 Gatehouse Street, comprising a ‘spacious 2 story brick residence and the corner section is unbuilt upon’ (*Age*, 25 October 1950: 2). Apparently, the property did not sell at auction, as the next change of ownership was registered in December 1951 to Priscilla Mary Cooling. One year later it changed hands to the tenant of 86 Gatehouse Street, Constance Gee (CT Vol 787 Fol 265).

On 30 October 1958, architects David and Doreen Saunders purchased the block of land at the corner of Gatehouse and Morrah streets (forming part of the grounds of 86 Gatehouse Street) (CT Vol 787 Fol 265).

The Saunders House, 1960–63

Following their land purchase in Parkville, David and Doreen Saunders and their three young daughters (later four) relocated to London for 12 months, where David Saunders completed a Nuffield Dominion Travelling Scholarship, studying England’s high-density housing (Heritage Victoria 2016). Following their return to Australia in late 1960, the Saunders turned their attention to designing and building a house on their land in Parkville. They reflected that the intention of the house was to ‘provide for the six of us as much feeling of spaciousness as possible’ (Heritage Victoria 2016). The Saunders were able to achieve this goal in the face of council restrictions requiring the house to be only 18 feet (5.5 metres) wide (Figure 3). They designed a tightly planned interior with multi-use spaces, which included a main bedroom that could be adapted as a study or sewing room when the bed was folded up (Figure 4) (*Australian Women’s Weekly*, 1 February 1967: 35). In the *Australian Women’s Weekly* feature the Saunders noted that:

Naturally, being architects, we wanted to build our own home rather than buy an old one, but we did not want it to look ‘out of place’ so the external form developed to achieve the same urban character of the surrounding terrace homes (Australian Women’s Weekly, 1 February 1967: 34).

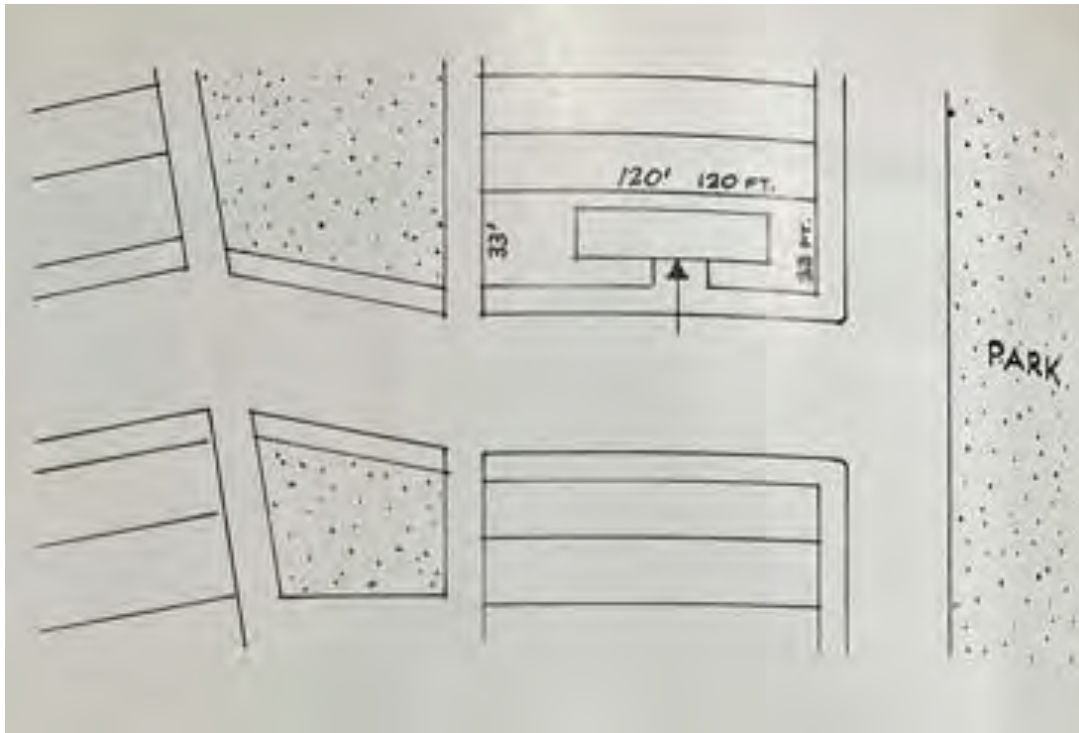


Figure 3. Site plan for the Saunders House. (Source: *Architecture in Australia*, June 1967: 448 cited in National Trust of Australia (Victoria) File No. B5811)

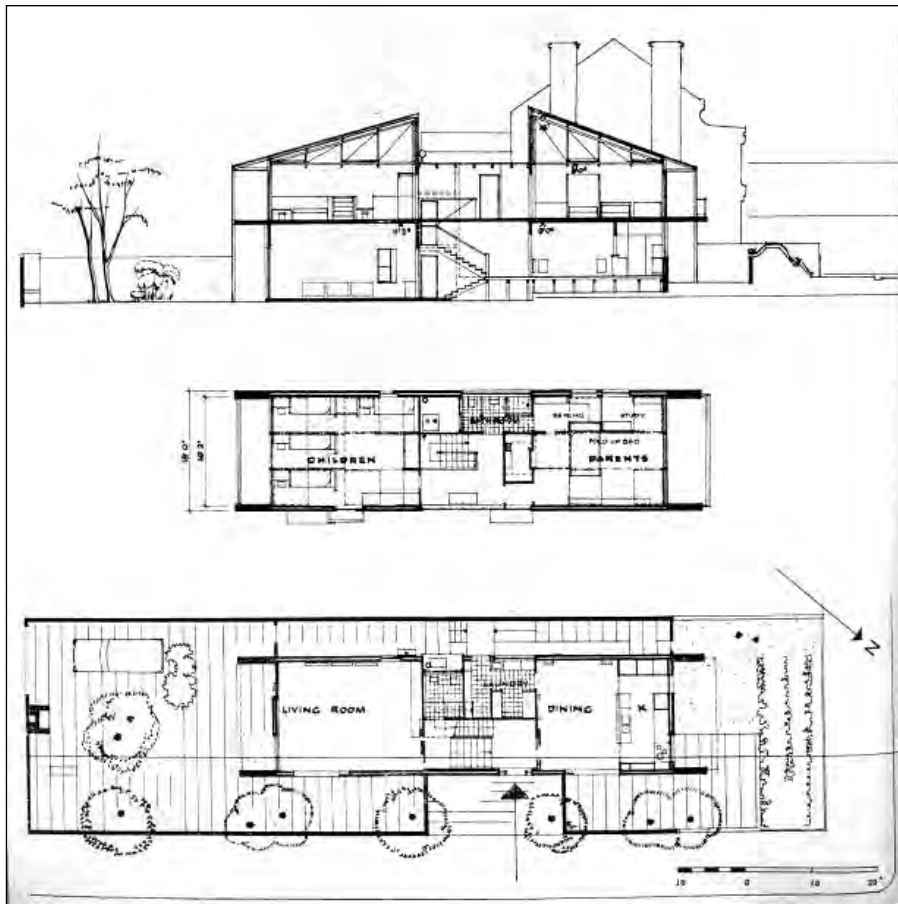


Figure 4. Floor plans and elevations for the Saunders House. (Source: *Architecture in Australia*, June 1967: 448, cited in National Trust of Australia (Victoria) File No. B5811)

Working drawings were completed by 25 August 1961, and a building application to the council (MBAI 35056) was lodged for a new dwelling estimated to cost £9,000. The Saunders subsequently lodged a successful building application on 6 December (H4920) for a fence valued at £50. Construction of the house and fence commenced immediately following approval.

David and Doreen Saunders's passion for Melbourne's architectural history was realised in the house design through the use of salvaged materials from demolition sites and wreckers' yards. This included the use of recycled handmade Hawthorn bricks, and a cast-iron palisade fence. It was noted in the *Australian Women's Weekly* that the Saunders completed 'long and tedious trek[s] from one wrecker's yard to another before they had collected enough Hawthorn bricks' (Figure 5–7). Previously the extent of David and Doreen's design collaboration had been unclear; however, it has since been confirmed by their children that their contributions to the design were equal (*Australian Women's Weekly*, 1 February 1967:34–35; Goad and Townsend, 2022).

To build the house, the Saunders commissioned Raimond Daniels, a Russian émigré whose construction firm, R Daniels Pty Ltd, was formed in 1959. Daniels became a noted Melbourne builder, undertaking work for such architects as Vito Cassisi, John Bish, and Marsh, Bennie & Barry.

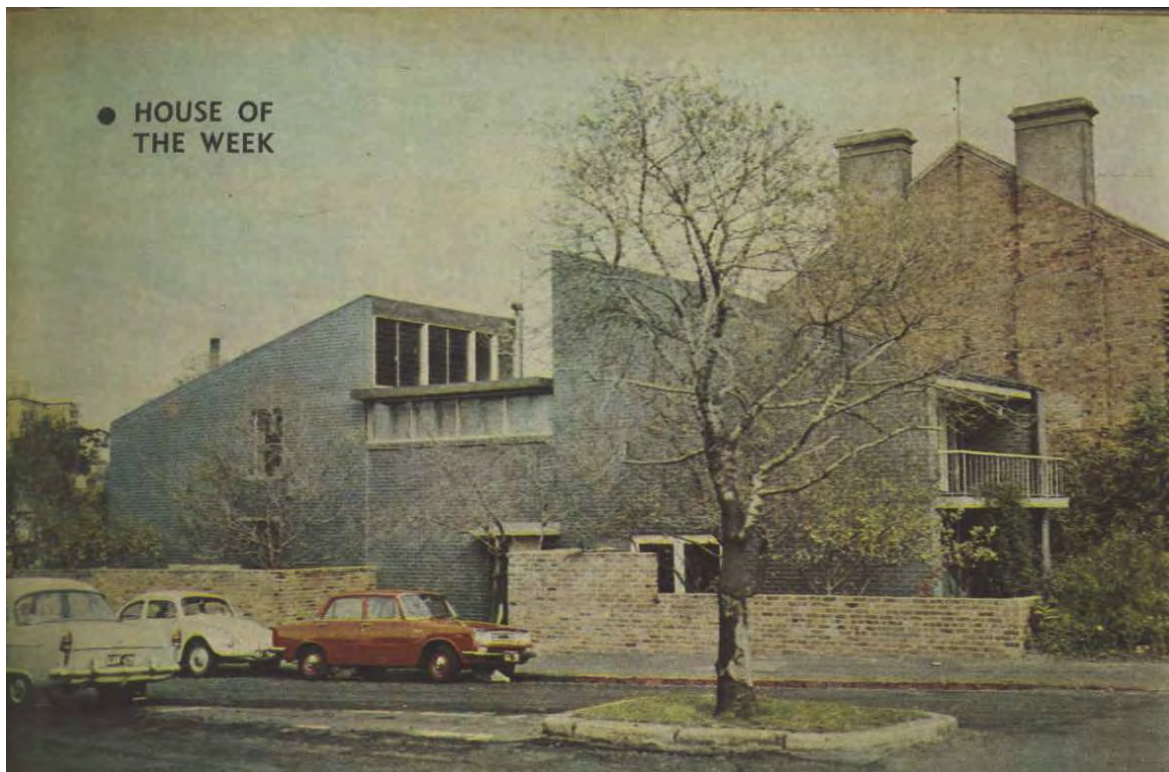


Figure 5. Exterior view of the Saunders House featured in the *Australian Women's Weekly*, February 1967. (Source: *Australian Women's Weekly*, 1 February 1967: 35)



Figure 6. Interior view of the master bedroom at the Saunders House featured in the *Australian Women's Weekly*, February 1967. (Source: *Australian Women's Weekly*, 1 February 1967: 35)



Figure 7. Interior view of the kitchen in the Saunders House featured in the *Australian Women's Weekly*, February 1967. (Source: *Australian Women's Weekly*, 1 February 1967: 35)

The Saunders lived at 92 Gatehouse Street from 1962 until 1968, when they moved to Sydney. They sold the house in March 1968 to Clive and Cara Beed of St Lucia, Queensland (CT Vol 787 Fol 265).

Peer reviews and public recognition, 1962 to date

The house's unusual design garnered a great deal of attention from the architectural community and the general public, both in Australia and overseas. In 1962 visiting British architect and academic Dr Reyner Banham, who had defined the term 'New Brutalism' in an article published in London's *Architectural Review* in 1955, visited Melbourne to address a conference held by architecture students from the University of Melbourne. He visited the house and considered it had its roots in contemporary British architecture, stating, 'But this is not an Australian house...' (National Trust 2009, File No. B5811).

In 1962 the house was photographed by amateur architectural photographer Peter Willie, as shown in Figure 8 and Figure 9.



Figure 8. Morrah Street elevation of the Saunders House, corner of Gatehouse and Morrah streets, 1962. Photography by Peter Willie. (Source: State Library Victoria, Record ID 9939664596607636) photograph by Peter Willie)



Figure 9. The Saunders House, corner of Gatehouse and Morrah streets, 1962. Photography by Peter Willie. (Source: State Library Victoria, Record ID 9939664460207636)

In the following year, *Cross Section*, a broadsheet produced by students in the University of Melbourne's Department of Architecture, featured two photographs and a brief discussion of the Saunders House. The editors praised the building for its 'a powerful silhouette and firm, emphatic interiors, [as] a fine example of architecture unadorned' (*Cross Section*, 1 February 1963: 2).

Building Ideas magazine featured the Saunders House in its March 1965 itinerary for a self-guided tour of Melbourne architecture, coinciding with the 14th Australian Architectural Convention held in Melbourne that year (Heritage Victoria 2016). In February 1967, under the headline 'A surprising terrace house', the *Australian Women's Weekly* featured 92 Gatehouse Street as 'House of the Week', with a two-page spread quoting its designer/owner, and illustrated with sketch plans and colour photographs (*Australian Women's Weekly*, 1 February 1967: 34–35).

In 1963, when the Saunders completed the house, *Architecture in Australia* had instituted a policy that prevented the publication of a critical review of architects' work. Following a change of policy, the Sanders's house was reviewed in the June 1967 edition by fellow architect and academic Neville Quarry, who stated that 'it is not too late to refer to the Saunders's house, for apart from its intrinsic and particular merits, it has remained significant' (*Architecture in Australia*, June 1967: 446). The building was deemed significant for two reasons. Firstly, it was a new house inserted into a terrace house street, and is unique in Melbourne as a piece of 'modern un-imitative architecture' and secondly, the house was one of the few buildings in Melbourne designed during what Robin Boyd termed the 'third phase' of the modern movement (*Architecture in Australia*, June 1967: 446–448).

In *The History and Design of the Australian House* (Irving 1985), Jennifer Taylor discussed the so-called Sydney School of postwar residential architecture, and drew attention to the Saunders's Parkville house as being 'similar in spirit'. Taylor described the house as 'related, without stylistic copying, to the row of nineteenth century terraces in which it stands', and drew attention to its innovative open planning and its expression of structure and materials (Taylor, in Irving 1985). She elaborated on this connection between the Saunders's house and the Sydney School in the book *Australian Architecture Since 1960* (Taylor 1986).

Philip Goad drew attention to the importance of the Saunders House as early as 1992 in an article that appeared in the special issue of *Transition* devoted to the work of Robin Boyd (Goad 1992). Goad focused on Boyd's changing approach to residential design, identified a sub-typology referred to as 'the collected shed roof house', and cited Saunders's former residence as 'an early and local [Australian] example... with differentiated skillion roofs and frank exposure of brick seconds, slate and off-form concrete floors' (Goad 1992). Goad subsequently discussed the Saunders House at greater length in his PhD thesis in 1992, and later in *A Guide to Melbourne Architecture* (Goad & Bingham-Hall 1999). Goad reiterated the importance of the Saunders House in a 2015 article charting the emergence of the Brutalist movement in Australian architecture entitled 'Bringing it all home: Robin Boyd and Australia's embrace of Brutalism, 1955–1971' for the journal *Fabrications* (Goad 2015).

Alterations and additions

On 28 March 1988, a building permit was issued for 'alterations to existing house' estimated to cost \$5000 (MBAI). The alterations undertaken at this time were largely restricted to the interior, including covering the original face brick walls and concrete slab ceilings with plasterboard, painting timber

panelling, altering the staircase, new kitchen and bathroom fitouts, replacing some windows with glass blocks, and inserting a third window in the kitchen wall.

David Saunders

David Saunders (1928–1986) was born in Warragul, Victoria, to Lewis Stephen Shears Saunders and Agnes Ernestine Saunders née Buchanan. He attended Melbourne High School and went on to study architecture at the Melbourne Technical College (DipArch 1952) (now RMIT) and the University of Melbourne (BArch 1951; DipTRP 1954; March. 1959). For his bachelor's degree he wrote a thesis on the architecture of prominent nineteenth-century architect Joseph Reed. He was among the first students at the university to be awarded a Master of Architecture degree, for which he wrote a thesis on terrace housing in Melbourne (Brine 2012).

From 1949 to 1952, he gained experience in three architectural firms in Melbourne, and in 1952–53 in a London firm. In 1955, on his return to Melbourne, he worked as an assistant curator at the National Gallery of Victoria (Australian Dictionary of Biography 2012).

In 1956 Saunders was appointed a lecturer, then later a senior lecturer, at the University of Melbourne. He continued in this role to 1968, specialising in Australian architectural history. Saunders then moved to Sydney, where he was appointed senior lecturer at the Power Institute of Fine Arts at the University of Sydney (1968–77). In 1977 he authored *A Manual of Architectural History Research* for the Australian Heritage Commission. From 1977 until his death in 1986, he was Professor of Architecture at the University of Adelaide (Australian Dictionary of Biography 2012).

Saunders was editor of the *Historical Buildings of Victoria*, published in 1966 by the National Trust of Australia (Victoria). He became a leading figure in architectural education, establishing architectural history as a discipline, consecutively at the University of Melbourne, the University of Sydney and the University of Adelaide. In 1978 he became the second president of the Australian branch of ICOMOS (International Council on Monuments and Sites), and in 1985 was a founding member of the Society of Architectural Historians, Australia and New Zealand (Brine 2012).

Doreen Saunders

Doreen Annie Saunders (née Densham) was born in Melbourne on 28 February 1928, to Irene and Robert Densham (*Argus*, 24 March 1928: 13). She was educated at Hampton High School (*Age*, 25 March 1944: 8) and the University of Melbourne, graduating with a Bachelor of Architecture degree in 1951. While at university she met fellow undergraduate David Saunders, and they were engaged in 1951 (*Age*, 13 February 1951: 7). After their marriage Doreen and David designed their home at 92 Gatehouse Street. While raising four daughters, Doreen continued her interest in architecture, particularly the conservation of historic buildings.

After moving to Hunters Hill in Sydney in 1967, Doreen and David joined the Hunters Hill Trust, and Doreen became deeply involved in researching the history of Hunters Hill and the conservation of its historic buildings. Her sound research led her to warn local researchers against relying on the only published personal text of the nineteenth century relating to the area (Jules Joubert's nostalgic but factually unreliable *Shavings and Scrapes*). With David she produced a two-volume submission to Hunters Hill Council aimed at conserving the suburb's historic character (Maguire 2004).

Doreen was also an accomplished potter, and with fellow potter Julie Ingles built a kiln at the Saunders’s house at 10 Toocooya Road, Hunters Hill (Maguire 2004).

After David’s death in Adelaide in 1986, Doreen designed for herself a house that would display sound design principles, such as low scale and economical space and detail. Her house won an excellence award from Kensington and Norwood City Council in 1993 for ‘Best energy efficient conscious development of a single storey building’ (Maguire 2004).

SITE DESCRIPTION

The Saunders House at 90–92 Gatehouse Street, Parkville, is a two-storey residence that was built in 1962. It displays characteristics of the Modernist style, with subtle Brutalist references. It is located at the corner of Gatehouse Street and Morrah Street, overlooking Royal Park to the west and levers Reserve to the east.



Figure 10. Saunders House at 90–92 Gatehouse Street, Parkville, outlined in red. (Source: Nearmap, 2023, with GML overlay)

The house is a free-standing building on a narrow, rectangular corner allotment at the northeast end of a row of Victorian terrace houses. It is constructed of dark grey concrete bricks, and the main roof forms are clad in slate. The house is surrounded by a garden and brick-paved courtyard areas. It presents a form to Gatehouse Street that broadly reflects the formal typology of neighbouring terrace houses, but it is distinctly Modernist in design. Although detached, smaller, and possessing a deeper street setback in comparison to its neighbours, it similarly features a front façade bracketed by projecting wing-walls and an inset balcony at first floor level (Figure 11).



Figure 11. View of the Saunders House from Gatehouse Street (indicated by red arrow). The form of the house broadly reflects the formal typology of neighbouring terrace houses on Gatehouse Street. (Source: GML, September 2022)

The Morrah Street elevation is characterised by a large expanse of unadorned concrete brick wall, and a strong geometric form created by the opposing skillion roofs with clerestory windows, which is separated by a central flat-roofed form (Figure 12 and Figure 13). This elevation is the principal façade of the house. It features an off-centre entry porch with a cantilevered concrete slab canopy and a prominent, yellow-painted front door flanked by narrow sidelight windows of glass bricks. Early images of the house indicate that the door was originally painted this colour. Above this, below the shallow eaves overhang of the flat roof, is a highlight window divided into four equal bays.



Figure 12. View of the Saunders House from Morrah Street. (Source: GML, September 2022)



Figure 13. View of **the** Saunders House from Morrah Street. The rear elevation of the house is similar to the Gatehouse Street façade. The house has timber-framed windows throughout, and the balconies feature white-painted metal balustrades. (Source: GML, September 2022)



Figure 14. View of the Saunders House from Ievers Reserve. (Source: GML, September 2022)

There is a recycled cast-iron fence along the Gatehouse Street frontage and a recycled brick wall that extends along the Morrah Street frontage and rear (laneway) boundary. There is a crossover and roller door to the laneway. The rear courtyard is paved in brick and has a low wall that defines a raised garden bed. A garden, consisting of exotic plantings and semi-mature deciduous trees, wraps around the house from Gatehouse Street to the Morrah Street frontage.

INTEGRITY

When compared with photographs from the 1960s, the Saunders House appears to be highly intact externally, with very few changes to original or early fabric. Some changes include a glass block infill to the dining room window and front door sidelights, the insertion of a third window to the kitchen (facing Gatehouse Street), the replacement of louvred clerestory windows with single-pane sashes, the infill of one clerestory bay, and the installation of a roof-mounted air-conditioning unit. Overall, the building retains high integrity.

COMPARATIVE ANALYSIS

In the years following the Second World War, many Australian architects were influenced by the Modernist style that had emerged in Europe between the wars. They approached house design with optimism and innovation, despite material shortages and other restrictions that had been imposed during the war years. Modernism offered an alternative to most postwar houses being constructed at the time, which were simply scaled-down versions of their 1940s prototypes. The informality of open floor plans, and the relationship between interior and exterior spaces, all fitted comfortably in the Australian context. This, coupled with a simplicity of structure and minimisation of decoration, worked at a time when demand for housing was high, materials were in short supply and money to spend on houses was low.

In his 1947 book *Victorian Modern*, Robin Boyd drew specific attention to houses designed by architects as their own home. When designing for themselves, the architect was not constrained to the same extent by a client brief, and a more distinctive and unique expression could be explored (Heritage Alliance 2008: 22). Prominent examples of architect-designed-and-owned residences include Robin Boyd's own houses in Camberwell (1946) and South Yarra (1958), Peter McIntyre's house in Kew (1955), Neil Clerehan's house in South Yarra (1955 and 1964), David Godsell's house in Beaumaris (1960–61), and Ernest Fooks's house in Caulfield North (1964). The creative freedom and scope for innovation embodied in architect-designed-and-owned residences make them an important sub-typology in the development of local modern architecture. The relative freedom from design constraint meant that these houses, while crucibles for experimentation, were not necessarily replicated examples of any particular style. of the style.

Within the City of Melbourne, there are three examples of Modernist homes that can be compared to the Saunders House in terms of period, style, form and intactness. Two of these are architect-designed-and-owned residences. Given the relatively small pool of comparative examples, and because the comparative architect-designed-and-owned residences do not directly correlate in terms of date of construction and style, it is pertinent to look outside the City of Melbourne to other examples that compare to the Saunders House. The following examples have been used as comparators for the subject property:

Robin Boyd House II, 290 Walsh Street, South Yarra (VHR H2105 and HO453, City of Melbourne)

The Robin Boyd House II in South Yarra, designed in 1958, is of architectural significance as one of the most innovative houses built in Victoria in the postwar decades, and as one of the most important houses designed by prominent Melbourne architect and architectural critic Robin Boyd. Designed for himself and his family, it exemplifies many of the theories espoused in his extensive writings, and is an outstanding and unique example of his structural-functional architectural type. It clearly displays his

theory of a single controlling structural idea, in this case a highly innovative draped roof supported on cables, which encompasses a central courtyard and two distinct zoned areas, one containing a floating platform. The cleverly conceived courtyard house exhibits structural clarity, radical internal zoning, flowing spatial arrangements, and incorporates an inventive use of materials, detail and built-in furniture.



Figure 15. Robin Boyd House II, 290 Walsh Street, South Yarra, designed in 1958. (Source: Heritage Victoria)

Fenner House, 228 Domain Road, South Yarra (VHR H2350 and HO1232, City of Melbourne)

Designed by architect Neil Clerehan in 1964, Fenner House is architecturally significant as one of the most celebrated of the Modernist houses built in Melbourne during the postwar period. The Fenner House is a small three-bedroom residence, orientated to the northern rear of the block, with an asymmetrical, balanced arrangement of blank concrete brick walls that face the street frontage. The simple plan includes two small internal courtyards and a small rear garden. This eliminates the need for side windows and enables all main rooms, including bedrooms, dining room, living room and kitchen, to receive north light via full-height sliding aluminium doors. It is notable as an early and highly influential townhouse design on a confined suburban site. The Fenner House design brought together characteristics such as an emphasis on privacy, restrained detailing, and the use of minimal building materials and finishes.



Figure 16. Fenner House, 228 Domain Road, South Yarra, designed in 1964. (Source: Heritage Victoria)

Clerehan House II, 90–96 Walsh Street, South Yarra (recommended significant to HO6 South Yarra Precinct in the South Yarra Heritage Review)

Clerehan House II in South Yarra was designed by architect Neil Clerehan in 1967 as his own home. The residence is said to be the second family house design of Clerehan’s sole practice, which spanned the period 1964–80. Clerehan House II is a two-storey, flat-roofed building constructed of silvery grey concrete blocks. Sited on a narrow strip of land with two street frontages, Clerehan designed a contemporary terrace house that faces north, blocks out the western sun, and incorporates 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.



Figure 17. Clerehan House II, 90–96 Walsh Street, South Yarra, designed in 1967. (Source: GML, 2020)

Fletcher House, 8 Avonbury Court, Brighton (HO410, City of Bayside)

The Fletcher House in Brighton, built in 1969, is of local aesthetic significance. The house is one of several mid-twentieth century, architect-designed buildings in the municipality, reflecting contemporary design of the period. The house is an important late work of notable architect and critic Robin Boyd; an important feature is its courtyard planning and the division of functions within separate skillion-roofed, shed-like wings.



Figure 18. Fletcher House, 8 Avonbury Court, Brighton, designed in 1969. (Source: City of Bayside)

Leonard French House, 22 Alfred Street, Beaumaris, City of Bayside (HO405)

The Leonard French House in Beaumaris, designed by John Baird in 1973, is of aesthetic and historical significance. It was designed as a house and studio for the important twentieth-century stained glass artist Leonard French. The two-storey detached building is constructed of concrete block with a steel deck chamfer roof. It is monumental in scale and has been described as ‘fortress-like’ in appearance. The rather austere exterior is dictated by the complex requirements for the house to serve both the functions of home and studio/workplace. The need for the control of light and maximum wall/display areas resulted in the minimal use of windows in the north-facing front façade. A small balcony and courtyards extend the internal spaces to the outside, and allow light into the living areas. Clerestory windows are used along the upper gallery, in the studio and work spaces. The house is one of many postwar architect-designed buildings constructed in Beaumaris. It is a substantially intact and good example of contemporary residential design of the 1970s. The house is important as the winner of the RIAA Bronze Medal for 1973 House of the Year.



Figure 19. Leonard French House, 22 Alfred Street, Beaumaris, designed in 1973. (Source: National Trust of Australia (Victoria))

Coakley House, 4 The Avenue, Hampton, City of Bayside (HO611)

The Coakley House, designed by architect Peter Crone in 1975, is of aesthetic significance. The principal materials are concrete block (now cement-rendered), natural galvanised steel decking, angled glazing and limited timber. All the materials are hard-wearing and suggest a non-suburban industrial vernacular of steel and concrete. It has a ‘dumbbell’ plan, which reduces the building footprint on the site, and there is a sculptural manipulation of the volumes. Crone received an RIAA award in 1976 for this house. While there is no available image of the house, it can be viewed: [here](#).

The Saunders House is a refined example of a Modernist, architect-designed-and-owned residence. It compares favourably to the above examples and exhibits key elements of postwar housing typologies; most notably in its response to its site, informality in planning, expressed structure and bold use of geometric forms.

Within the City of Melbourne, the Saunders House compares well with other Modernist examples, including Robin Boyd House II (1958) (HO453 and H2105), Fenner House (1964) (HO1232 and H2350) and Clerehan House II (1967) (recommended individually significant to HO6), all situated in South Yarra. Like the Saunders House, these examples express sophisticated planning, formal composition and a simple materials palette, such as an emphasis on unadorned walls. In the case of the Saunders House, its formal composition is distinguished through its careful consideration and manipulation of the Victorian-era terrace typology, which characterised the established urban context of South Parkville. Because of planning regulations, the house could be no more than 5.5 metres wide on a block 10 metres wide. As a result the Saunders used a skillion roof and stepped back levels, creating a sloping frontage to fit within the urban terraced context. The roof is split in the middle to allow for additional windows, and natural light to flow into the tightly planned interiors. David and Doreen Saunders’s appreciation of architectural history—and in particular David’s Masters thesis work on Victorian terrace housing in Melbourne—also likely influenced this design, as he noted in 1967 that the use of two opposing skillion roofs was a choice that ‘came from thinking about the task of designing a terrace house’ (*Architecture in Australia*, June 1967: 446–449).

The Saunders’s considered site response results in a sculptural silhouette that, when coupled with the unadorned concrete brick exterior, compares in formal and material terms with examples such as Fletcher House, Brighton (1969) (HO410), Leonard French House, Beaumaris (1973) (HO405), and Coakley House, Hampton (1975) (HO611). However, the Saunders House is a significantly earlier example and, while reflective of later style trends, these features more closely reflect the specific planning constraints and established urban context which the Saunders were tasked to design within. Furthermore, the form and materiality of the Saunders House foreshadows Brutalist characteristics, which were emerging in British architecture at the time that David Saunders was undertaking the Nuffield Dominion Travelling Scholarship in England. This is consistent with other architect-designed-and-owned residences that do not directly correlate in terms of the date of construction and style.

Overall, the Saunders House is a fine and largely intact example of a Modernist, architect-designed-and-owned residence.

ASSESSMENT AGAINST CRITERIA

CRITERION A

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes (front door)
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	Yes (salvaged-brick fence at Morrah Street and salvaged wrought-iron fence at Gatehouse Street)
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

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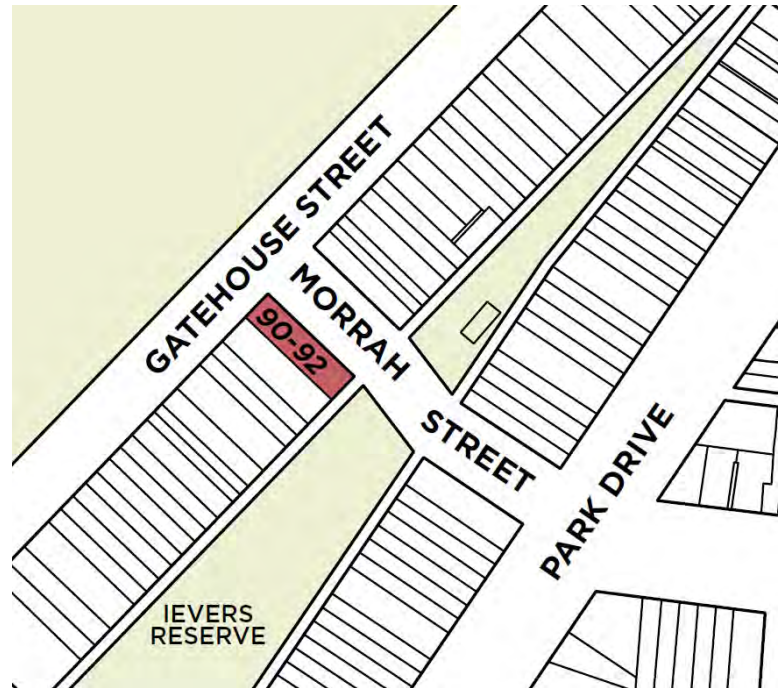
PREVIOUS STUDIES

Parkville Historic Area Study 1979 (Jacobs, Lewis, Vines Architects and Conservation Planners), Building Identification Forms 1985 Gould M Architects, Parkville Conservation Study 1985 (Nigel Lewis and Associates)	Ungraded
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STATEMENT OF SIGNIFICANCE: Saunders House, 90-92 Gatehouse Street, Parkville

Heritage Place: Saunders House

PS ref no: HO1435



What is significant?

The Saunders House at 90–92 Gatehouse Street, Parkville, built in 1962, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original external form, materials and detailing
- high level of integrity to its original design
- original pattern of fenestration including clerestory, highlight and sidelight windows
- prominent, yellow-painted front door
- original salvaged-brick and wrought-iron fence.

More recent alterations and additions, including the glass block infill to the dining room window and front door sidelights, the insertion of a third window to the kitchen (facing Gatehouse Street), and the roof-mounted air-conditioning unit, are not significant.

How it is significant?

The Saunders House at 90–92 Gatehouse Street, Parkville, is of representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The Saunders House is of representative significance as an example of a largely intact Modernist house. Key design elements representative of the style include its response to its site, informality in planning, expressed structure, use of unadorned materials, and bold geometric forms. (Criterion D)

The Saunders House is of aesthetic significance as the only residential design by David and Doreen Saunders. Designed as a home for the Saunders family, it demonstrates careful consideration and manipulation of the terrace typology. The skillion roof and stepped-back levels create a sloping frontage that reflects the established Victorian-era terrace house typology in Parkville, in order to conform with the strict planning regulations of the compact urban block at the time. The roof is split in the middle to allow for additional windows, so that natural light flows into the tightly planned interiors. The Saunders House received critical praise from peers and the general public, including architect and academic Dr Reyner Banham, who defined the term 'New Brutalism' in 1955, and architecture critic Neville Quarry, who celebrated the design in 1967 as 'modern un-imitative architecture'. (Criterion E)

The Saunders House is significant for its association with the well-regarded architectural historian David Saunders. Saunders was a seminal figure in the study of nineteenth-century Australian architecture, completing his thesis work on the architectural work of Joseph Reed and terrace housing in Melbourne, and was an early advocate of heritage conservation. Saunders was a graduate of the University of Melbourne, and lectured at the university from 1956 to 1968, during which time he designed and built the Saunders House with his wife Doreen for their young family. (Criterion H)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Marjilone

STREET ADDRESS: 46–56 Manningham Street, Parkville

PROPERTY ID: 106420



SURVEY DATE:	July 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed
DESIGNER / ARCHITECT / ARTIST:	Harry R Johnson	BUILDER:	J.A Trencher
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1941–1943

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes 3.6.3 Development of flats

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

'Marjilone' is a block of flats built in 1941–43 to a design by prominent local architect, and later mayor, Harry 'Ray' Johnson. It is a substantial three-storey tan brick structure on clinker brick foundations, and with Moderne detailing. It is located on an irregular lot on the northern side of a bend in Manningham Street. The building has an asymmetrical H-shaped plan with faceted elevations. There is an integrated courtyard facing towards the rear, which appears to be uncommon in Melbourne. The building demonstrates a high degree of external integrity and intactness, retaining much of its original form, fabric and design. Historically, it reflects changing preferences in fabrication, and the effects of shortages of materials and wartime austerity in the Melbourne context. It incorporates key Moderne characteristics, including the juxtaposition of horizontal and vertical motifs, the use of decorative brickwork, bold panels of glazing, and curved balconies with tubular balustrades to the interior courtyard. Its overall presentation is historically and aesthetically representative of innovative design solutions in the early 1940s.

HISTORICAL CONTEXT

West Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

West Parkville is situated between Flemington Road and the west boundary of Royal Park. The development of West Parkville was influenced by a number of factors, primarily by the reservation of Royal Park by 1854, and soon after that the reservation of a site for the Anglican Church. The residential and commercial development of West Parkville was constrained by the presence of Royal Park on the east and the Moonee Ponds Creek on the west.

By 1855, with the church reserve set aside, Church Street and Mannington Street took shape, with Southgate Street providing access to Royal Park from Flemington Road. In 1866 an area of land incorporating the church reserve and adjoining Royal Park on the east—and bounded by Southgate Street in the south and Moonee Ponds Creek on the north and west—was alienated from the park and subdivided for residential development (Noone 1866). This subdivision comprised a series of long parallel allotments that fronted Manningham Street and had backed on to the Moonee Ponds Creek (Figure 20).

In 1879 a railway line was constructed through Royal Park, which passed through the West Parkville area via a rail bridge across Manningham Street. Development was more concentrated in the southern area of West Parkville, where house blocks were smaller and more concentrated. There was limited further subdivision of the long allotments in the northern section of West Parkville, probably on account of the low-lying land that was swampy in parts and probably prone to flooding from the Moonee Ponds Creek. In an aerial photo dated 1951 these long allotments of the 1866 subdivision remain visible. In the 1960s, land on the western side of the 1866 subdivision was acquired for the construction of the Tullamarine Freeway, carried out by the MMBW; the freeway was officially opened in 1970. This shortened many of the long allotments. From the 1970s onwards the northern area was further developed with high-density housing, including flats, apartments and townhouses.

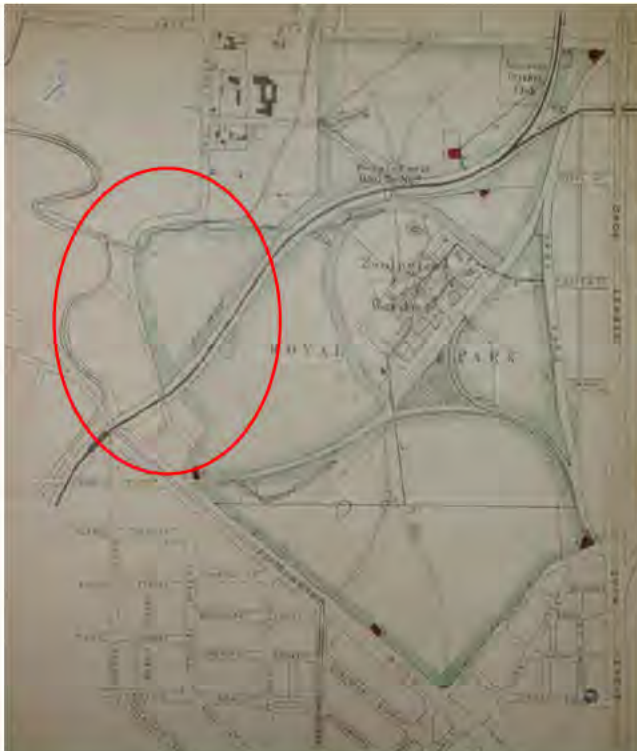


Figure 20. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was constructed in Collins Street in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O’Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly of two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn in 1929 (O’Hanlon 2008). While flats were favoured by single people or young couples, they also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009: 145). Some flats in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. Flats in Parkville catered to wealthier middle-class families and professionals, often offering spacious modern accommodation with a choice in smaller bachelor flats or larger apartments for families. The 1929 Depression made it unfeasible for many households to run a grand home on a large estate, and by the 1930s, many large older residences in Melbourne had been divided into flats.

Flats continued to grow in popularity throughout the 1930s and early 1940s and allowed for the efficient utilisation of irregular lots and the residue lands of twentieth-century subdivisions. Throughout the 1930s there was a growing interest in health and wellbeing, and flat design responded to these

ideas, often incorporating integrated courtyards or stepped balconies to provide access to natural light for residents. While flats in more modest areas continued to present in simple, rectangular forms with restrained detailing, in wealthier areas, the design and form of new buildings expressed the latest social and aesthetic trends. However, by the early 1940s, the economic effects of the Depression and wartime austerity had greatly impacted both the design and fabrication of flats. Shortages of labour and building materials—diverted to the war effort—further restricted flat design, even for those with the available funds. Increasingly throughout the war, builders and developers required permits to undertake new developments. As such, flat development slowed throughout the Melbourne area. The wartime flats that developed in more affluent areas often showed the continued interest in architectural styles of the interwar period, balanced with the economic and practical considerations of the times. They retained an interest in the health and wellbeing of residents, as well as the continued desire for functionality and modern amenities.

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The subject site is part of Crown Allotment 3, Section 98, near Flemington Road, Parish of Jika Jika.

Manningham Street was formed by the City of Melbourne in 1878. In that year, the Rate Book records Robert Thornton as the owner and occupant of a six-roomed timber house, stable and offices. The house and structures on the site (then 64 Manningham Street) are shown in the City of Melbourne Detail Plan No. 1143 prepared by the Melbourne and Metropolitan Board of Works in 1903 (Figure 21). The site comprised two allotments on separate titles.

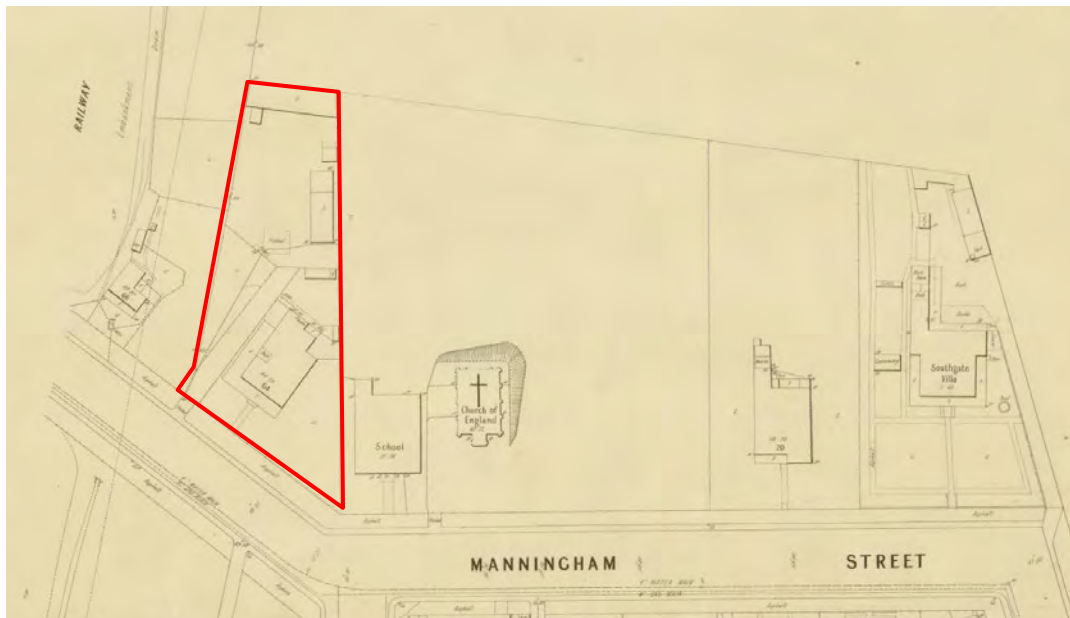


Figure 21. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1143, showing the subject site. (Source: MMBW, with GML overlay)

Robert Thornton was described in the rate book as a carrier. He owned and occupied the larger allotment in the six-roomed house (called 'The Elms') until his death in 1916. Probate of his will was

granted to The Trustees Executors and Agency Company Limited in 1917. The executors conveyed the two allotments in January 1919, to Caroline Thornton (LANDATA, CTs Vol 3228 Fol 566 and Vol 1568 Fol 526).

In June 1921 she sold the allotments to the incumbent resident, James Sinclair McCrae (LANDATA, CTs Vol 4175 Fol 807). McCrae owned and occupied the site, then known as 64 Manningham Street, until May 1940, when it was transferred to Vera Rose Currie and Alexander Currie, clerk of works, both of 80 Wills Road, Hampton. Two months later it was transferred to Hettie Irene Williams of Caulfield.

Building Application No. 21544 was lodged with the City of Melbourne on 27 September 1940, to erect residential flats on the site at an estimated cost of £14,000. Architectural plans were submitted for the proposed flats on 7 July 1940, and further plans were submitted on 27 September in the same year. The plans were created and submitted by Harry R Johnson, a registered architect. Schematic drawings were submitted by JA Trencher, a builder based in Caulfield.



Figure 22. Detail from the 1940 architectural plans, showing the front elevation. (Source: PROV, City of Melbourne Architectural Plan)

The timber house and stables on the site were demolished by 1941, in order to make way for the new block of flats. In August 1941, the City of Melbourne approved Building Application No. 2664 for a fence at 46–58 Manningham Street. The completed block of flats was named ‘Marjilone’.

The flats, numbered 46/58 Manningham Street, were first listed in the 1943 Rate Book, in the ownership of Hetty [sic] Irene Williams. The rate book described the building as comprising brick flats, each of four rooms, and included the names of each of the tenants of the 18 flats.

77	Ryan William Patrick	Williams Betty Irene	46/58 Manningham St	Pls Flats ca 48	N ^o 1	88	88
78	Keeble Thomas Stuart	Williams Betty Irene	46/58 Manningham St		2	78	78
79	Forbes Sarah Caroline	Williams Betty Irene	46/58 Manningham St		3	78	78
4080	Gillard Claude	Williams Betty Irene	46/58 Manningham St		4	80	80
81	Bishop Arthur	Williams Betty Irene	46/58 Manningham St		5	88	88
82	Dalton Patrick James	Williams Betty Irene	46/58 Manningham St		6	78	78
83	Banks Frank	Williams Betty Irene	46/58 Manningham St		7	78	78
84	McCready Leonard Douglas	Williams Betty Irene	46/58 Manningham St		8	80	80
85	Brown Norman John	Williams Betty Irene	46/58 Manningham St		9	88	88
86	Ellis William J	Williams Betty Irene	46/58 Manningham St		10	78	78
87	Hobbs Thomas	Williams Betty Irene	46/58 Manningham St		11	78	78
88	Anderson Alexander Edmund	Williams Betty Irene	46/58 Manningham St		12	80	80
89	Noble David Dryburgh	Williams Betty Irene	46/58 Manningham St		13	88	88
4090	Kawlands Joyce Kawlands Jerry	Williams Betty Irene	46/58 Manningham St		14	80	80
91	Barnett Elvie	Williams Betty Irene	46/58 Manningham St		15	88	88
92	Sutton Laurence	Williams Betty Irene	46/58 Manningham St		16	80	80
93	Brown James Samuel	Williams Betty Irene	46/58 Manningham St		17	88	88
94	Glenn David	Williams Betty Irene	46/58 Manningham St		18	80	80

Figure 23. Extract from the 1943 rate book showing the owner and occupants of 46–58 Manningham Street. (Source: PROV, City of Melbourne rate book, 1943)

Williams retained ownership of the subject site until 1968, when she conveyed it to Douglas Victor Ray of Colac, chemist (CT Vol 4175 Fol 807). A building application was submitted to City of Melbourne in October 1970, for ‘alterations to a block of flats’ estimated to cost \$6000 (MBAI, Application No. 4735).

The property changed ownership in September 1976 to Husway Nominees Pty Ltd and Concorde Pacific Holdings Pty Ltd, as tenants in common in equal shares. The following year, each of the flats and common areas in the block were registered on Registered Plan 10622 and in Certificates of Title Vol 9234 Fols 821–856.

Ray Johnson

Harry Raymond ‘Ray’ Johnson (1892–1954) was the son of architect Harry MG Johnson (1867–1931). He was articled to his father as an architect in 1915, working from their practice in Milton Street, Elwood (Petersen 2009, chapter 43). Ray Johnson worked extensively in suburban Melbourne (particularly in St Kilda), and by the 1920s the practice was growing. He worked in designing residential and commercial flats, private homes, hotels and public buildings including the Richmond Town Hall (1935). Following the death of his father, he established his own practice, and throughout the interwar period he designed a large number of flats in a variety of styles including Art Deco, Moderne, and Mediterranean/Spanish Mission Revival (such as the Rialto flats at 26 Mitford Street, St Kilda). He was later elected councillor for the City of St Kilda, West Ward (1931–40), and was later mayor in 1932–33. In 1946, he began working with Mordechai Benshemesh, continuing to design flats throughout the Melbourne area, but retired soon after in 1948.

SITE DESCRIPTION

Marjilone at 46–56 Manningham Street, Parkville, is a three-storey block of flats built during World War II with Moderne detailing. It is on the eastern side of Manningham Street, opposite Plover Lane, and bordering the grounds of Royal Park to the rear.



Figure 24. Aerial view of the building in April 2022, showing the irregular shape of the site, and Manningham Street to the left of the image. The approximate boundary of the property is indicated in red. (Source: Nearmap, with GML overlay)

The property is on an irregularly shaped lot oriented southwest to northeast. The lot tapers to the rear, where it is enclosed by a timber fence. The site comprises the flats, situated along the southwestern portion of the site, with a shallow garden to the front, and a carpark with an ancillary garage to the rear. The flats form an asymmetrical H-shape. With its integrated courtyard to the rear, the design represents an evolution of the popular U-shaped plan of flats in the 1930s. Two largely rectangular wings of unequal size are oriented southwest to northeast, connected by a narrow link containing the building entry (Figure 24). The southern wing is larger than the northern one. The building fronts Manningham Street to the west, and has a shallow setback from the public footpath.



Figure 25. The primary (western) elevation. (Source: GML Heritage, 2022)



Figure 26. The western elevation of the connecting bay. (Source: GML Heritage, 2022)



Figure 27. The western elevation of the southern wing. (Source: GML Heritage, 2022)



Figure 28. View across the western elevation, showing the front garden. (Source: GML Heritage, 2022)



Figure 29. The western elevation from the northwestern corner of the site. (Source: GML Heritage, 2022)



Figure 30. View of the rear parking area looking east; trees in Royal Park are visible in the background. (Source: GML Heritage, 2022)



Figure 31. The rear parking area, showing the position of the garage. (Source: GML Heritage, 2022)

The walls are tan face brick on a clinker brick base, and the roof is hipped and clad with tiles. The roof has overhanging eaves with painted timber soffits. The building shows the influence of the Moderne style in its geometric modulation of form and elevational interplay of vertical and horizontal motifs. The primary elevations feature a series of projecting, rectangular bays which are visible from the public realm. This variation in form creates visual dynamism in a building that is otherwise restrained in terms of its detailing.

The recessed connecting link forms the primary entrance of the building. It is reached by a concrete path leading to a concrete staircase with restrained Moderne balustrades. Its street-facing façade has a strong vertical emphasis and three columns of vertical glazing above the doorway. The doorway features timber-framed double doors below a simple, rectilinear awning with the building name 'Marjilone' emblazoned in cursive script. To either side of the doors, and above the columns of glazing, is decorative tapestry brickwork.

The original fenestration has been retained, with every level of each bay featuring wide, rectangular, timber-framed panels of glazing, with decorative timber mullions and a single, central casement window. The windows have a simple brick sill, and are typically Moderne in style. It appears a small number of glazed panels have been replaced, but this has been done sympathetically and does not detract from the character of the design. A series of decorative brick courses are articulated across the

façades, following the lines of these windows, providing the primary ornamentation of the building. This creates a bold horizontal motif that invokes a sense of dynamism in the design.



Figure 32. View of the central courtyard, looking west. (Source: GML Heritage, 2022)



Figure 33. View of the central courtyard looking east. (Source: GML Heritage, 2022)

The two principal residential wings face in towards a central courtyard, within the rear section of the H-plan. The elevations facing this courtyard feature a similar design to the primary façades, with walls of tan brick on a clinker brick base, and decorative brick courses across the façades. All three floors are residential, with apartments on the ground floor. The elevations are characterised by a series of projecting bays, with curved, Moderne balconies to the upper floors of the southern wing. These balconies feature tubular metal balustrades that reference Ocean Liner detailing. One of the projecting bays, to the east of the southern wing, houses a set of stairs that provides access to the upper storeys. The windows generally match the form and design of the windows on the primary elevations, with panels of vertical glazing to some of the projecting bays. A small number of these windows have been replaced with contemporary glazing; however, the original window openings have been retained. The central courtyard is largely paved with exposed aggregate concrete, and is flanked by shallow planted garden beds that follow the contours of the building. Secondary access to the building is available through a set of timber-framed double doors to the rear (east) of the central wing. This doorway opens into a foyer, where concrete stairs with tubular metal handrails lead to the upper floors.

The rear (eastern) walls of the two principal residential wings are of clinker face brick and have a simple design. The fenestration of each storey of the southern wing comprises one narrow vertical

opening and one square opening, each having timber-framed casement windows with decorative mullions and brick sills. On the upper storeys of the northern wing, there are corner windows that match the design of windows facing the courtyard. Attached to the ground floor of the northern wing is a simple, single-storey addition that projects to the east. This component is similarly constructed of clinker, with a skillion roof and timber doors, and appears to house a communal laundry room.



Figure 34. The eastern elevation of the building. (Source: GML Heritage, 2022)



Figure 35. The northern elevation. (Source: GML Heritage, 2022)



Figure 36. The southern elevation and driveway. (Source: GML Heritage, 2022)

The northern and southern elevations demonstrate two different façade treatments. The western portions of each have a similar finish to the primary elevations, featuring a combination of tan and clinker bricks with decorative bands of brickwork. To the rear, and generally not visible from the public domain, the walls are of clinker brick with no decorative courses. A series of early and contemporary pipes and services are attached to the walls, detracting from the presentation of the elevations.

Along both the northern and southern elevations there are two styles of casement windows. These windows demonstrate a similarly restrained Moderne style through the use of decorative mullions, but they are narrow and vertical in form and have either one or two columns of patterned glass. The single-column windows are set on a diagonal. All windows have brick sills. Towards the rear of the building, there are balconies of tan brick and concrete that house stairs to the upper levels.

The front of the property boundary is bounded by a simple brick fence constructed in stretcher bond brickwork, with a decorative course of header bond at the top. There are two openings to provide pedestrian access to the building, and slots for mail on either side of the central opening.

To the north and west of the building is a landscaped garden. The front garden comprises a central grassed area, with rows of plantings and shrubs along the frontage of the building and the rear of the fence. A concrete path runs through the garden along the northern boundary, shaded by mature tree plantings. There is a concrete driveway along the southern boundary. To the rear, the carpark is paved with concrete slabs. The ancillary garage building is in the northeast corner of the site. It is rectangular in shape, and constructed of clinker face brick with a flat, sheet metal roof, and has timber double doors.

INTEGRITY

Marjilone at 46–56 Manningham Street, Parkville, is highly intact externally; very few changes are visible to the original fabric. The building retains its original plan and form as a substantial three-storey block of flats designed in a restrained Moderne style. Significant original details include the asymmetrical H-shaped form of the building with an integrated central courtyard to the rear. The façade has combination of tan and clinker brick and decorative courses and includes decorative brickwork to the entry area. The building retains its original fenestration pattern, and typically Moderne details such as the original windows (including panels of vertical glazing), curved balconies and handrails, and tubular metal balustrades. Some interior details in common areas also appear to be highly intact, including the original staircases and handrails.

Changes to the building include the alteration of some windows by the replacement of original glass with contemporary glazing, the addition of pipes and services, and new plantings in the central courtyard and surrounding garden beds. Changes to the windows, however, have been completed with sympathetic materials, and pipes and services are largely not visible from the public domain. As such, these changes are minor and do not adversely affect the integrity of the place, or its presentation to the street.

Overall, the building has a high degree of external integrity.

COMPARATIVE ANALYSIS

The interwar period saw a movement towards higher-density inner-city living and a consequent rapid increase in the number of flats constructed. Many blocks of flats replaced earlier residences, or were built on land that had been separated from former Victorian-era estates. Although flats were once seen as traditionally workers' housing, the emergence of new design principles based on health and wellbeing, and a new attention to architectural design, made them a stylish and affordable form of accommodation for the middle classes in Melbourne's inner suburbs. More luxurious flats were built in affluent suburbs such as South Yarra, Toorak and Albert Park during the interwar period. These flats were spacious, often consisting of three or more rooms, and had well-designed landscape settings and refined architectural detailing. In the early war years of the 1940s, flats continued to grow in popularity, and in areas such as Parkville, where available land was at a premium, they provided a solution to maximising the number of dwellings on the small parcels of land available. However, the limited availability of materials and increasing wartime austerity meant that the ornamentation and fabrication of blocks of flats became more restrained. Marjilone, which replaced a house and was one of the most substantial constructions of the wartime period in the Parkville area, typifies this phenomenon. Despite its substantial size and considered design, the ornamentation is largely limited to decorative brickwork and decorative mullions on the windows; there are few timber or steel elements.

Throughout the interwar and early wartime periods in Melbourne, the rapid development of flats led to the use of a range of architectural styles and plans. Moderne architecture, fashionable between the late 1920s and the early 1940s, favoured geometric built forms, including sheer wall planes, curved corners and copings, and the interweaving of geometric volumes and surfaces. Articulation of forms was achieved through an interplay of horizontal, vertical or diagonal compositional emphasis. Although earlier interpretations of the Moderne style incorporated decorative detailing such as rendered panels,

timberwork, and glass bricks, restrictions on materials impacted designs during wartime, resulting in more restrained ornamentation. Within the City of Melbourne, there are few comparable examples of wartime flats in the Moderne style that are situated in heritage overlays. Early flats built in the 1920s and early 1930s designed by Ray Johnson are represented in heritage overlays but his later designs featuring Moderne designs are less so. Examples of the small number of his later Moderne flats that are included in heritage overlays are discussed below.

Late interwar and early wartime flat buildings with Moderne detailing

'Park Court', 283–291 Royal Parade, Parkville (Recommended as Significant in the Parkville Precinct of this Review)

Constructed in 1936–37 to a design by Bruce and Gordon Sutherland, 'Park Court' has an elongated U-shaped form around an integrated central courtyard. The wings of the building are largely rectangular in plan and are characterised by their Moderne detailing, including the use of curvilinear balconies on the primary, triple-fronted, elevation, with horizontal motifs in the treatment of the façades (including the bold rendered panels and decorative mouldings), rendered chimneys, and metal balustrades and handrails. Park Court demonstrates a high degree of integrity, retaining much of its original form, fabric and setting. The U-shaped plan is typical of the 1930s, emblematic of the interest in natural light and health that emerged in this period. The courtyard at Park Court faces Royal Parade and thus has views to and from the street. In contrast, the H-shaped form and integrated courtyard of Marjilone, while clearly informed by such precedents, has the courtyard to the rear, concealed from public view and so providing greater privacy for residents. Park Court was built before the Second World War, so its design and construction were not influenced by wartime restrictions; and it is on the prominent Royal Parade boulevard, an area of Parkville generally associated with more affluent professionals. Its design is comparatively grander than that of Marjilone, incorporating a greater use of render and timber. However, both properties demonstrate a typically Moderne emphasis on the interplay of horizontal and vertical motifs, and both incorporate a central, vertical bay to house the primary entrance.



Figure 37. Park Court, 283–291 Royal Parade, Parkville. (Source: GML Heritage, 2022)

43 and 45 Westbury Street, St Kilda East (Significant to H06: St Kilda East Precinct, City of Port Phillip)

43 and 45 Westbury Street are a pair of buildings designed by Archibald Ikin, and constructed by Lydster Brothers in 1939. The original design included maisonettes for the owners of the building to the rear (since replaced by additional flats) and two three-car garages. The buildings have a more traditional rectangular form, and the influence of the Moderne style is seen through the detailing. Like Marjilone, the Westbury Street properties emphasise horizontality through the use of decorative bands across the primary façades, although at Westbury Street this is achieved through bold bands of render that contrast starkly with the face brick, which is more striking from the street. By contrast Marjilone, with its more restrained detailing, demonstrates the relative austerity of the wartime period. The Westbury Street properties include further references to the Moderne style through the use of an oculus, or porthole window, and a bold rendered chimney. Marjilone demonstrates a similarly restrained, but more consistent interpretation of the Moderne style through the use of curved balconies, tubular balustrades, and projecting bays. The two buildings at Westbury Street were designed to have a visual relationship with the properties facing each other across a central driveway, much like the subject building, which has two wings that face each other across a courtyard.



Figure 38. The flats at 43 and 45 Westbury Street, St Kilda East. (Source: City of Port Phillip, via Hermes Orion, 199766)

Flats and maisonettes, 41 Eildon Road, St Kilda (Contributory to H05: St Kilda Hill Precinct, City of Port Phillip)

The flats at 41 Eildon Road were constructed in 1941 to a design by Gordon and Bruce Sutherland. The flats were constructed for S Aloni, and a special building consent permit was required due to wartime restrictions. It is largely rectangular in form, and like Marjilone, is constructed of pale brick on a darker brick base. It has a low-pitched, hipped and tiled roof. It is also characterised by its angularity that includes modulated bays projecting and receding across the primary, southern elevation. Both properties feature a bold fenestration pattern, with near identical windows. However, whereas

Marjilone incorporates decorative brickwork across the façades and has an ornate central bay, the ornamentation of 41 Eildon Road is centred around two projecting bays that have narrow, vertical panels of glass bricks and stepped, Art Deco style parapets of masonry above. A similar projecting bay and parapet faces Grey Street on the eastern elevation. The southwestern-most apartments have two simple, rounded balconies. There are a number of similarities between the design and fabrication of the two properties, both demonstrating a restrained interpretation of the Moderne and the popularity of pale brick for early 1940s flats. The two buildings are good examples of their type, but Marjilone is a stronger example of the Moderne style, and shows a greater degree of decorative detail.

[Non-copyrighted image not available: <https://goo.gl/maps/wyBBzoLCAY3mvtKW8>]

'Lynbrae', 193 Fitzroy Street, St Kilda (Significant to HO5: St Kilda Hill Precinct, City of Port Phillip)

'Lynbrae' is a substantial three-storey block of flats that was constructed in 1940 (Robert Peck von Hartel Trethowan 1992). It occupies a narrow, rectangular lot and demonstrates the typical U-shaped plan with an integrated central courtyard, a feature that grew in popularity during the 1930s, and influenced the H-shaped plan of Marjilone. As seen for other 1930s developments, the courtyard at Lynbrae faces the street, whereas the courtyard in Marjilone is oriented to face the rear, and as such is wholly private. The primary, northwest elevations of the two principal bays of Lynbrae are triple-fronted and characterised by curved façades. Each wing features a central projecting bay with a vertical column of glass bricks. Horizontal panels of glazing and render contrast the central bay from the surrounding bays. As in Marjilone the Moderne influence is seen in this interplay of horizontality and verticality, but at Lynbrae is further defined through the use of tubular metal balustrades and curved balustrades influenced by the Moderne Ocean Liner style. Like Marjilone, Lynbrae has a recessed central bay that houses the primary entrance, and decorative columns of vertical glazing. Although the primary elevations of Lynbrae are more striking, with greater decorative detail, they do not incorporate the use of projecting bays that is seen at Marjilone. Despite these differences, both properties are excellent examples of the late interwar Moderne style.

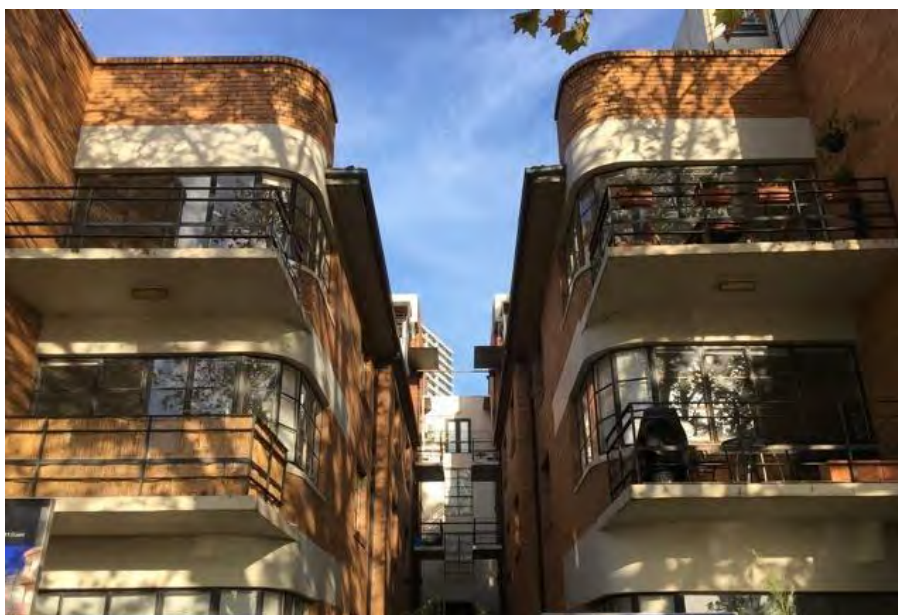


Figure 39. Lynbrae, 193 Fitzroy Street, St Kilda. (Source: City of Port Phillip, via Hermes Orion)

Eden Kyle Flats, 30 Verdant Avenue, Toorak (Recommended as Significant in Residential Flats in the City of Stonnington, City of Stonnington)

'Eden Kyle' is a two-storey residential building comprising four maisonettes, constructed in 1939 to a design by Stuart W Hall. The building is a good example of the Moderne style, incorporating curved façades and windows, steel handrails and a prominent 'prow' parapet. The building features a stepped façade on the primary elevation that creates visual interest through the undulation of the projecting bays. As in Marjilone, the design places great emphasis on the use of horizontal lines, with this motif carried through to the window panels and rows of decorative brickwork articulated across the façades. At both properties, the hipped roof is not concealed by parapets, being clearly visible from the street. Further, both properties are later examples of the Moderne style, showing the movement towards creating visual interest through complex modulation of elevations. They both apply brick rather than render to add detail, demonstrate the popularity of clinker brick and varying types of brick to create visual contrast. Eden Kyle shows a greater use of Moderne Ocean Liner elements, emphasising the curved windows and metal balustrades of the balconies. Although Marjilone has curved balconies, they are restricted to private areas facing the courtyard, with the emphasis instead being placed on angular geometry. While Eden Kyle is an excellent example of its type, its setting has been disrupted by alterations and additions to the parking area at the front of the property, with views to the site disrupted by fencing and landscape planting; the gardens of Marjilone continue to provide an understanding of its historical character.



Figure 40. Eden Kyle, 30 Verdant Avenue, Toorak. (Source: Hermes Orion, 165704)

Moderne flats designed by Ray Johnson

Flats, 44 Southey Street, Elwood (Recommended as significant in 'Residential Flats in the City of Stonnington' (Context, August 2012))

44 Southey Street in Elwood comprises a three-storey block of flats with elements of the Moderne style. The flats were constructed in c1946 to a design by Ray Johnson. Like Marjilone, the building is

on an irregular lot (although at a corner rather than a bend in the road); however, whereas the form of Marjilone responds to the shape of the lot, the Southey Street flats are largely rectangular with projecting bays to the south. The external walls are pale brick and demonstrate a similar fenestration and window form to Marjilone. The design similarly focuses on horizontal motifs with bands of decorative face brick and render that is articulated across the façades. The Southey Street flats are on a corner that faces the intersection to the west. Two bold curved balconies at the building's corner, typical of the Moderne style, face this intersection. Where Marjilone is designed to be viewed from multiple angles, the ornamentation of the Southey Street flats is predominantly directed towards this corner, and the remaining areas are relatively restrained in design.



Figure 41. Flats, 44 Southey Street, Elwood. (Source: City of Port Phillip via Hermes Orion)

'Raeburn', 22 Charnwood Crescent, St Kilda (Contributory in HO6 St Kilda East Precinct, City of Port Phillip)

'Raeburn' comprises a three-storey block of flats constructed in 1938 to a design by Harry R Johnson. At that time, Johnson was the owner of the flats. It is unclear whether the building was designed as a speculative development. The property occupies a substantial, irregularly shaped lot on a curve in Charnwood Crescent. Unlike Marjilone, Raeburn does not respond to the size and shape of the lot, and is instead L-shaped with a largely rectangular central wing. The walls are white-painted brick and ornamented by courses of decorative brickwork. These courses align with the windows in a similar fashion to those seen at Marjilone. However, the windows of Raeburn are typical timber-framed sash windows, and show none of the characteristically Moderne detailing seen in Johnson's later work such as at Marjilone. The design of Raeburn is otherwise restrained, with rendered and painted chimneys, and a column of larger windows in the centre of the primary elevation that forms the remaining ornamentation. The property is enclosed by a substantial painted brick fence, and is partially concealed from the public domain by trees and plants in the garden on site.

[Non-copyrighted image not available: <https://goo.gl/maps/PRMyjWkVYXq1cau69>]

Discussion

Marjilone at 46–56 Manningham Street, Parkville, is an excellent example of its type as a late interwar block of flats with Moderne influences. Constructed in the early 1940s, it demonstrates key details of the Moderne style that remained in favour throughout the 1930s. It also demonstrates the influence of wartime austerity and the scarcity of materials that affected residential developments in the early 1940s. Its H-shaped form appears to be uncommon and is clearly an interpretation of the U-shaped form that grew in popularity throughout the 1930s. It incorporates an integrated central courtyard, which is typical of the period and can be seen at properties such as Park Court and Lynbrae; however, it subverts the characteristic form by positioning this courtyard to the rear, behind the central bay, rather than facing towards the street. This gives the courtyard greater privacy and shows more consideration of the potential for active use by the residents. Marjilone is located on an irregularly shaped lot on a curve in the road, and the design responds to this situation through the use of projecting bays. The fenestration pattern is designed to maximise light into the apartments while creating visual interest from multiple angles. Many late interwar flats were built on irregular lots, often occupying lands separated off from Victorian-era estates, but few demonstrate the consideration given to views towards the property from different angles. This also appears to be an uncommon consideration in Johnson's own work, apparent when Marjilone is compared with his flats on Southey Street, St Kilda, and Charnwood Crescent, St Kilda.

Although its design is restrained, Marjilone incorporates key details of the Moderne style that are seen at the above properties, such as the juxtaposition of horizontal and vertical lines and the use of wide glazed panels. However, its materiality is restrained, not incorporating the extensive use of render seen in earlier properties, such as Park Court, and the flats at 43 and 45 Westbury Street. Other properties constructed in the early 1940s, such as Lynbrae and the flats at Eildon Road, show similar restraint in fabrication, likely influenced by wartime restrictions. These properties collectively show the popularity of later interwar details such as pale brick construction, and the use of wide windows with finer timber mullions. Together, these properties demonstrate the evolution of the Moderne style, and its interpretation in the early 1940s.

Designed by Ray Johnson, Marjilone forms part of a wider body of works by this architect in Melbourne. Johnson worked extensively in St Kilda, and so Marjilone is a rare example of his work in the Parkville area. He worked as an architect from 1915 to 1948, but few of his later buildings are represented in heritage overlays, and few of those are Moderne-inspired blocks of flats. Marjilone compares favourably to his designs at Southey Street and Charnwood Crescent, showing his later preference for pale brick and the use of decorative courses. The asymmetrical shape of Marjilone appears to be uncommon in his work, and it is a strong example of his Moderne designs.

Within the City of Melbourne, Marjilone is an excellent and very consistent example of a wartime block of flats in a restrained interpretation of the Moderne style.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

REFERENCES

Context, August 2012. 'Residential Flats in the City of Stonnington'.

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Hermes Orion record for 'Flats & Maisonettes, 43 & 45 Westbury Street', St Kilda East, accessed 5 July 2022.

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Melbourne and Metropolitan Board of Works (MMBW) Detail Plans, as cited.

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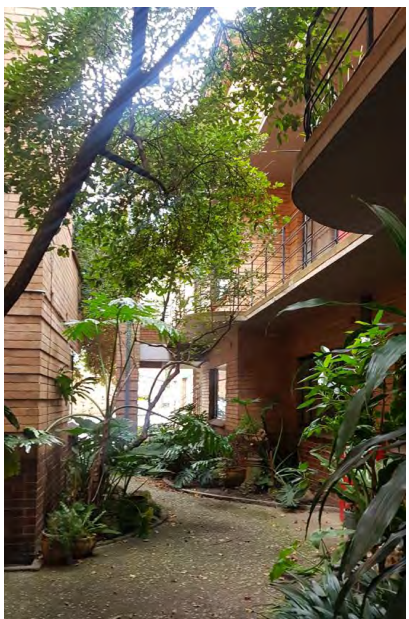
PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 Gould M Ungraded
Architects,
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Marjilone, 46-56 Manningham Street, Parkville

Heritage Place: Marjilone

PS ref no: HO1436



What is significant?

Marjilone at 46–56 Manningham Street, Parkville, built in 1941–43, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, fabric and detailing
- high level of integrity to the original design
- original, asymmetrical H-shaped plan with integrated central courtyard
- pattern and size of original fenestration
- treatment of the façades with a combination of tan and clinker brick and decorative brick courses
- original Moderne elements and detailing, including wide horizontal windows with timber mullions, curved balconies to the interior courtyard, tubular metal balustrades and handrails, and decorative brickwork
- other decorative details such as the exterior fence and landscaping.

More recent alterations and additions, including the replacement of some window panes and the introduction of later pipes and services, are not significant.

How it is significant?

Marjilone at 46–56 Manningham Street, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

Marjilone is historically significant as a highly externally intact example of an early 1940s block of flats with Moderne detailing. It was designed by Ray Johnson, a prolific Melbourne architect who was responsible for the design of numerous blocks of flats in suburban Melbourne from the 1920s, and who would later become a councillor and mayor of St Kilda. The building is significant as a later example of his designs for flats. It demonstrates the balance between the growing popularity of high-density inner-city accommodation, and the importance placed on spacious modern living. It is historically representative of flat development during World War II, when land in inner-city suburbs was at a premium and flats were developed on land subdivided from Victorian-era estates, or replacing earlier houses. Marjilone is a key extant example of wartime flat design in Melbourne, showcasing the use of design solutions to respond to available land, and to offset the lack of materials and wartime austerity. (Criterion A)

The design and plan of Marjilone have representative significance, demonstrating the enduring design principles of the interwar and wartime period and the continued popularity of the Moderne style. The building forms part of a wider tradition of flats in the inner city, providing convenient, modern accommodation to attract a professional, middle-class audience to inner-city living, while maximising the use of space. It is a notable example of its typology as an asymmetrically shaped block of flats with an integrated central courtyard. The building displays an asymmetrical H-shape that appears to be highly uncommon in the Melbourne area, yet is clearly derived from the popular U-shaped plan of flats that emerged in the 1930s, and is seen at earlier interwar flats along Royal Parade in Parkville. These plans were designed to maximise the use of narrow or irregular lots, offering privacy and access to natural light and pleasant views, while minimising outside noise. This plan type is representative of the focus placed upon health and wellbeing that emerged in the 1930s, and the growing awareness of the benefits of sunshine and open green spaces. However, the design of Marjilone is somewhat unusual, with this courtyard situated to the rear of the property and so facing away from the street, whereas the convention was to have the courtyard facing towards the public domain. This design is representative of the evolution of the form, with greater emphasis placed upon the privacy of the residents towards the 1940s. Constructed in 1941–43, it serves as a highly intact example of later interwar and wartime interpretations of the Moderne style. Its use of pale brick and restrained detailing is representative both of the lack of materials and the effects of wartime austerity. It showcases typical elements of the style and is representative of the widespread and enduring popularity of the typology towards the end of its period. (Criterion D)

Marjilone has aesthetic significance as an excellent example of an early wartime interpretation of the Moderne style. The 1941–43 building is highly externally intact to its original design, retaining its original form and much of its original fabric. Although its design is restrained, typical of the early 1940s, its asymmetrical plan and projecting bays create a visually dynamic form. Its plan responds to both the shape of its lot and its position on the bend of the road, incorporating angular, projecting bays that create a faceted character to the primary, western elevation. The building is designed to be viewed from different angles, with visual interest created along the projecting bays through brick

courses and bold window designs. Although new landscape plantings have been introduced, their design enhances the presentation of the property and it makes a positive contribution to the surrounding streetscape. Marjilone illustrates enduring Moderne motifs across the façades visible in the public domain and within the private courtyard, with a strong emphasis on the interplay of horizontality and verticality. This is evident in the columns of glazing and rectangular bays that are juxtaposed against the line of the brick courses and windows. Its material palette is limited, yet the design is highly effective, with the incorporation of typical Moderne details, such as the timber mullions to the windows, and the curved balconies and tubular metal balustrades, enhancing its presentation. The use of pale brick is characteristic of later Moderne buildings and compares well with similar properties throughout the City of Melbourne and surrounding municipalities, demonstrating a consistency and finesse of detail. It evinces the evolution of the Moderne style throughout the interwar period and is an excellent interpretation of wartime design. It is a strong example, and arguably one of the best representations, of Harry ‘Ray’ Johnson’s later work in the Moderne style, which is uncommon in the Parkville area. (Criterion E)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: 72–78 Manningham Street, Parkville

STREET ADDRESS: 72–78 Manningham Street, Parkville

PROPERTY ID: 106415



SURVEY DATE:	2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	D / Contributory
DESIGNER / ARCHITECT / ARTIST:	Possibly EF Barnard	BUILDER:	Possibly EF Barnard

DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1940–1941
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the City and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes (interwar period)

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The Late Interwar Dwelling at 72–78 Manningham Street, Parkville, constructed 1940–41, is a late interwar cottage designed in the Gothic/Old English Revival style. It is a two-storey masonry dwelling, located within an irregular, triangular lot. It is highly externally intact to its original design, retaining much of its original form, fabric and design, and as such is an excellent example of the evolution of the Old English Revival style in the period. Constructed at the end of the interwar period, it is a restrained example of the typology, likely informed by the economy and austerity of the 1929 Depression and the early war years. It displays key elements of the style such as the emphasis on verticality, the use of steeply pitched gable roofs, and decorative brickwork. It is historically representative of a period of substantial development in the City of Melbourne, and provides a rare example of the style in the Parkville context. Located on a prominent lot, it is a landmark in its immediate context, contributing strongly to the streetscape.

HISTORICAL CONTEXT

West Parkville

West Parkville is situated between Flemington Road and the west boundary of Royal Park. The development of West Parkville was influenced by a number of factors, primarily by the reservation of Royal Park by 1854, and soon after that the reservation of a site for the Anglican Church. The residential and commercial development of West Parkville was constrained by the presence of Royal Park on the east and the Moonee Ponds Creek on the west.

By 1855, with the church reserve set aside, Church Street and Mannington Street took shape, with Southgate Street providing access to Royal Park from Flemington Road. In 1866 an area of land, incorporating the church reserve, and adjoining Royal Park on the east—and bounded by Southgate Street in the south and Moonee Ponds Creek on the north and west— was alienated from the park and subdivided for residential development (Noone 1866). This subdivision comprised a series of long parallel allotments that fronted Manningham Street and had backed on to the Moonee Ponds Creek.

In 1879 a railway line was constructed through Royal Park, which passed through the West Parkville area via a rail bridge across Manningham Street. Development was more concentrated in the southern area of West Parkville, where house blocks were smaller and more concentrated. There was limited further subdivision of the long allotments in the northern section of West Parkville, probably on account of the low-lying land that was swampy in parts and probably prone to flooding from the Moonee Ponds Creek. In an aerial photo dated 1951 these long allotments of the 1866 subdivision remain visible. In the 1960s, land on the western side of the 1866 subdivision was acquired for the construction of the Tullamarine Freeway, carried out by the MMBW; the freeway was officially opened in 1970. This shortened many of the long allotments. From the 1970s onwards the northern area was further developed with high-density housing, including flats, apartments and town houses.



Figure 42. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin. The subject site is located on part of Crown Allotment 1, Section 98, Parkville, in the City of Melbourne. By the early 1900s, David Gibson, a commercial traveller, was the owner of Crown Allotment 1 and part of Crown Allotment 2, Section 98, adjoining Royal Park to the west.

There was no development on this land in 1903 according to the Melbourne and Metropolitan Board of Works City of Melbourne, Detail Plan No. 1142 (Figure 43)

David Gibson conveyed part of Crown Allotment 1 to Frank Gibney in October 1910 (LANDATA, CT Vol 3350 Fol 803). A house was erected on this land (to the south of the subject site) called 'Park Nook' and was occupied by Elizabeth and Frank Gibney. Elizabeth Gibney was the registered owner of part of Crown Allotment 1 in March 1919, and lived in Park Nook (66 Manningham Street). Elizabeth Gibney transferred part of the property, including the subject site, to Harry Patrick Daley (LANDATA, CT Vol 4202 Fol 310). Daley owned the subject site until June 1928 when it was transferred to Leona Livingston, who, according to Certificate of Title Vol 5413 Fol 544, was then living at Park Nook, Manningham Street (No. 66). In November 1939, Livingston conveyed the subject site to Garth Warburton McConnell Thomas of 33 Regent Street, Elsternwick, a publicity manager.

Coinciding with the change of ownership of the subject site, a successful building application (No. 20835) was lodged with the City of Melbourne on 9 November 1939, to erect a dwelling on the land estimated to cost £1048. The building application plan is shown at Figure 44. There is no name

indicated on the plan, but the quality of design drawing suggests it was by an architect. Associated plans by Johns & Waygood Ltd Engineers indicate the customer for beams used on the subject site was EF Barnard, but it is not known if Barnard was the architect or builder. The plan carries red handwritten notes signed 'EFB', suggesting Barnard may have been the architect or builder.

In June the following year a newspaper article reported that 'Mr and Mrs HW Thomas, Liscard Street, Elsternwick, will shortly be going into their new house at 72 Manningham Street, West Parkville' (*Age*, 4 June 1940: 3).

The house was completed by 1941, as the Rate Book records Garth Warburton Thomas as the owner of 72 Manningham Street, while his wife Rosalia is listed as the occupier. The property is described as a brick house with six rooms.



Figure 43. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1142, 1903, showing the approximate location of the subject site, outlined in red. (Source: MMBW, with GML overlay)



Figure 44. Proposed brick attic residence for Mrs Thomas at Lot No. 72–78 Manningham Street, Parkville West, 1939. (Source: Public Record Office Victoria, 11200/P0005 000102)

72 Manningham Street was advertised for auction sale on 18 November 1950, as a ‘very attractive modern brick villa with vacant possession’ (*Argus*, 18 November 1950, p 30). The sale of the property was registered in May 1951 to Lance Eliot Thomson, Housing Commission Officer (LANDATA, CT Vol 7564 Fol 88). His ownership of 72 Manningham Street was short-lived as in August 1951, it changed hands to John Karantgis of 11 Elm Street, South Melbourne. According to the 1959 electoral roll, John Karantgis was a café proprietor. A previous electoral roll from 1954 lists him at 72 Manningham Street, and he is described as ‘proprietor’. A newspaper article described Karantgis as one of ‘Melbourne’s biggest retailers’ and proprietor of the London Fish Café (*Herald*, 15 April 1954: 3). He started in this business as early as 1947 at 25 Elizabeth Street, ‘the only place in Melbourne for Murray Cod and fish and Sydney rock oysters’ (*Australian Jewish News*, 19 September 1947: 1).

Karantgis owned the subject site until 1961, when it changed ownership to the tenant, Peter Karantgis. The property remained in the family when in August 1965, John Karantgis of 72 Manningham Street became the registered proprietor. Following his death in September 1970, the property was conveyed to Kali Karantgis. In 1963, the electoral rolls name Peter Karantgis at 72 Manningham Street. He is joined by John and Kali Karantgis in the 1967 roll. Kali Karantgis was the registered proprietor and owner of 72 Manningham Street from September 1970 until her death in September 2011, aged 91 years. The subject site was conveyed in December 2011 to another member of the family.

SITE DESCRIPTION

The Late Interwar Dwelling at 72–78 Manningham Street, Parkville, is a two-storey interwar residence in the Old English Revival style. It is located on the eastern side of Park Street, opposite Yates Lane, and directly abuts the Manning Street Soccer Grounds to the east.



Figure 45. An aerial view showing the subject property with the boundary approximately indicated in red. (Source: Nearmap, with GML overlay)

The property is located within a narrow, largely triangular lot. The lot is oriented north to south and tapers to the north. It comprises a single structure, with a single-storey wing to the northwest, which also houses the garage. The property fronts Manningham Street in the west and has no setback from the footpath to the west. It incorporates a narrow garden to the north that is enclosed by a contemporary timber picket fence. To the west, this fence is set on a stone retaining wall. To the south, the dwelling neighbours another residence, separated by a patio to the rear. To the east, the property is surrounded by an open grassed area, which adjoins a public soccer ground. The primary access to the dwelling is provided by a recessed brick staircase to the front door along Manningham Street. Rear access is provided through a gate to the garden, with vehicular access to the garage. All entry points are located along the western side of the property.



Figure 46. View towards the property, looking southeast. (Source: GML Heritage, 2022)



Figure 47. View showing the eastern elevation of the property, looking southwest. (Source: GML Heritage, 2022)

The dwelling is constructed predominantly of rendered brickwork on deep render and face brick foundations. The massing of the building is asymmetrical, with a central rectangular wing, oriented north to south, and projecting bays to the north and to the southwest. The design of the building is restrained, likely influenced by the Depression economy and early wartime austerity, but shows the

influence of the Old English Revival style. This is seen in the high-pitched, gabled roof, and masonry parapets, emphasising the verticality of the design, as well as the decorative brickwork with a combination of stretcher and header bond in the clinker brick foundations, decorative brick corbelling to the parapets, and exposed ornamental brickwork to the window sills and lintels.

The southwestern bay dominates the primary, western elevation that fronts Manningham Street. The façade has been rendered and painted, with a band of clinker bricks above rendered and painted brick comprising the foundations. A series of vents runs along the top row of exposed brickwork to provide ventilation to the subfloor area. Currently, there are cracks and wear apparent in the render. The fenestration pattern along the primary elevation is original, with predominantly timber-framed sash windows and a single glass brick window. Pipes and services have been recently attached to the primary façade, but have been painted to match the render and brickwork, and as such, do not detract from the presentation of the dwelling. The entrance is located along the northern wall of the projecting gable bay, and is reached by clinker brick steps with a simple metal balustrade, painted to match the windows. A contemporary tubular handrail has been attached to the adjacent wall.

The entrance features a shallow, curved awning with non-original overflashing. The doorway is timber-framed, but has a contemporary metal screen door. The western wall of the northern wing is largely concealed by a garage, but features a row of three timber-framed windows to the upper level. The projecting garage bay is similarly rendered and painted, with exposed clinker brick foundations, and a rendered parapet that features a single row of decorative brickwork along the top. It has a contemporary rolling metal door.



Figure 48. View showing the southwestern gable bay along the primary western elevation. (Source: GML Heritage, 2022)



Figure 49.. View showing the primary entrance to the dwelling. (Source: GML Heritage, 2022)

To the north, the design of the exterior walls is simple, with rendered and painted brick. The northern wall of the main wing features an irregularly shaped timber-framed window, with one sash window, and one triangular window. A small skillion roof extends from this wall to cover an area that seems to have originally been designed as a supplementary lavatory. The eastern elevation presents with exposed clinker brick, which has been patched in some areas. Windows and door surrounds are of painted timber, although it appears some original frames may have been replaced with contemporary metal-framed windows. The upper storey incorporates two dormer windows. Plantings along the eastern boundary provide some visual privacy. The southern elevation is of exposed red brick with a parapeted gable. To the south, the property is joined to the neighbouring dwelling at 70 Manningham Street, with the deck/patio area of this property extending to the exterior wall of 72–78 Manningham.



Figure 50. View showing the northern elevation of the northern wing, and the garage. (Source: GML Heritage, 2022)

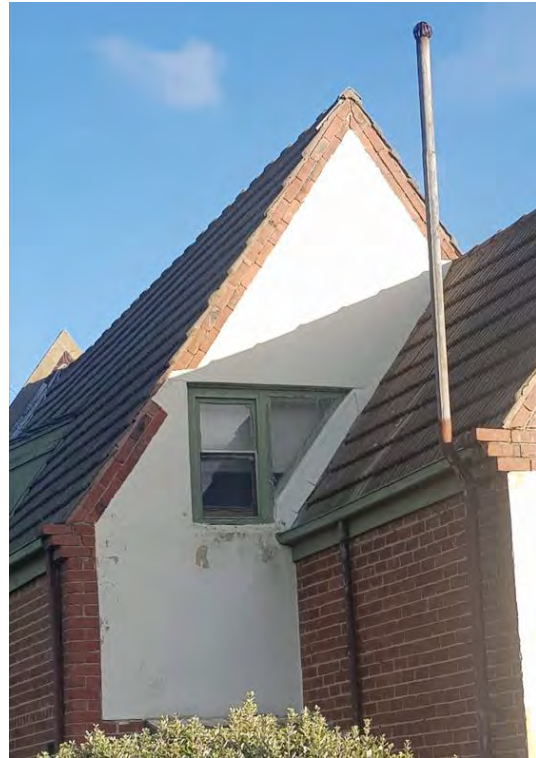


Figure 51. Detail showing the irregularly shaped window on the northern elevation of the central wing. (Source: GML Heritage, 2022)



Figure 52. View showing the eastern elevation and dormer windows. (Source: GML Heritage, 2022)



Figure 53. Detail showing the southern elevation and the adjoining deck of the neighbouring property. (Source: GML Heritage, 2022)

INTEGRITY

The Late Interwar Dwelling at 72–78 Manningham Street, Parkville, is highly externally intact to its original 1940–41 construction, with very few visible changes to the original fabric. The building retains its original plan and form, as a modest cottage with Old English Revival detailing. Significant original details include the steeply pitched gable roof form, exposed clinker brick foundations, brick detailing, and the original fenestration pattern. The building also features bluestone foundations to the garden fence along Manningham Street, although it is unclear when this was introduced. Changes include the introduction of contemporary fabric such as a tubular metal handrail at the primary entrance, the replacement of the front door, a contemporary garage door and service pipes and conduits. These changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity.

COMPARATIVE ANALYSIS

The interwar period saw extensive development across Melbourne, particularly in middle suburban and older working-class areas such as West Parkville and neighbouring North Melbourne. Development in these areas was predominantly residential to provide housing for an influx of workers, and generally comprised affordable homes such as single-storey detached housing. However, towards the centre of Melbourne, there was a greater movement towards flats and other forms of higher-density housing, whether modest workers' housing, or grander luxury apartments to cater to professionals and their families. Variations in interwar housing were often informed by the location and relative affluence of the area, with mainstream 'suburban' styles such as the California Bungalow, ubiquitous in middle suburbia, but uncommon in the City of Melbourne. Areas such as South Yarra were characterised by more generously sized, architect-designed homes.

In many suburban areas of Melbourne there is a significant interwar layer in the built form, evidencing a period of widespread development. In contrast, the urban character of Parkville was shaped by a substantial Victorian period of development. In the interwar period, the locality saw minor developments on the residue of older, grand Victorian estates, or the redevelopment of earlier Federation dwellings. Interwar development in Parkville is predominantly residential and characterised by small pockets of interwar dwellings. Although they make up a smaller proportion of the building stock, they are historically significant as evidence of a movement of the suburb towards urban professionals.

Throughout Melbourne, brick remained the building material of choice during the interwar period, keeping with the 'solid' and 'established' character of the area. However, there was a great variety of building styles represented. Much interwar development in the Melbourne area was informed by the Art Deco and Moderne styles. Retrospective architectural styles that evoked nostalgia for earlier English styles were also fashionable, including the Old English Revival style of the 1930s and 1940s, which favoured a steep roofline, asymmetrical layout, and the use of decorative brickwork, timber strapping/half timbering, diamond pane windows, and exposed stone-built chimneys. The level of detailing and commitment of designs to this style varied throughout the period, with earlier designs from the 1920s to the mid-1930s presenting with elaborate ornamentation and the use of typical mock Tudor elements. The block of flats at 355–365 Royal Parade provides an excellent example of this earlier elaborate style in Parkville; however, its scale makes it incomparable to the subject site.

Towards the end of the interwar period, with the austerity of wartime affecting construction, Old English Revival styles grew more restrained, with simple forms and detailing.

Due to the variety of residential forms and scale, it is difficult to compare larger flats or grander early Old English dwellings to smaller properties constructed towards the end of the period. However, all properties provide an understanding of the development of the style, and its eventual refinement during the Depression and the early wartime years. The section below provides a discussion on a variety of free-standing dwellings, and one block of flats, from the City of Melbourne and the surrounding council areas. These examples are architecturally comparable to the Late Interwar Dwelling at 72–78 Manningham Street, demonstrating restrained interpretations of the Old English Revival style.

Two Birches, 27–29 Marne Street, South Yarra (Contributory to H06: South Yarra Precinct, City of Melbourne)

‘Two Birches’ is a two-storey interwar dwelling, designed in the 1920s. The property occupies 885 square metres of land, and features four bedrooms and three bathrooms. The dwelling is constructed of masonry and has been finished with roughcast render. It features a hipped and tiled roof with a projecting gable bay to its primary, eastern, elevation. Its design is restrained, characterised by the pitch of the gable, a bold face-brick chimney, and its fenestration. The property is a simple interpretation of the Gothic/Old English Revival styles, with elements atypical of the style, such as the use of roughcast, and the classically inspired door surround at the entrance. Like the subject site, its design is restrained, yet it is located in an area with a highly evident interwar layer in the built form, and is a more modest design in its context.



Figure 54. Two Birches at 27–29 Marne Street, South Yarra. (Source: City of Melbourne, via Hermes Orion)

Balmoral, 28 Marne Street, South Yarra, Melbourne City (Contributory to H06: South Yarra Precinct, Recommended as significant in the South Yarra Heritage Review, City of Melbourne)

'Balmoral' is a substantial two-storey interwar block of flats. The building is constructed of masonry that has been rendered and painted, and is triple fronted with a complex hipped and gabled roof form. It is designed in a modest interpretation of the Old English style, with its key features comprising a Gothic-style steeply pitched gable bay projecting to the primary eastern elevation; Old English Tudor style masonry arches around the primary entrance and an upper window; and small panels of Old English style half timbering over exposed clinker brickwork. It also incorporates an uncharacteristic Spanish Mission style loggia at the entrance. The property features a setback from the street with a small garden, enclosed by a brick fence, which has been finished with a combination of painted render, and exposed clinker brick foundations that are similar to the treatment of the primary façade of the subject site. Located on a large lot, in an area with more upmarket residences, Balmoral demonstrates grand proportions and appears to be highly externally intact. Similar to the subject site, its interpretation of the Old English style is restrained; however, there is a greater degree of decorative detailing at Balmoral, which is consistent with the affluence of the neighbourhood and the grandeur of the property size.



Figure 55. Balmoral at 28 Marne Street, South Yarra. (Source: City of Melbourne, via Hermes Orion)

65 Walsh Street, South Yarra (HO428, City of Melbourne, Recommended as significant to a precinct in the South Yarra Heritage Review, City of Melbourne)

The property at 65 Walsh Street, South Yarra, is a substantial, two-storey interwar dwelling constructed of exposed clinker masonry, with a hipped and gabled tiled roof and prominent masonry

chimneys. It presents as a restrained interpretation of the Old English style. The property features a substantial setback, with a rustic garden enclosed by a clinker brick fence. Its primary elevation is dominated by a bold projecting gable bay with decorative half timbering in the gable. The dwelling is located in an area with a substantial interwar layer in the built form. It is situated between two grander properties in a similar style, but in contrast presents as a substantial cottage, similar to the subject site. Further, like the subject site, its design is restrained, and it is finished in a simple fabrication. The Walsh Street property incorporates principal details of the style, such as decorative basket weave brickwork.



Figure 56. 65 Walsh Street, South Yarra. (Source: City of Melbourne, via Hermes Orion)

8 Clowes Street, South Yarra (HO834, City of Melbourne, recommended as significant to a precinct in the South Yarra Heritage Review)

The dwelling at 8 Clowes Street in South Yarra is a single-storey interwar Old English Revival cottage. Constructed of exposed clinker brick, it features a steeply pitched hipped and tiled roof, with a single projecting gable bay to the primary elevation, and a substantial chimney of stone rubble with terracotta pots. It is simple in design, dominated by its high-pitched gable with decorative timber battening, and is set within a rustic garden that is set back from the street. Similar to the subject site, it is a restrained interpretation of the Old English style; however, it incorporates more key stylistic indicators such as timber battening, and a stone chimney. Further, whereas the subject site occupies an unusual lot shape, 8 Clowes Street is situated within a substantial garden setting.

[Non-copyrighted image not available: <https://goo.gl/maps/iEQR2YsB5BsAyaX88>]

1 Chesterfield Avenue, Malvern (HO523, City of Stonnington)

The dwelling at 1 Chesterfield Avenue, Malvern, was designed by prominent local architects Hudson and Wardrop and constructed in c1928. It is a two-storey dwelling constructed of brick, which has been rendered and painted on the upper storey, and ornamented with half timbering. It is largely rectangular in form and has a high-pitched, hipped and gabled roof, with decorative shingling to the primary elevation. It is set back within a manicured garden, and is enclosed within a substantial clinker brick fence with ornamental urns. The design is characterised by a substantial clinker brick chimney, and its exterior remains highly intact to its original design. Although a modest interpretation of the Old English style, with a bold use of uncharacteristic shingling, it is an effective design and contributes greatly to the streetscape. Where the subject site is representative of a later, austere version of the style, 1 Chesterfield Avenue is a good example of an earlier, middle-class house in the Old English Revival style.



Figure 57.. 1 Chesterfield Avenue, Malvern. (Source: City of Stonnington)

Orren Court, 1 Park Street, St Kilda West (contributory to HO444 Middle Park and St Kilda West Precinct, City of Port Phillip)

'Orren Court' at 1 Park Street, St Kilda West, is a three-storey interwar block of flats in the Old English Revival style. It is a tall, narrow, rectangular structure constructed of exposed clinker brick, with a hipped and gabled tiled roof. The exterior is highly intact, and the design is restrained with intact decorative masonry corbelling and timber battens as the primary ornamentation. It is located within an area characterised by a substantial interwar layer of development and is a comparatively restrained example in its local context. Its gable emphasises the verticality of the design, and similarly to the subject site, the building maximises the use of a narrow lot. While both properties are restrained in design, they are good examples of more modest interpretations of the typology, showing the range of

interwar Old English Revival properties in Melbourne; they both contribute strongly to their streetscape.



Figure 58. 1 Park Street, St Kilda West. (Source: City of Port Phillip)

142 Dean Street, Moonee Ponds (Contributory to HO463 Dean Street Precinct, City of Moonee Valley)

No. 142 Dean Street is one of a row of seven interwar California Bungalows, constructed in 1936–37. These seven houses comprise the Dean Street Precinct, Moonee Ponds. No. 142 is a single-storey dwelling of rendered and painted masonry with decorative bands of tapestry brickwork that is articulated across the primary façade. It incorporates restrained Old English elements, with a Tudor style arch at the primary entrance, and decorative brick corbelling at the windows. Similarly to the subject site, it is a simple dwelling with restrained Old English elements. The detailing at both properties is well executed and displays a good degree of intactness, although significant fabric, such as original windows, has been replaced by uncharacteristic, contemporary metal security grilles that detract from the presentation of the Dean Street property. Ultimately, No. 142 Dean Street is a good example of a California Bungalow, with modest Old English elements, which contributes to its streetscape.



Figure 59. 142 Dean Street, Moonee Ponds. (Source: City of Moonee Valley, via Hermes Orion)

Discussion

The Late Interwar Dwelling at 72–78 Manningham Street is a good example of an interwar cottage with restrained Gothic/Old English elements. It is demonstrative of a later phase of development in the interwar period, and forms a locally rare example of the typology in a substantially Victorian/Federation neighbourhood. Constructed in 1940–41, it exemplifies the enduring popularity of the Old English Revival typology throughout the interwar period, and particularly the use of brick construction. When compared to earlier examples of the style, it can be understood as a later, restrained example, likely influenced by the economy and austerity of the early wartime years. In comparison to the above examples located within Heritage Overlays, or recognised as having heritage value in the City of Melbourne and surrounding municipalities, it can be understood to provide historical and representative value, communicating the changing nature and interpretation of the Old English Revival style.

The subject site does not present as a grander dwelling, such as Balmoral in South Yarra, or the property at 1 Chesterfield Avenue in Malvern, and can instead be understood similarly to cottage style dwellings such as 8 Clowes Street in South Yarra. All of these properties demonstrate restrained interpretations of the Old English Revival typology, with the style indicated by a few key indicators, such as the high-pitched roof and decorative brickwork of half timbering. Many of the above properties include elements that are atypical of the Old English/Gothic Revival style, such as the use of roughcast render at Two Birches, the use of shingles at 1 Chesterfield Avenue, and the inclusion of the Spanish Mission loggia at Balmoral. By contrast, although the subject site is perhaps a more modest interpretation of the style, it is largely consistent with the style's key characteristics. Similar to Two Birches, and the California Bungalow at 142 Dean Street, it can be understood as a residential dwelling with Old English details, rather than an elaborate Old English design. However, it demonstrates a high degree of external integrity in comparison, retaining its original form and most of

its original fabric, and does not appear to have had intrusive fabric introduced to the exterior, such as is seen at the Dean Street property. The subject site is located on a narrow, irregularly shaped lot, and as such does not display the grand landscaped settings seen at 65 Walsh Street or 8 Clowes Street. Its design instead maximises the use of space—extending largely to the property boundaries, and using design motifs such as the steep pitch of the roof—to provide a sense of size and mass, as seen in the Orren Court example.

In the broader Melbourne context, the subject site forms part of a significant phase of development, which saw extensive residential development throughout the City of Melbourne and its surrounds. However, where areas such as South Yarra include a substantial interwar overlay, with a variety of finely detailed properties of substantial to more modest versions of the Old English Revival style, interwar residences form a minority in the Parkville area. Within Parkville, the subject site appears to be a relatively rare example of an interwar dwelling, and a dwelling in the Gothic/Old English Revival style. Thus, while the above examples are often relatively simple examples of a typology that is common in their neighbourhoods, within Parkville, the subject site is a good and uncommon example of the style locally. Significantly, it is also historically representative of the evolution of the style in the period. Constructed at the end of the interwar period, and later than many of the examples above, it demonstrates the impact of the Depression and wartime austerity on the design, with only a few of the more costly details, such as half timbering or stone detailing, incorporated. While it may be a more modest example of the style, it is reflective of the evolving use of the Old English Revival style, and of its usage for more modest inner-city dwellings in the interwar period.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommend inclusion of 72–78 Manningham Street, Parkville in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

Argus, as cited.

Australian Jewish News, as cited.

Herald, as cited.

LANDATA Certificates of Title (CT), as cited.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans, as cited.

Nearmap, as cited.

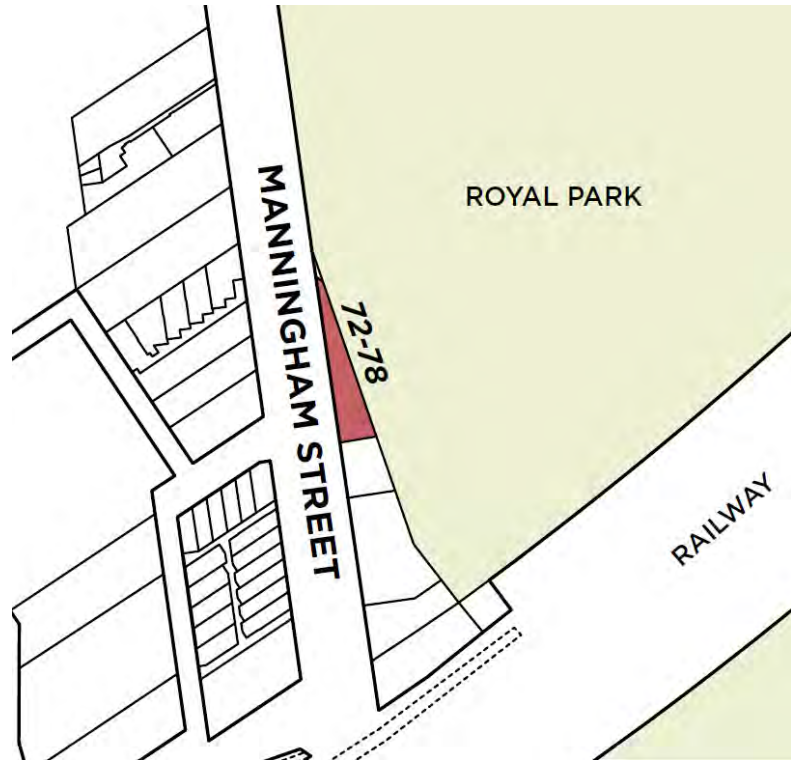
PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), D
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: 72-78 Manningham Street, Parkville

Heritage Place: 72–78
Manningham Street, Parkville

PS ref no: HO1437



What is significant?

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

Elements that contribute to the significance of the place include (but are not limited to) the:

- building’s original external form, including the high pitch of the roof form
- building’s materials and detailing, including its brick construction with areas of decorative brick detailing
- building’s high level of integrity to its original design
- pattern and size of original fenestration
- original bluestone foundations to the garden fence
- treatment of the façades with rendered masonry, and clinker brick—particularly the use of both stretcher and header bond
- irregular, narrow lot.

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

How it is significant?

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

Why it is 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)

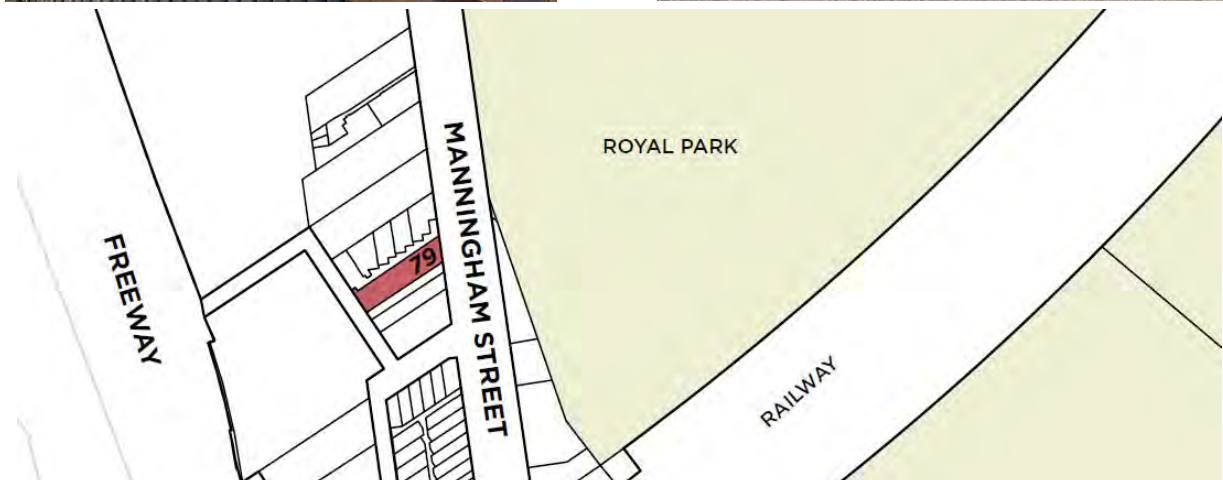
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: 79 Manningham Street, Parkville

STREET ADDRESS: 79 Manningham Street, Parkville

PROPERTY ID: 106399



SURVEY DATE: January 2022 **SURVEY BY:** GML Heritage

PLACE TYPE: Individual Heritage Place **EXISTING HERITAGE OVERLAY:** N/A

PROPOSED CATEGORY: Significant **FORMER GRADE / CATEGORY:** D / N/A

DESIGNER / ARCHITECT / ARTIST: FT Humphryis **BUILDER:** Unknown

DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1940–1942
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the City and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

79 Manningham Street is a highly intact individual house designed in the Moderne style by FT Humphryis in 1940 and completed in 1942. The house reflects the unusual application of the Moderne style within the City of Melbourne, which was more commonly employed for flats, apartments and commercial buildings. The subject site demonstrates a high level of intactness of the characteristics of the Moderne style, demonstrated through its simple horizontal banded detailing, and emphasis on vertical and horizontal geometric forms, particularly within the composition of the principal façade, curved corners, fenestration pattern and prominent porthole window.

HISTORICAL CONTEXT

West Parkville

West Parkville is situated between Flemington Road and the west boundary of Royal Park. The development of West Parkville was influenced by a number of factors, primarily by the reservation of Royal Park by 1854, and soon after that the reservation of a site for the Anglican Church. The residential and commercial development of West Parkville was constrained by the presence of Royal Park on the east and the Moonee Ponds Creek on the west.

By 1855, with the church reserve set aside, Church Street and Mannington Street took shape, with Southgate Street providing access to Royal Park from Flemington Road. In 1866 an area of land, incorporating the church reserve, and adjoining Royal Park on the east—and bounded by Southgate Street in the south and Moonee Ponds Creek on the north and west—was alienated from the park and subdivided for residential development (Noone 1866). This subdivision comprised a series of long parallel allotments that fronted Manningham Street and had backed on to the Moonee Ponds Creek.

In 1879 a railway line was constructed through Royal Park, which passed through the West Parkville area via a rail bridge across Manningham Street. Development was more concentrated in the southern area of West Parkville, where house blocks were smaller and more concentrated. There was limited further subdivision of the long allotments in the northern section of West Parkville, probably on account of the low-lying land that was swampy in parts and probably prone to flooding from the Moonee Ponds Creek. In an aerial photo dated 1951 these long allotments of the 1866 subdivision remain visible. In the 1960s, land on the western side of the 1866 subdivision was acquired for the construction of the Tullamarine Freeway, carried out by the Melbourne and Metropolitan Board of Works; the freeway was officially opened in 1970. This shortened many of the long allotments. From the 1970s onwards the northern area was further developed with high-density housing, including flats, apartments and townhouses.

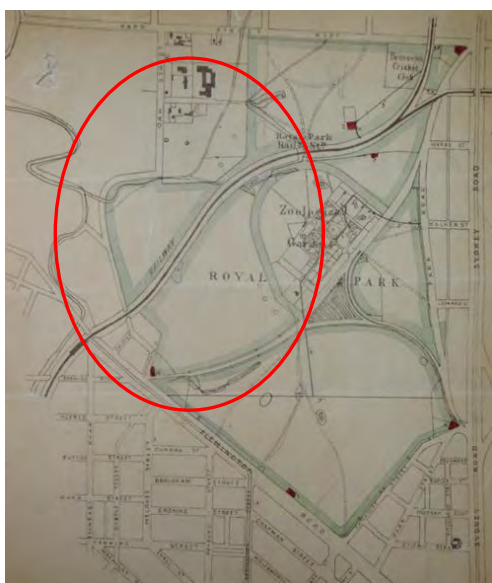


Figure 60. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

PLACE HISTORY

The subject site is on the traditional country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

It is located on part of Crown Allotment 7, Section 99, west of Royal Park, in the Parish of Jika Jika.

The 1903 Melbourne and Metropolitan Board of Works detail plan shows that the subject site was vacant land.

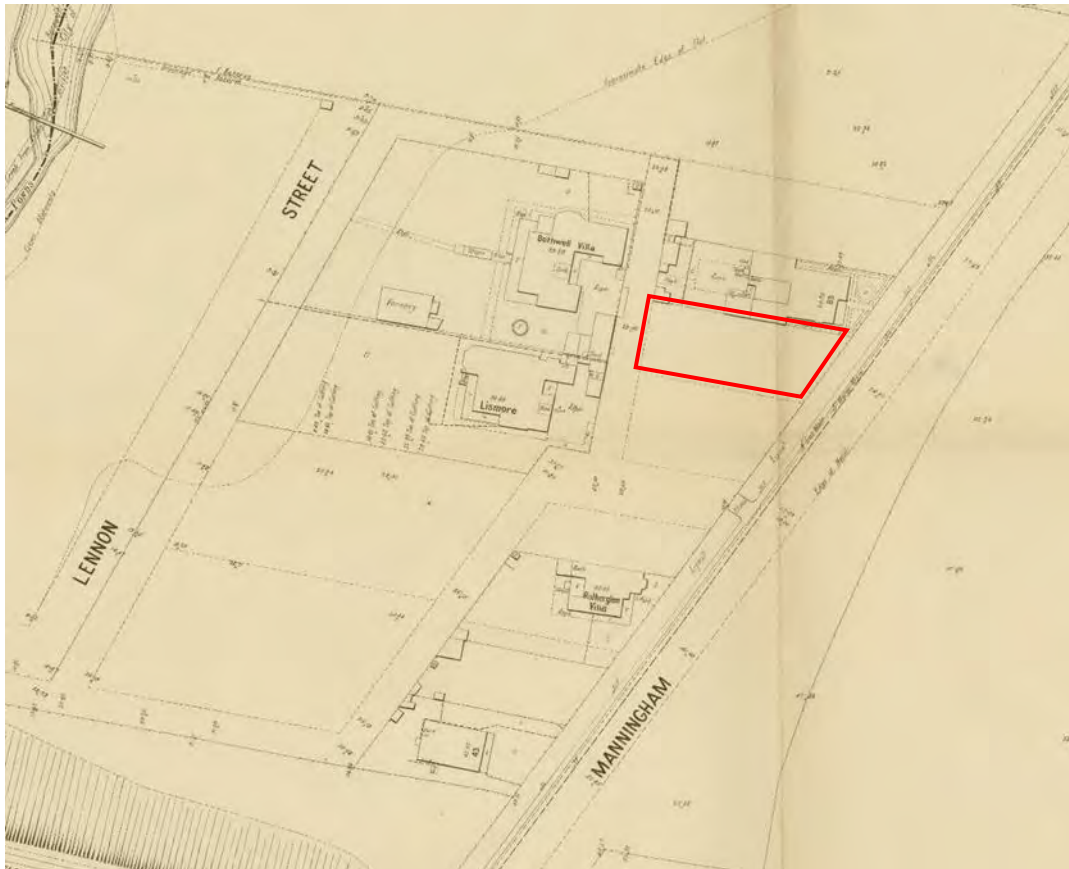


Figure 61. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No 1142, 1903 showing the subject site outlined in red (Source: MMBW, with GML overlay).

In 1913, John Keam, a resident of Parkville and an agent, purchased Lots 2 and 3 of Subdivision Plan 4003 (subdivision of Crown Allotments 6 and 7, Section 99) in separate transactions from widow Bella Lennon of Manningham Street, and Charles Don Lennon of Spotswood, an agricultural implements manufacturer (CT Vol 2654 Fol 656 and 657).

John Keam owned a successful estate and financial agency business named John Keam and Co in Queen Street, Melbourne. He and his wife Millie Keam lived elsewhere in Manningham Street from 1919 until at least 1924, possibly at 54 Manningham Street. By 1926, the family had moved to Essendon. In the intervening period, Keam subdivided Lots 2 and 3 (part of Crown Allotment 7, Section 99) into three portions, and in December 1920, he transferred one of the new allotments to Joseph Butler Johnstone. Keam retained the remaining land, including the study site (CT Vol 3734 Fol 684).

In September 1936, John Keam, now 72 years old, was fatally injured when his car was struck by a tram in Queen Street, Essendon (*Argus*, 21 September 1936:11). Keam was survived by his widow, five sons and two daughters. At the time of his death, he and his wife lived in 'The Bungalow' at Keam Street, Essendon, likely named after the family. Probate of Keam's will was granted to Amelia Eliza, Aurele Kopman and John Dudley Keam, in January 1938. In June 1940, John Dudley Keam became the registered owner of part of Lot 2 of SP 4003 (CT Vol 6385 Fol 947), as shown in Figure 63.

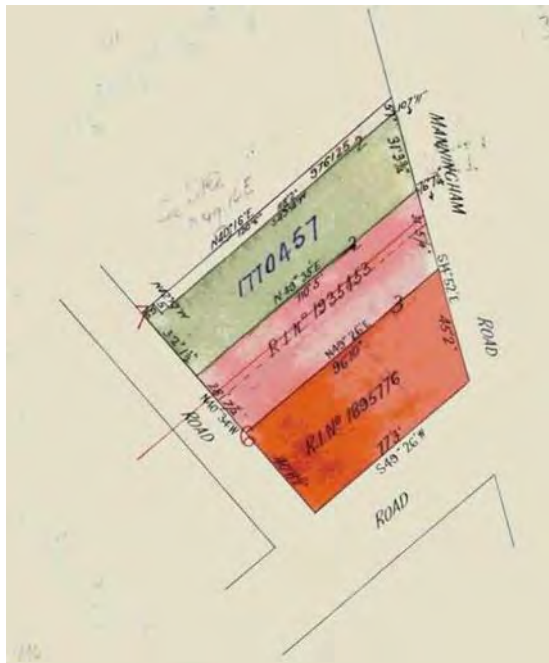


Figure 62. Block plan showing subdivision of Crown Allotments 6 and 7 into three lots, by John Keam. The portion shaded green comprises the subject site. (Source: LANDATA, CT Vol 3734 Fol 684)



Figure 63. Block plan of part of Lot 2 of SP 4003 owned by John Keam from 1940. (Source: LANDATA, CT Vol 6385 Fol 947)

On 3 September 1940, a successful building application was lodged with the City of Melbourne to erect a dwelling on the site for an estimated cost of £1250 (MBAI 21491). One week later, an application was lodged to erect a fence on the property (MBAI H2483). The architect of the house was FT (Francis Thomas) Humphryis of Keilor. He is rarely mentioned in local newspapers, however he gained prominence in the late 1950s as the architect of several house designs that were promoted in the *Australian Womens Weekly* and available to purchase at their Home Planning Centres across the country. Humphryis moved to Sydney in the early 1960s, and died at his Drummoyne residence in 1987.

The architectural drawings of the subject residence have not been located. What has survived is the engineering plans prepared by ABC Engineering Company Pty Ltd which show the concrete slab and footings (Figure 64). The engineering plans appear to differ from the completed building, particularly the curved form of the front room, which is shown as rectangular in the engineering plans.

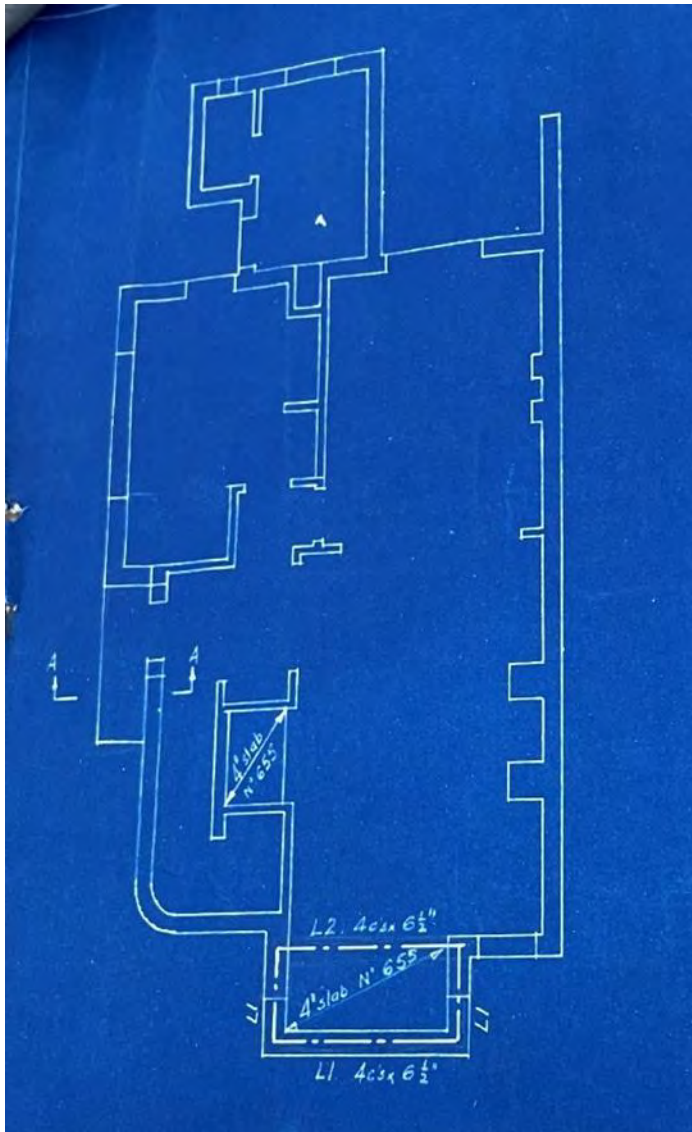


Figure 64. Engineering plans prepared by ABC Engineering Company Pty Ltd showing the concrete slab and footings for the residence designed by F Humphryis for JD Keam, 1940. (Source: Public Records Office Victoria, 11200/P0004)

In 1941, the City of Melbourne rate book still list the property as land owned by 'JD Keam'. However, by early 1942 the rate books indicate a brick house comprising seven rooms had been completed. He was listed as the owner of 79 Manningham Street and was also named as the owner and occupier of the adjoining property, 81 Manningham Street. By 1944, the rate books indicate John Dudley Keam was the owner and occupier of 79 Manningham Street, and his mother Millie Eleanor Keam was the owner and occupier of 81 Manningham Street. His wife Kathleen Dorothy Keam was the owner of 77 Manningham Street, which was occupied by Charles Valentine Taylor.

The electoral rolls variously describe John Dudley Keam as a traveller or estate agent. He and Kathleen continued to live at 79 Manningham Street until their respective deaths in 1991 and 2004. Probate of John Dudley Keam's Will was granted in December 1991 to Lorraine Yvonne Mason, Kathleen Dorothy Keam and John Barry Keam. Following Kathleen's death, ownership of the property

was transferred to Lorraine Yvonne Mason and John Barry Keam, in 2006. 79 Manningham Street was advertised for auction sale the following year as a:

solid brick 2 storey residence...[comprising] separate lounge/dining rooms, [open floor plan], sunroom, 3 bedrooms, family kitchen with meals area, fully tiled bathroom, 2 toilets, laundry, excellent car accommodation with garage plus carport to wide rear street'
(Realestateview.com.au 2022).

The property was sold at this date to the current owners. The original low brick fence, as seen in Figure 65 and Figure 66, was demolished in 2011 and replaced with a timber paling fence (Nearmap, 2022).



Figure 65. 79 Manningham Street, Parkville in c1997. (Source: City of Melbourne)



Figure 66. 79 Manningham Street, Parkville, c1979–85. (Source: City of Melbourne)

SITE DESCRIPTION

79 Manningham Street is a two-storey house built in 1940–42. It displays characteristics of the Moderne style. The house is situated on the west side of Manningham Street, overlooking the northwest corner of Royal Park, and is bound by McIntyre Lane at the rear (Figure 67). In this area, Manningham Street is characterised by narrow asymmetrical allotments set on an angle. The house has a shallow setback from Manningham Street with a front garden situated behind a contemporary timber picket fence.



Figure 67. 79 Manningham Street, Parkville, denoted in red outline. (Source: Nearmap, 2022, with GML overlay)

The house is constructed of cream brick on contrasting brown brick foundations, and features a single course of trim in the same brick to the top of the parapet and balcony balustrade (Figure 68). It has a terracotta tiled hipped roof with a parapet to the north and to the southeast corner, and shallow overhanging eaves elsewhere. The Moderne influence is expressed through simple horizontal banded detailing and an emphasis on vertical and horizontal geometric forms, particularly within the composition of the principal façade. The massing of the house emphasises vertical elements expressed through the vertical stair windows, and curved corners, showcased in the curved parapeted form to the southeast corner and the cylindrical form of the projecting ground floor room, which continues up to form a first-floor balcony (Figure 69–Figure 71). The house has white painted steel-framed windows with brick sills, and a single porthole window to the upper floor of the principal façade. The detailing is reserved, and surfaces are unadorned.



Figure 68. Front (east) elevation of the subject site. (Source: GML, 2022)



Figure 69. South elevation of the subject site. (Source: GML, 2022)



Figure 70. View of subject site from Manningham Street. (Source: GML, 2022)



Figure 71. View of subject site from Manningham Street. (Source: GML, 2022)

The main entrance is situated at the south side of the house and is denoted by a step in the façade and a flat-roofed concrete canopy over the door.

At the rear of the house there is a timber patio addition and a free-standing non-original red brick carport at the property boundary on McIntyre Lane.

Landscaping to the property is characterised by lawn and soft ornamental plantings to the front and rear yards. There is a water tank situated to the front southeast corner of the building.

INTEGRITY

79 Manningham Street, Parkville, is of high integrity, with very few changes visible to original or early fabric. Although additions have been made at the rear of the building, these are concealed from the public domain. The building retains its original built form, unpainted cream brick walls and brown foundations, simple detailing and fenestration.

The integrity of the building is slightly diminished by the replacement of the original brick fence, although some original fabric remains, and the positioning of the water tank at the principal façade. However, this does not significantly detract from appreciating the house as a fine representative example of the Moderne style.

COMPARATIVE ANALYSIS

The Moderne style was to architecture what Art Deco was to the decorative arts: a modern break from past styles, escapist rather than intellectual, inherently decorative rather than stridently functional. The Moderne style straddled the Depression of the late 1920s and early 1930s, when simple lines held the promise of reduced cost and decoration that offered an achievable form of home improvement. It was an economical sentiment that carried through to the years of World War II.

Moderne architecture favoured geometric forms, especially unadorned wall planes, curved corners and copings, interpenetration of volumes and surfaces, and a beguilingly brisk articulation of forms, often emphasising horizontal, vertical or diagonal lines in a pleasing blend of fluidity and starkness. Frosted and opaque glass, chromium or nickel plating, wrought iron, colourful accents of glazed tapestry bricks or tiles, and contrasting colours and patterns were all part of the Moderne architectural vocabulary.

The various styles of the interwar period, of which Moderne is one, are well represented in the Heritage Overlay in the City of Melbourne. However, of these places, most of the Moderne examples are multistorey commercial and public buildings. Some prominent examples include: RMIT Building No. 9, 1–55 Franklin Street, Melbourne (HO483 & H1506); Former Police Headquarters Complex, 336–376 Russell Street, Melbourne (HO488 & H0913); Former Royal Melbourne Regiment Drill Hall, 49–53 Victoria Street, Melbourne (HO951); and the Former Burge Bros Factory, 135–157 Racecourse Road, Flemington (HO959 & H1216). While stylistically similar, they are not typologically comparable with the subject site as a two-storey house.

Within the residential context, the Moderne style in the City of Melbourne is predominantly represented in flats and apartment buildings. For example, 'Royal Court' at 311–321 Royal Parade, Parkville (recommended significant as part of the Parkville Heritage Review), 'Marne Close', 12–18 Marne Street, South Yarra, 'Yarrabee' at 44–48 Walsh Street, South Yarra (recommended significant to HO6

South Yarra Precinct) and the collection of seven highly intact residential flats along Wellington Parade, Garden Avenue and George Street, East Melbourne (significant to HO2 East Melbourne & Jolimont Precinct). Although all these places are comparable to the subject site in terms of style and aesthetic, demonstrating the key Moderne design principles such as volumetric massing, horizontal and vertical emphasis, projecting balconies, curved corners and prominent porthole windows, they differ in terms of typology as apartments, and for this reason are not directly comparable with the subject site.

As part of the South Yarra Heritage Review, there are four places recommended for individual or contributory significance to HO6 South Yarra Precinct. These places are comparable with the subject site in terms of period, form, style and typology.

240–244 Walsh Street, South Yarra, c1935 (recommended as significant to HO6: South Yarra Precinct, South Yarra Heritage Review, City of Melbourne)

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 (Figure 72). 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 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, multipaned double-hung timber sash windows, timber shutters and tall rendered chimneys with projecting brick detailing forming a simple cap. 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.



Figure 72. 240–244 Walsh Street, South Yarra, built c1935. (Source: GML, 2021–22)

Yarrum Flats, 67–69 Bromby Street, South Yarra, 1937 (recommended significant to HO6: South Yarra Precinct, South Yarra Heritage Review, City of Melbourne)

'Yarrum Flats' are the result of extensive alterations and additions undertaken to an existing single-storey house designed by architect JH Esmond Dorney for Mr Zimmerman, and built in 1937 (Figure 73). The building has an asymmetrical façade with deep cantilevered balcony and projecting stairwell, and is distinguished for the use of sheer rendered masonry walls and a striking glazed vertical stairwell that gives the building a three-dimensional quality, which is reminiscent of the work of famed Dutch Modernist architect Willem Dudok.



Figure 73. Yarrum Flats, 67–69 Bromby Street, South Yarra. (Source: GML, 2021–22)

16 Park Street, South Yarra, 1938 (recommended significant to HO6: South Yarra Precinct, South Yarra Heritage Review, City of Melbourne)

Built in 1938 to a design by architect Bernard Evans, 16 Park Street is a narrow two-storey maisonette in the Moderne style (Figure 74). The building features a strong horizontal emphasis with banding of different colour brickwork, horizontal glazing bars, corner timber-framed windows, a flat parapet concealing a hipped roof, and distinctive porthole windows to the street façade.



Figure 74. 16 Park Street, South Yarra. (Source: GML, 2021–22)

Ardlui, 92–96 Millswyn Street, South Yarra, c1940 (recommended contributory to HO6: South Yarra Precinct, South Yarra Heritage Review, City of Melbourne)

‘Ardlui’ is a three-storey mixed use building, originally containing one shop and residence on the ground floor with two flats above (Figure 75). The shop is no longer used for commercial purposes and has been converted to additional residential space. For the flats, the building has a decorative entry and notable porthole windows. Recent alterations, particularly to the fenestration, have diminished the building’s integrity.



Figure 75. Ardlui, 92–96 Millswyn Street, South Yarra, built c1940. (Source: GML 2021)

79 Manningham Street, Parkville, compares well to the above examples in terms of its detailing and intactness, and is a fine and representative example of the Moderne style.

The Moderne style is typified through the use of decorative accents of contrasting materiality, geometric patterning present in brickwork detailing, projecting masses of the porches and chimneys, and the horizontal and vertical emphasis of its form. The subject site demonstrates a high level of intactness of these stylistic elements, which include details such as the simple horizontal banded detailing, emphasis on vertical and horizontal geometric forms, particularly within the composition of the principal façade, curved corners, fenestration pattern and prominent porthole window.

In terms of style, the subject site is most comparable with 16 Park Street and *92–96 Millswyn Street* in South Yarra. Like the subject site, 16 Park Street has reserved detailing, expressed through unadorned surfaces and simple banded detailing; however, it is contrasted by its sharper edges, as opposed to the curved edges of the subject site. The subject site closely compares to *92–96 Millswyn Street* through its use of cream brick, curved edges, side parapets, and prominent porthole windows. However, alterations to the Millswyn Street building's fenestration have significantly diminished the building's integrity in comparison to the subject site. The subject site is less comparable with Yarrum Flats at 67–69 Bromby Street and 240–244 Walsh Street in South Yarra. Yarrum Flats is far more reserved in its detailing and use of materials. Similarly, 240–244 Walsh Street differs from the subject site in terms of its composition and rendered exterior.

Overall, the massing of the subject site strongly emphasises vertical rather than horizontal lines. While this is unusual for the Moderne style, it is similar to 16 Park Street and *92–96 Millswyn Street* in South Yarra, which also present distinctly vertical forms. This is likely a response to the urban context of the buildings, which are situated on long, narrow parcels of land. Although the dominant form is vertical, horizontality is still emphasised through the subtle accent of horizontal banded detailing. This is a distinguishing feature of the subject site and does not detract from its legibility as a fine example of the Moderne style.

Significance is greatly enhanced by the very high level of intactness of the subject site, and it is overall a fine representative example of the Moderne style.

ASSESSMENT AGAINST CRITERIA

CRITERION A

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Argus, as cited.

Australian Women's Weekly, as cited.

GML Heritage 2022. 'South Yarra Heritage Review'. Prepared for City of Melbourne.

LANDATA. Certificate of Title (CT), as cited.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database online], <http://ancestry.com.au>, accessed May 2022.

Nearmap, as cited.

Realestateview.com.au 2022. '79 Manningham Street, Parkville VIC 3052', <https://www.realestateview.com.au/real-estate/79-manningham-street-parkville-vic/property-details-sold-residential-851701/>, accessed online June 2022

PREVIOUS STUDIES

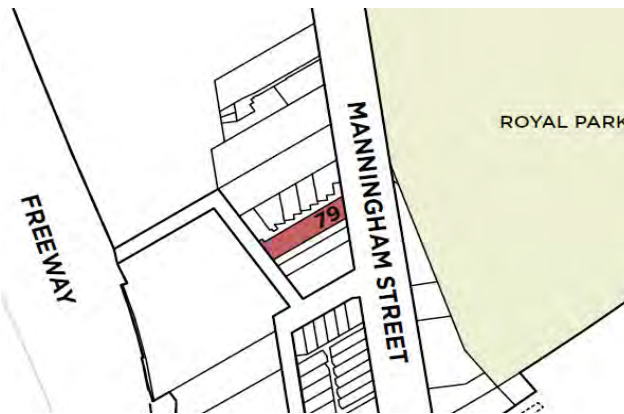
Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects),
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: 79 Manningham Street, Parkville

Heritage Place: 79 Manningham Street, Parkville



PS ref no: HO1438



What is significant?

79 Manningham Street, Parkville, built in 1940–1942, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, including the prominent vertical volume massing
- distinctive curved edges
- stair tower, balcony and fenestration
- window joinery and steel-framed windows
- reserved detailing, including unpainted brickwork and brown brick edging
- high level of integrity to its original design.

More recent alterations, including an addition to the rear of the property, the front timber fence and water tank, are not significant.

How it is significant?

79 Manningham Street, Parkville, is of local representative significance to the City of Melbourne.

Why it is significant?

The house at 79 Manningham Street, Parkville, is a highly intact, representative example of an individual house designed in the Moderne style. This is an unusual application of the Moderne style within the City of Melbourne, as the style was more commonly employed for flats, apartments and commercial buildings. The Moderne style is expressed through simple horizontal banded detailing, and an emphasis on vertical and horizontal geometric forms. However, the overall massing of the house predominantly emphasises vertical elements expressed through the vertical stair windows and curved corners, showcased in the curved parapeted form to the southeast corner and the cylindrical form of the projecting ground floor room that continues up to form a first-floor balcony. This is unusual for the Moderne style, and a response to the subject site's narrow suburban block. (Criterion D)

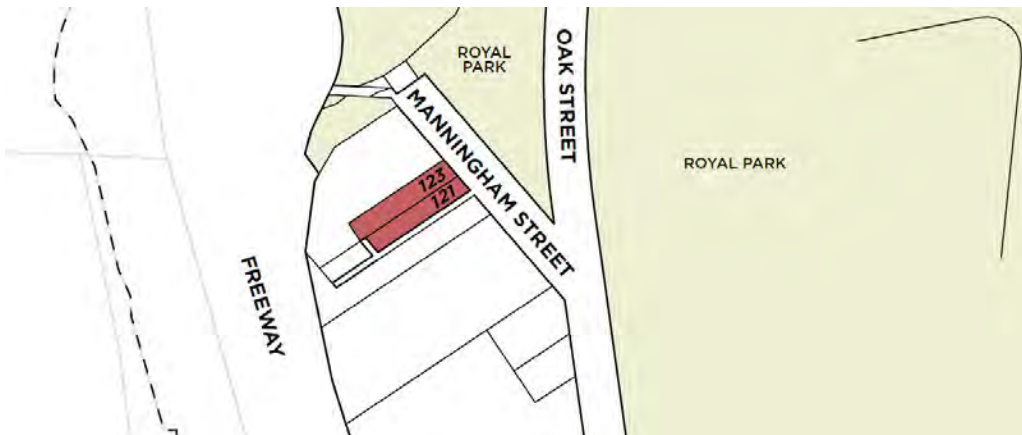
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Clyde Villa and Hopetoun Villa

STREET ADDRESS: 121 and 123 Manningham Street, Parkville

PROPERTY ID: 106410and 106412



SURVEY DATE:	January 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	N/A
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	D / N/A
DESIGNER / ARCHITECT / ARTIST:	Unknown	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION	1880–81

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

‘Clyde Villa’ at 121 Manningham Street and ‘Hopetoun Villa’ at 123 Manningham Street are a pair of Italianate-style semi-detached houses built in 1880–81 for Walter Webster. The houses remain as the only examples of nineteenth-century development in the northern area of West Parkville, which, unlike the southern area, experienced only limited development during this period, probably on account of the low-lying land that was swampy in parts and likely prone to flooding from the Moonee Ponds Creek. The houses are distinguished as a semi-detached pair of Victorian houses, each with an asymmetrical façade. This grouping of a plan type more customarily used for free-standing houses is uncommon within the City of Melbourne. The integrity of the pair is elevated by the retention of the original setback and garden setting, in particular the retention of the original circular path and garden layout at 121 Manningham Street.

HISTORICAL CONTEXT

West Parkville

West Parkville is situated between Flemington Road and the west boundary of Royal Park. The development of West Parkville was influenced by a number of factors, primarily by the reservation of Royal Park by 1854, and soon after that the reservation of a site for the Anglican Church. The residential and commercial development of West Parkville was constrained by the presence of Royal Park on the east and the Moonee Ponds Creek on the west.

By 1855, with the church reserve set aside, Church Street and Mannington Street took shape, with Southgate Street providing access to Royal Park from Flemington Road. In 1866 an area of land incorporating the church reserve and adjoining Royal Park on the east—and bounded by Southgate Street in the south and Moonee Ponds Creek on the north and west—was alienated from the park and subdivided for residential development (Noone 1866). This subdivision comprised a series of long parallel allotments that fronted Manningham Street and had backed on to the Moonee Ponds Creek (Figure 20).

In 1879 a railway line was constructed through Royal Park, which passed through the West Parkville area via a rail bridge across Manningham Street. Development was more concentrated in the southern area of West Parkville, where house blocks were smaller and more concentrated. There was limited further subdivision of the long allotments in the northern section of West Parkville, probably on account of the low-lying land that was swampy in parts and probably prone to flooding from the Moonee Ponds Creek. In an aerial photo dated 1951 these long allotments of the 1866 subdivision remain visible. In the 1960s, land on the western side of the 1866 subdivision was acquired for the construction of the Tullamarine Freeway, carried out by the Melbourne & Metropolitan Board of Works (MMBW); the freeway was officially opened in 1970. This shortened many of the long allotments. From the 1970s onwards the northern area was further developed with high-density housing, including flats, apartments and townhouses.

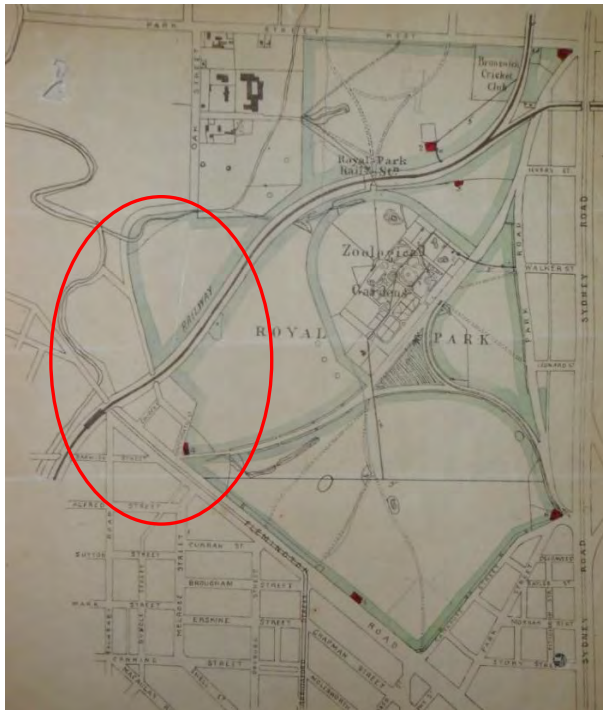


Figure 76. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

SITE HISTORY

The sites are on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The subject sites are located on part of Crown Allotment 12, Section 99, west of Royal Park, Parish of Jika Jika, County of Bourke. The allotment measuring 1 acre, 3 roods and 18 perches was conveyed to Walter Webster of Preston on 27 July 1876 (CT Vol 872 Fol 277). According to the 1878 Rate Book, Walter Webster was the owner and occupier of Allotment 12, comprising a 'brick house, 5 rooms, shed, workshop and stable' on swampy land. The house described in this rate entry was located on the site of the present 119 Manningham Street (then 155 Manningham Street) (MMBW 1904). In c1880–81, Webster subdivided the allotment into three portions (Figure 77 and Figure 78).



Figure 77. Block plan of Crown Allotment 12, Section 99 (1876). (Source: LANDATA, CT Vol 872 Fol 277)

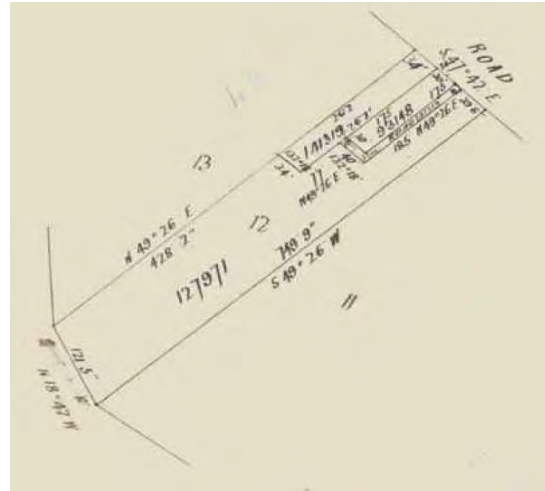


Figure 78. Titles Office record of Subdivision registered on CT Vol 872 Fol 277. (Source: LANDATA, Vol 872 Fol 277)

In 1880–81, Webster proceeded to erect a semi-detached pair of brick houses on the northernmost portion of his land (present-day 121 and 123 Manningham Street). According to the 1881 Rate Book, Walter Webster was the owner of two unfinished brick villas of five rooms and there was a kitchen, a bathroom and a servant's room in one of the two villas. Webster and William Laird were the respective occupants of the villas. The houses were completed early in 1881.

In May 1881 and February 1884, Webster conveyed a portion of his land to William Laird (dealings 93148 and 127971). In December 1884, Webster conveyed his remaining land to William Duncan, which comprised the villa that Webster had occupied until this date (dealing 141319). According to the 1885 Rate Book, William Duncan was the owner and occupant of one of the brick villas, and William Laird owned and occupied the other brick villa plus the adjoining land. The footprints of 121 and 123 Manningham Street, including outbuildings and garden, are shown on the MMBW detail plan in 1904 (Figure 79).

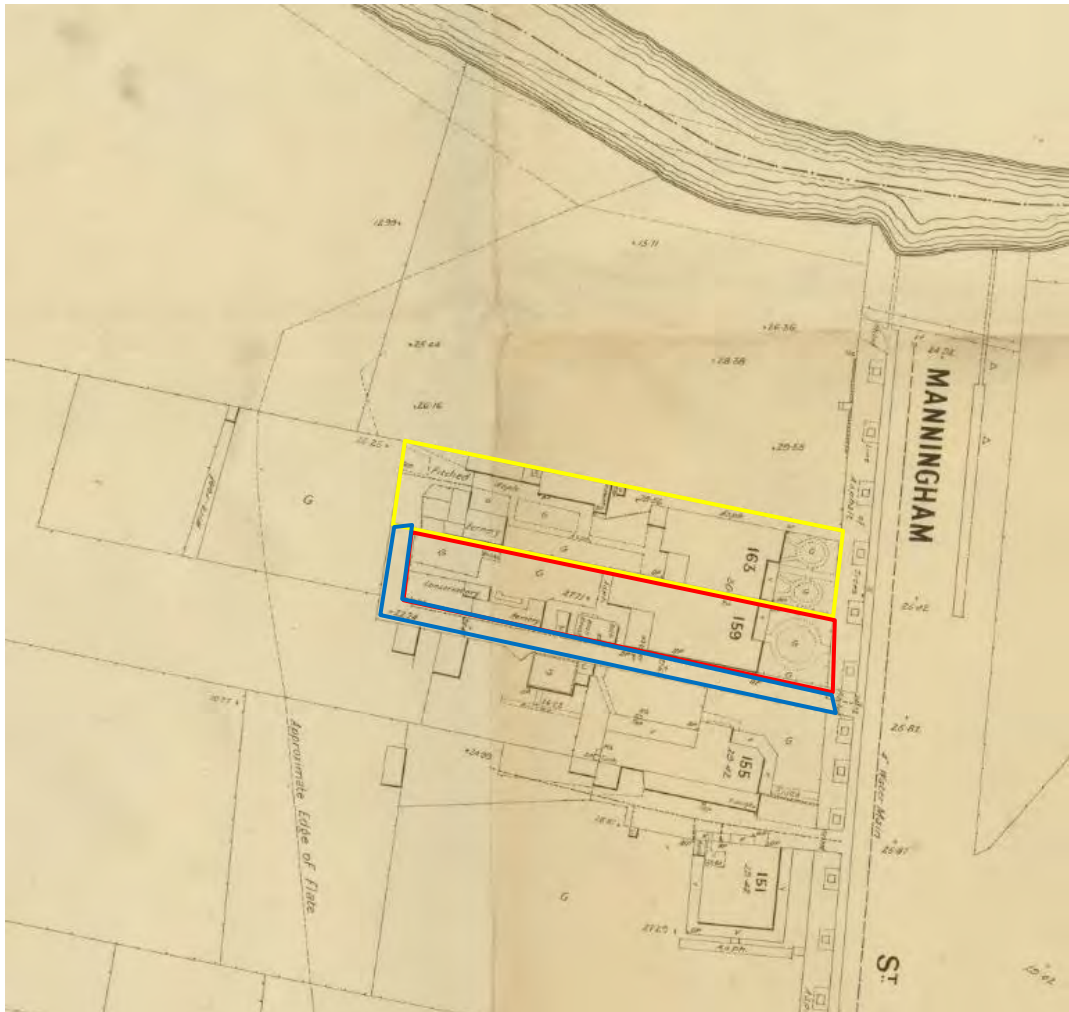


Figure 79. Extract from MMBW, Melbourne and Flemington & Kensington, Detail Plan No. 1130, 1904. 121 Manningham Street is outlined in red, 123 Manningham Street in yellow, and the right-of-way in blue. (Source: State Library Victoria, Record ID 9911638133607636, with GML overlay)

Clyde Villa, 121 Manningham Street

121 Manningham Street comprises the parcel of land conveyed in May 1881 to William Laird, a gentleman of Flemington (CT Vol 1251 Fol 32). According to the 1881 Rate Book, the property was owned by Walter Webster and occupied by William Laird. It comprised a 'brick villa, kitchen, servants room, bath and verandah, five rooms (unfinished)', which was valued at £36. This entry suggests that the house was under construction at the beginning of the year and that Laird was the occupier prior to purchasing the property. The Rate Book for 1882 identifies William Laird as the owner and occupier of the 'brick verandah cottage 5 rooms & shed', valued at £36.

Annie Lessels, the wife of William Laird, died at their residence 'Clyde Villa, Manningham Street, Royal Park' on 27 December 1894 (*Ballarat Times*, 2 January 1894: 2). Laird instructed W L Baillieu and Co to sell three of his properties on 5 May 1897. Lot 1 of the sale comprised the Manningham Street residence as described in the auction sale advertisement below:

Double fronted brick villa residence, containing drawing, dining and breakfast rooms, [three] bedrooms, vestibule, kitchen scullery, every possible convenience, apart from the house are outbuildings, conservatory, wood shed (Age, 4 May 1897: 2).

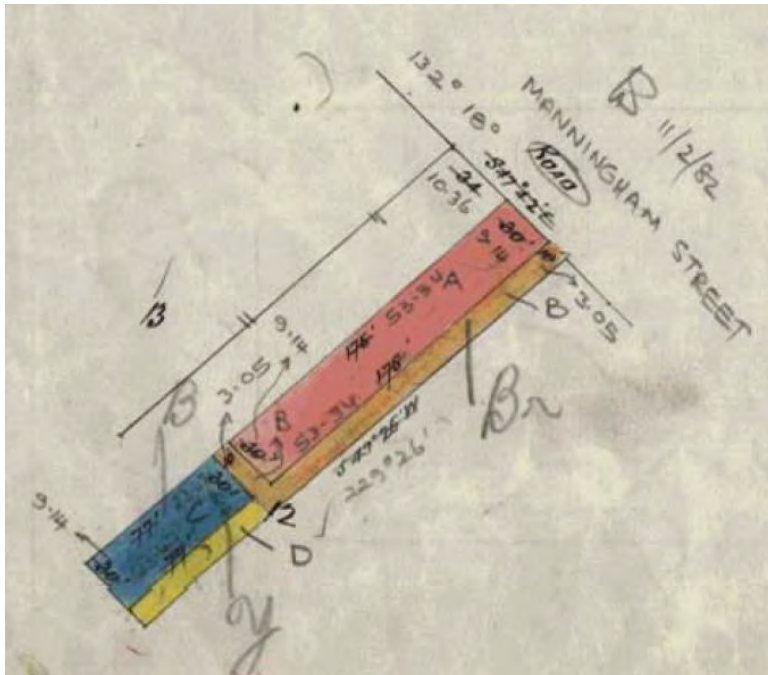


Figure 80. Block plan of land comprising 121 Manningham Street (Lot A, shaded pink), easement for access to the property (Lots B and D, shaded yellow) and the site of 121A Manningham Street (Lot C, shaded blue) (1897). (Source: LANDATA, CT Vol 2664 Fol 761 2nd edition)

The property was sold on this date to Thomas George Stacey of Manningham Street, a brewer (CT Vol 2664 Fol 761). According to the 1898 Rate Book, the owner and occupier was William Stacey. This is believed to be an error by the Rates Clerk as the Certificate of Title names the owner as Thomas George Stacey. The 1900 Rate Book correctly names Thomas Stacey as the owner of the property, and the tenant at this time was Edward Aughtie. The house was described as a 'brick & wood cottage, 9 rooms', valued at £36.

In May 1900, Stacey transferred the property to the Victoria Permanent Building Society. Railway employee John Waldron became the owner and occupier of the house in 1906. Following his death in March 1915, probate of his will was granted to his widow, Katherine Waldron. The property was formally conveyed into her ownership in May 1918. She continued to live there until her death in July 1936. One of her daughters, Delia Waldron, is listed at this address after her mother's death. She subsequently married, and under her married name of Byrnes, is listed in the electoral rolls at newly renumbered 121 Manningham Street from at least 1949 to 1977.

The property was formally conveyed to Delia Byrnes in February 1958 (CT Vol 2664 Fol 761). She died in May 1979 and probate of her will was granted at this time to Bryan Waldron. In January 1981, Waldron conveyed to the current property owners.

Alterations and additions

In 1959, an application was made to reconstruct the kitchen and wash closet at the rear of the property, worth £400 (MBAI 33134). In 1978, an application was submitted to make alterations and additions to the property worth \$10,000 (MBAI 51775). In 1987, separate applications were made for the construction of a garage and fence (MBAI 62073 and 62382). These applications were likely approved and undertaken because historical and contemporary photographs indicate exterior works have been undertaken (MMBW 1904; LANDATA 1951; Nearmap 2023).

Hopetoun Villa, 123 Manningham Street

123 Manningham Street is located on the portion of land that was conveyed in December 1884 to William Duncan (CT Vol 1646 Fol 93). According to the Certificate of Title, Duncan was a draper living in 'Manningham Street, Carlton'. The 1885 Rate Book confirms that Duncan was living in the house on the subject site, described as a 'brick villa 5 rooms & scullery', valued at £40.

In November 1887, Duncan transferred the subject site to William Gallagher (CT Vol 1968 Fol 574). Gallagher's ownership was short-lived as Reuben Barnard, a money broker, lodged a writ in the Supreme Court in February 1888, authorising the sheriff to seize and sell the property to satisfy a debt. Consequently, the Sheriff, Robert Bede, conveyed the property to Barnard in April 1888. One month later Barnard sold the subject site to Robert Balleny, a broker of City Road, South Melbourne (CT Vol 2024 Fol 689).

In the 1889 Rate Book, Balleny is listed as the owner and occupier of the six room 'brick villa'. The property was numbered 163 Manningham Street in the 1890s. Until his death in September 1898, Robert Balleny lived in 'Hopetoun Villa', Manningham Street. Probate of his will was granted in October 1898 to the executor Allwyn Stone, and in February 1899, Stone was registered as the proprietor of the subject site. One month later Stone conveyed the property to Balleny's daughter, Jessie Jane Epple (CT Vol 2024 Fol 689).

Jessie Epple was the owner and occupier of the house until her death in July 1919. Following her death, the property was conveyed to the executors of her estate, Robert Balleny Epple, Margaret Macedon Ferrel and Frederica Siegle McMicken. In July 1921, they transferred the property to Horace Thomas Sutton and Charles William Sutton, railway employee and rubber worker respectively, as tenants in common in equal shares (CT Vol 4461 Fol 118).

By 1940, the house was renumbered 123 Manningham Street. Horace Tucker Sutton was listed as the owner and occupier of the house until 1954 when it was advertised for auction sale on 3 July (*Argus*, 2 July 1954: 18).

123 Manningham Street was sold at the auction sale to Otilie Diana Leggatt of Herbert Street, Mornington. She did not live in the house, instead renting it to a succession of tenants. Nicholas James White and Susan White became the registered owners of the house in February 1970. They were described as a scientist and teacher respectively. They were listed at this address in the electoral rolls until at least 1980. The Whites transferred the property, in January 2016, to the Secretary to the Department of Economic Transport, Jobs, Transport and Resources. In February 2000, the title to the property was conveyed to the Secretary to the Department of Transport (CT Vol 11337 Fol 290).

Alterations and additions

123 Manningham Street

In 1978, an application was submitted to make alterations and additions to the property worth \$15,000 (MBAI 48945). In 1986, an application was submitted to construct a ‘new house’ at the rear of the residence worth \$40,000 (MBAI 62073). In 1989, a further application was made to relocate the new dwelling, and a separate application to construct a ‘new studio building’ to the rear of the residence (MBAI 66264 and 66062). These applications were likely approved and undertaken because historical and contemporary photographs indicate exterior works have been undertaken (MMBW 1904; LANDATA 1951; Nearmap 2023).

SITE DESCRIPTION

The houses at 121 and 123 Manningham Street, Parkville, are a mirrored pair of Italianate style semi-detached houses, built in 1880–81. The houses are located on a rectangular allotment on the west side of Manningham Street, with Citylink Toll Road and Moonee Ponds Creek to the rear. The houses each have a generous setback behind an established ornamental garden. An access laneway runs down the southern property boundary of 121 Manningham Street.



Figure 81. 121 and 123 Manningham Street, Parkville, outlined in red. (Source: Nearmap, 2023, with GML overlay)

Set on a bluestone foundation and of brick construction, each house is asymmetrical in form with a projecting front room and verandah. They have slate M-shaped hipped roofs and concave verandahs that are clad in corrugated galvanised iron that extend between the projecting rooms and the rendered masonry partition wall. The verandahs have cast-iron columns and lacework. The front façades of the houses are painted, and the detailing of the houses is restrained and includes masonry bracketed eaves, timber-framed windows with brick window sills, timber window awnings clad in ripple iron at the primary elevation, and brick chimneys with moulded capping.

The houses are generously set back behind an established garden, consisting of ornamental plantings. 121 Manningham Street features a prominent, circular concrete path with a garden setting,

and 123 has a central tiled path. A low bluestone boundary retaining wall runs along the front of 123 Manningham Street, and 121 is enclosed by a simple timber and woven wire fence.



Figure 82. 121 Manningham Street, Parkville.
(Source: GML, 2022)



Figure 83. 123 Manningham Street, Parkville.
(Source: GML, 2022)



Figure 84. View of 121 Manningham Street, Parkville, including the original circular path and garden setting.
(Source: GML, 2022)



Figure 85. View of 123 Manningham Street, Parkville.
(Source: GML, 2022)



Figure 86. View of the subject sites from Manningham Street. (Source: GML, 2022)

The house at 121 Manningham Street has no setback from the unnamed access laneway to the south. The red bricks are unpainted along this wall of the house, and there is a simple bichromatic pattern around the timber-framed windows. A red brick wall extends from the rear of the house along the property boundary, enclosing the reconstructed kitchen and wash closet (completed in 1959).

There are rear additions to both properties, beyond the original M-shaped hipped roof sections of the houses. There is a generous rear garden area which contains some semi-mature trees, as well as a free-standing timber dwelling at 123 Manningham Street, and a corrugated metal garden shed at 121 Manningham Street.

INTEGRITY

The houses at 121 and 123 Manningham Street, Parkville, are highly intact, with some changes to original or early fabric. The houses retain their original built form, having the slate M-shaped hip roof, brick walls, chimneys and fenestrations largely intact. While the verandahs have been reclad with corrugated galvanised iron, the original cast-iron columns and frieze has been retained. Other changes include the painted brickwork at both properties, and the replacement of the front fence and a section of the slate roof with galvanised iron at the rear of 121 Manningham Street.

Both houses have additions to the rear; however, these do not disrupt the original built form of the houses and are largely not visible from the public domain. The integrity of the houses is enhanced by the retention of their original setting, including generous setback and garden. 121 Manningham Street retains the original circular path with a garden setting, as seen in the 1904 MMBW plan; however, the symmetrical circular path at 123 Manningham Street is no longer extant.

Overall, the houses have relative integrity, and are fine representative examples of the Victorian Italianate style.

COMPARATIVE ANALYSIS

Residential development from the second half of the nineteenth century is well represented on the Heritage Overlay in the City of Melbourne. In Parkville, this period of residential development is concentrated on land excised from Royal Park from the 1850s to 1860s. The mid–late nineteenth-century layer of residential development generally consists of single and double-storey terrace rows, with some detached or semi-detached houses. This reflects similar patterns of mid–late nineteenth-century residential development in North Melbourne, Kensington, Carlton, East Melbourne and South Yarra.

121 and 123 Manningham Street are a semi-detached pair of Victorian houses. This is not uncommon within the setting of Victorian terrace row houses. However, the subject sites are distinguished by their asymmetrical façades. This grouping of a plan type is more customarily used for free-standing houses, and is uncommon for semi-detached pairs within the City of Melbourne. Therefore, it is pertinent to consider significant Victorian Italianate houses within the City of Melbourne, which can be compared to the subject sites in terms of form, scale, style and intactness. The following examples have been used as comparators for the subject sites.

19 Gower Street, Kensington (built c1883) (HO233, City of Melbourne)

19 Gower Street, Kensington, built c1880–83, is a single-storey Italianate style residence. It is constructed of bricks with a bichromatic pattern, a hipped slate roof and bracketed eaves. Asymmetrical in form, the projecting front room has a canted bay window with an adjacent concave verandah. The windows are timber-framed and chimneys are of bichromatic brickwork with moulded capping. The original verandah frieze decoration has been removed.



Figure 87. 19 Gower Street, Kensington. (Source: City of Melbourne)

507–511 Punt Road, South Yarra (built 1886) (recommended as significant in the Pasley Street and Park Place Precinct, South Yarra Heritage Review, City of Melbourne)

507–511 Punt Road, built in 1886 by builder Joseph Moles, is an asymmetrical Italianate style residence with a projecting canted bay window facing Punt Road to the east. The house features a return verandah that terminates at a second projecting bay, and an entrance porch with decorative urns to the south. The elements of note include the elaborate rendered detailing, intact slate hipped roof with cement rendered chimneys, verandah with cast-iron frieze and column, bluestone foundations and early cast iron pallsade fence.



Figure 88. 507–511 Punt Road, South Yarra. (Source: GML, 2021–22)

Willowbrook, 31 Canning Street, North Melbourne (built c1894) (significant in HO3 North and West Melbourne Precinct, City of Melbourne)

'Willowbrook' at 31 Canning Street, North Melbourne, built in 1894, is an asymmetrical Italianate style residence, with a cast-iron verandah and a projecting canted bay window facing Canning Street. The house is noteworthy for its detailed decorative motifs, including deep eaves bracketing interspersed with rosettes, segmental arched openings, decorated impost mouldings, cast-iron cresting and finials, and barrel-top chimney cornices. Paired verandah posts mark the portico-like gable to the verandah roof, and ornate cast-iron fencing completes the decorative elements.



Figure 89. Willowbrook, 31 Canning Street, North Melbourne. (Source: City of Melbourne)

Daylesford, 98 Molesworth Street, North Melbourne (built c1890s) (significant in HO3 North and West Melbourne Precinct, City of Melbourne)

'Daylesford' at 98 Molesworth Street, North Melbourne, is an asymmetrical Italianate-style residence, built prior to 1897. The house has a prominent projecting canted bay with round arched heads and moulded detailing, and a verandah with cast-iron frieze. It is noteworthy for its ornate detailing, including features such as deep eaves, bracketing interspersed with rosettes, decorative mouldings, cast-iron cresting and finials, decorative urns, barrel-top chimney cornices, and highly ornate cast-iron fencing.



Figure 90. Daylesford, 98 Molesworth Street, North Melbourne. (Source: City of Melbourne)

As a pair of Italianate-style Victorian houses, 121 and 123 Manningham Street can be compared with the above examples in terms of style and integrity. The subject sites reflect the typical characteristics of the Victorian Italianate style including in their original asymmetrical plan, hipped slate roof, verandah with cast-iron columns and frieze, bracketed eaves, and chimneys with moulded capping. However, the subject sites are more restrained in their detailing. In terms of decoration, 121 and 123 Manningham Street are most directly comparable with 19 Gower Street, Kensington, and 507–511 Punt Road, South Yarra. Although built within a similar period, these examples are distinguished by prominent projecting canted bays, and more decorative detailing such as the bichromatic brickwork and rendered exterior, respectively. The southern elevation of 121 Manningham Street indicates the villas originally featured a bichromatic brick pattern; however, this has now been painted. Furthermore, 31 Canning Street and 98 Molesworth Street in North Melbourne are far more ornate and highly decorative, with features such as deep eaves bracketing, decorative rosettes and impost mouldings, cast-iron cresting and finials, and elaborate cast-iron fences.

Despite the houses at 121 and 123 Manningham Street lacking elaborate decoration or ornamentation, they are distinguished as a semi-detached pair of Victorian houses, each with an asymmetrical façade. This grouping of a plan type is more customarily used for free-standing houses, and is uncommon for semi-detached pairs within the City of Melbourne. This is likely influenced by the development of the northern area of West Parkville, which compared, to the southern area (which was had relatively concentrated development), experienced limited building development. This was probably on account of the low-lying land that was swampy in parts and likely prone to flooding from the Moonee Ponds Creek. The plan type of 121 and 123 Manningham Street may indicate the

aspirations of the original 1866 residential subdivision in West Parkville, which resulted in only limited development in the northern area fronting Manningham Street. The subject sites remain as the only extant examples of buildings constructed during the nineteenth century.

The subject sites are further distinguished by their generous garden settings, which provide evidence of the original long parallel allotments that fronted Manningham Street in the northern area of West Parkville. The settings at 121 Manningham Street are enhanced by the retention of the original circular path and garden layout, as seen in the 1904 MMBW detail plan.

Overall, 121 and 123 Manningham Street are fine representative examples of the Victorian Italianate style, distinguished as a semi-detached pair of Victorian houses, each with an asymmetrical façade, and the retention of their original garden settings. They also provide evidence of the early pattern of development in the northern area of West Parkville, of which they are the only remaining examples.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

REFERENCES

Age, as cited.

Argus, as cited.

Ballarat Times, as cited.

City of Melbourne Municipal Rate Books (RB), as cited.

LANDATA. Certificates of title (CT), as cited.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database online], <http://ancestry.com.au>, accessed May 2022.

Nearmap, as cited.

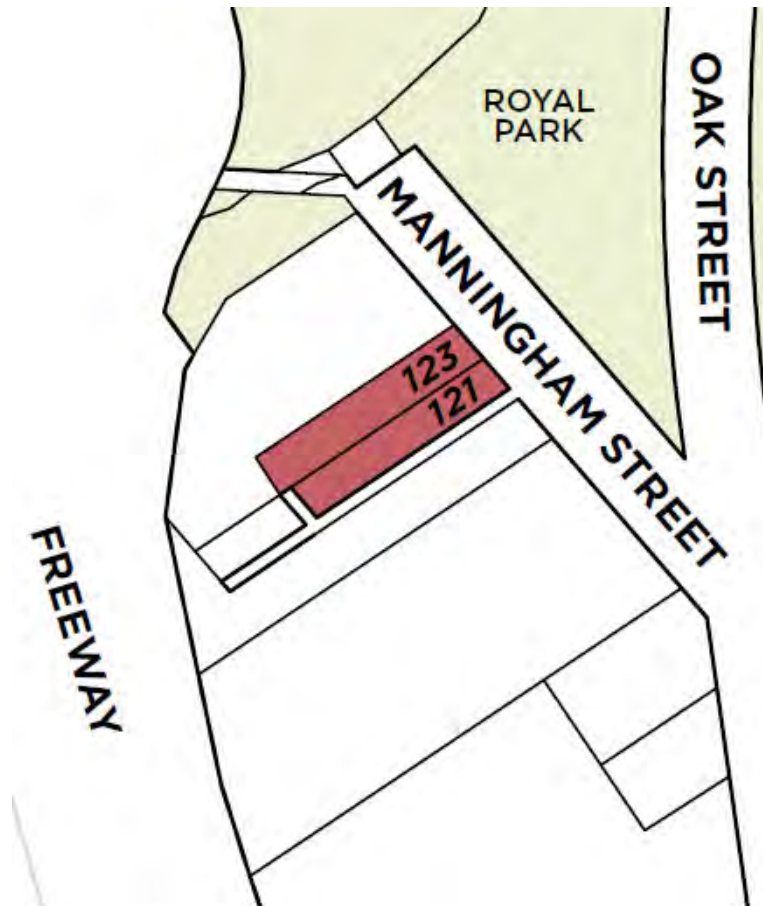
PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould D
M Architects),
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street, Parkville

Heritage Place: Clyde Villa and Hopetoun Villa

PS ref no: HO1439



What is significant?

Clyde Villa and Hopetoun Villa at 121 and 123 Manningham Street, Parkville, built in 1880–81, are significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- semi-detached pair of Victorian houses, each with an asymmetrical façade
- houses' original Italianate detailing, including slate hipped slate roof; verandah with cast-iron columns and frieze, and bracketed eaves; and chimneys with moulded capping
- houses' original setback and garden setting, in particular the circular path and garden layout
- houses' pattern and size of original fenestration.

More recent alterations and addition to the rear of the houses are not significant.

How it is significant?

Clyde Villa and Hopetoun Villa at 121 and 123 Manningham Street, Parkville, are of local historical and representative significance to the City of Melbourne.

Why it is significant?

Clyde Villa and Hopetoun Villa, built 1880–81, are of historical significance as representative examples of early residential development in West Parkville, on land that was excised from Royal Park in the 1860s. Clyde Villa and Hopetoun Villa remain as the only examples of nineteenth-century development in the northern area of West Parkville, which, unlike the southern area, experienced only limited development during this period, probably on account of the low-lying land that was swampy in parts and likely prone to flooding from the Moonee Ponds Creek. (Criterion A)

Clyde Villa and Hopetoun Villa are of representative significance as a pair of largely intact Victorian Italianate-style houses, each with an asymmetrical façade. This grouping of a plan type more customarily used for free-standing houses is uncommon within the City of Melbourne. Although reserved in terms of decoration, the houses reflect the typical characteristics of the Victorian Italianate style, including hipped slate roof, verandah with cast-iron columns and frieze, bracketed eaves, and chimneys with moulded capping. The houses are distinguished by the retention of their original setback and garden setting, particularly the retention of the original circular path and garden layout at 121 Manningham Street. (Criterion D)

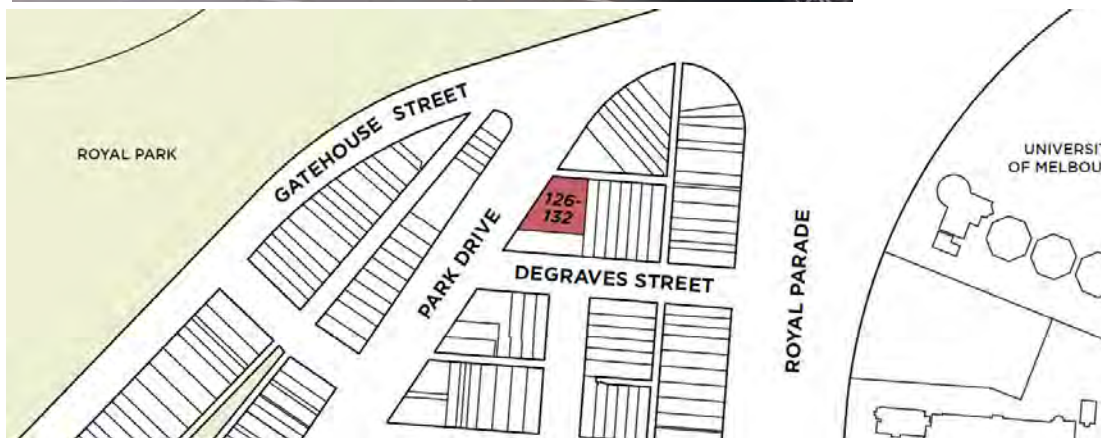
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Park Heights

STREET ADDRESS: 126–132 Park Drive, Parkville

PROPERTY ID: 107324



SURVEY DATE:	May 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed
DESIGNER / ARCHITECT / ARTIST:	Unknown	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION	1970–71

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban Development 3.6.2 Building Homes 3.6.3 Development of flats

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

Park Heights at 126–132 Park Drive, Parkville, is a two to four-storey block of flats constructed in 1970–71. It is very intact and is a good example of a postwar block of flats with a late Modernist influence. It displays a typically late Modernist geometric design, demonstrating an evolution of interwar design principles and planning through its modular form and stepped diagonal planning, and by the manipulation of solid and void, and light and shade. In particular, the primary elevation demonstrates the sculptural qualities of the design with its series of faceted, diagonal, projecting bays. The building is historically representative of postwar apartment buildings that answered the increasing need for housing close to the city centre, and the desire for modern, luxurious dwellings. There is an emphasis on the relationship between built form and nature, with wide panels of glazing and a ‘sky garden’ providing access to natural light and views.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a Model Farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

Flats in Melbourne

The first purpose-built block of flats in Melbourne, Melbourne Mansions, was constructed in Collins Street in 1906. From the 1910s, medium-density housing such as bachelor flats, maisonettes and cooperative developments were popular in Melbourne. Several blocks were constructed prior to World War I, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O'Hanlon 2008).

During the interwar period, the blocks of flats constructed were mostly along St Kilda Road and Queens Road, as well as in South Yarra, Toorak, East Melbourne, Hawthorn, St Kilda and Parkville. Blocks of flats were mostly of two or three storeys, and were typically let, making them a form of investment in the aftermath of the economic downturn in 1929 (O'Hanlon 2008). While flats were favoured by single people or young couples, they also became fashionable for the middle-income families in Toorak and South Yarra (Context 2009: 145). Some examples in Marne Street and Toorak Road West, South Yarra, were spacious and designed for families. Flats in Parkville catered to wealthier middle-class families and professionals, often offering spacious, modern accommodation with a choice in smaller bachelor flats or larger apartments for families. The 1929 Depression made it unfeasible for many households to run a grand home on a large estate, and by the 1930s, many large older residences in Melbourne had been divided into flats.

The self-owned or own-your-own (OYO) model came about at the end of the 1940s in response to high building costs, which prevented economic returns on investments in flats for rent (*Construction*, 21 April 1954: 32). The OYO flats built in Hawthorn in 1949 and 'Stanhill' in Queens Road, Melbourne (1945–50), both designed by Frederick Romberg, were pioneering examples of modern flats and introduced the model of owner-occupied flats to Melbourne in the postwar period (Heritage Alliance 2008: 23). Another leading promoter of OYO flats was architect Sir Bernard Evans (Lord Mayor of Melbourne from 1959 to 1961), who campaigned for apartment buildings in the city and the subsequent introduction of strata title legislation (Butler-Bowden and Pickett 2007: 114).

The economic effects of the Depression, combined with wartime austerity which brought about shortages in labour and materials, affected the design of flat buildings. Even in more affluent areas,

such as Parkville, architects sought innovative design solutions and simpler forms of ornamentation than had been seen during the earlier interwar period.

The interest in health and wellbeing that emerged in the 1930s had continued to grow throughout the war, and by the postwar period the design of flats was led by an interest in creating spaces that were functional but maximised access to the outdoors within a confined space. This was often seen in the modulation of buildings, the incorporation of balconies, and in some cases the use of rooftops for recreational space. Informed by European architectural trends, there was also a growing interest in irregular form and the exploration and exhibition of the materials used in construction. Many postwar flats had limited material palettes (emphasised through sheer wall planes and integrated design features such as brick vents) and irregular geometric forms which played with light and shade.

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

126–132 Park Drive is located on Crown Allotments 23 and 24, Section E, Parkville. The two allotments were built on in the mid-1870s, and variously owned and occupied until the 1960s. 126 and 128 Park Drive (formerly Park Street) were brick houses of six and five rooms respectively. The footprints of the two houses and outbuildings are illustrated on Detail Plan No. 1149 prepared by the Melbourne and Metropolitan Board of Works in 1897 (Figure 91).

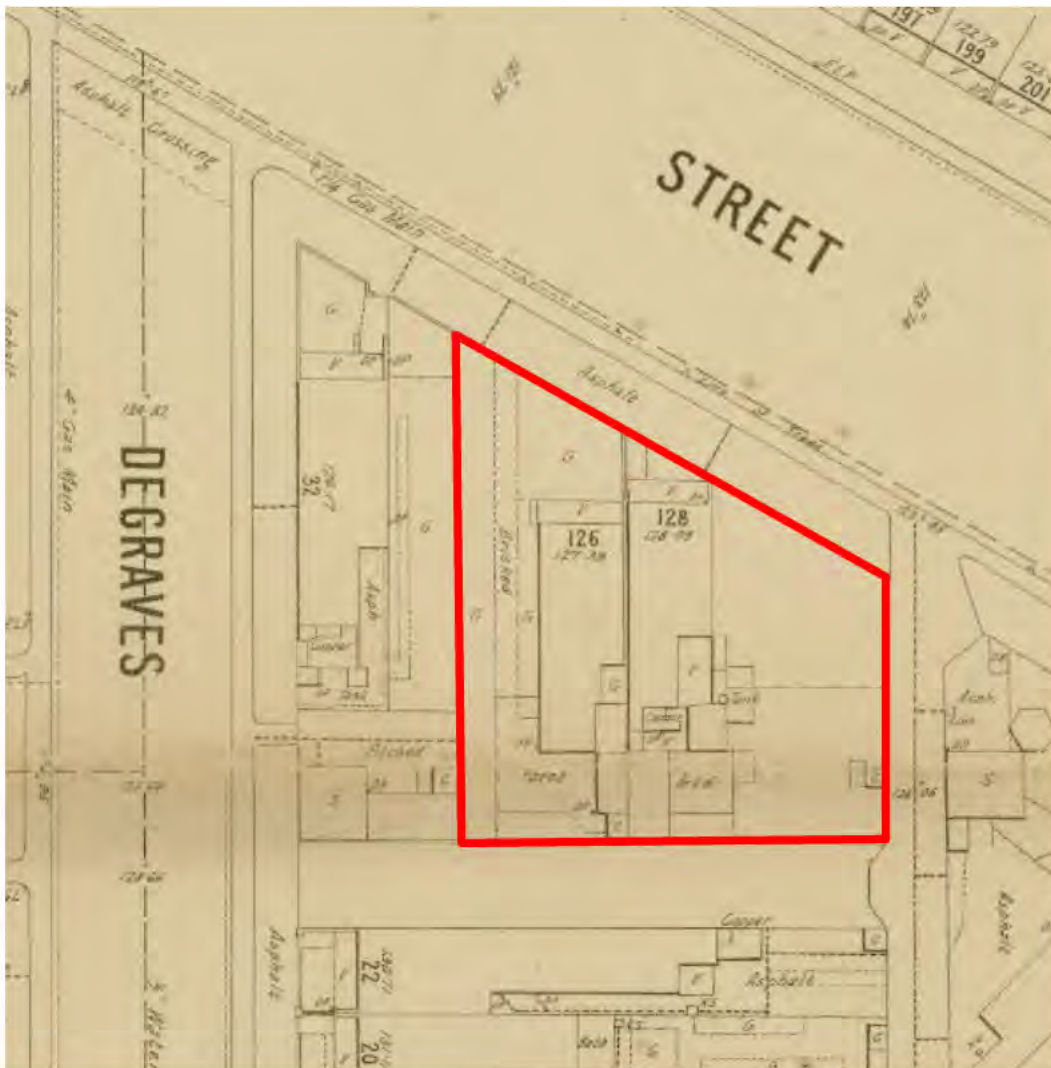


Figure 91. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1149, 1897, showing the subject site outlined in red. (Source: State Library Victoria, Record ID 9911638293607636, with GML overlay)

126 and 128 Park Drive were owned separately until 1969, when they were purchased one month apart by Assets Australia Holdings Pty Ltd (CT Vols 3978 Fol 484 and Vol 4346 Fol 162). The two properties changed ownership later in 1969 to Royal Finance Company Pty Ltd. In January 1969, a building application was lodged to construct six flats at 128 Park Drive (BMAI, Application No. 40277), and there are no other applications recorded on the cards pertaining to the present block of flats.

The block of flats at 126–132 Park Drive appears to have been under construction in 1970, as in August of that year the builder placed an advertisement for a labourer with applications in care of ‘foreman, 126 Park Drive, Parkville’ (*Age*, 5 August 1970: 48). The building was completed by February 1971, when flats in the ‘dignified new block of OYOs at 126–128 Park Drive’ were advertised for sale (*Age*, 20 February 1971: 27). One of the flats had its own roof garden, and others featured ‘well-planned kitchens with many built-in cupboards, hand-painted tiles, laminated bench tops, gas stoves with timers, and exhaust fans’. The bathrooms included shower recesses with sliding doors, vanity basins and mosaic tile floors. Bedrooms had built-in wardrobes and dressing tables with

mirrors. The flats were priced from \$17,750 (*Age*, 20 February 1971: 27). A second advertisement in June 1971 described a ‘new block of luxury flats...each with front street out-look’ (*Age*, 26 June 1971: 38). Advertisements emphasised the roof garden, described as a ‘Sky Garden ... where lucky people will be able to have some of the delights of the country close to the heart of a big city’ (*Age*, 20 February 1971: 27).

According to the 1971 rate book, 126–128 Park Drive consisted of 11 brick flats, 10 of which were owned by Royal Finance Co Pty Ltd, indicating that the building was newly completed. Within 12 months all of the flats in the building had been sold.

SITE DESCRIPTION

Park Heights at 126–132 Park Drive, Parkville, is a four-storey postwar block of flats influenced by the Late Modernist style. It is on the eastern side of Park Drive, between Degraeves and Gatehouse streets.



Figure 92. Aerial view of the building, showing the irregular shape of the lot. The approximate boundary of the property is indicated in red. (Source: Nearmap, 2022, with GML overlay)

The property is located on an irregular, trapezoidal lot. It is enclosed to the east, west and south by a series of brick and timber fences. The site comprises the flats, a shallow front garden to the west, and a carpark to the rear in the southeast corner of the lot. The site slopes gently down to the southwest. The building is a single, irregularly shaped structure oriented diagonally from northeast to southwest, following the line of Park Drive. It comprises three wings of varying heights, each with projecting bays. The two bays with four storeys to the north include ground-level interior parking.



Figure 93. Park Heights, viewed from Park Drive in the west. (Source: GML Heritage, 2022)

The walls are pale face brick, and flat roofs are concealed behind parapets. The two-storey wing to the south features an accessible rooftop area, formerly known as the ‘Sky Garden’. The primary western elevation features a series of projecting and recessed bays modulated across the façade, creating a faceted effect. This arrangement was designed to provide street outlooks to all of the apartments, optimising the available natural light while maintaining privacy. The design of these bays demonstrates a considered contextual response to the site’s historical setting, following the prevailing vertical form of the terraces opposite.

The primary elevation is complex but can generally be understood as three wings (northern, central and southern), which are divided into 12 bays. The bays are vertical and have different widths, and feature a combination of plain wall sections, glazing and balconies. The wider bays are generally oriented towards the street, forming the primary windows for each flat. The flats incorporate floor-to-ceiling glazing and feature shallow balconies enclosed by simple timber balustrades. The narrower bays are generally recessed and oriented southwest, creating visual interest and varying the light and shade across the elevation. Across these narrower bays there are a combination of timber-framed casement windows and sheer wall planes. The two widest bays appear to house the interior stairs and feature columns of glass bricks. A series of timber balustrades, which match the design of the balconies, run along the peak of the bays, except on the stairwell bays. The timber balustrades also enclose the rooftop garden of the southern wing.

There are two primary entrance doors, each of timber-framed glass with a curved metal awning above. To the left of each of these doorways is a contemporary metal gate that provides access to a path through the building to the rear carpark. Some ground floor apartments appear to have access to the front gardens. A small number of pipes and services are attached to the north-facing walls of some bays, but these have been painted to match the overall scheme of the building and do not detract from its presentation.

The design emphasises the sculptural geometry of the building. The primary (western) elevation is characterised by a bold vertical emphasis of the walls of the projecting bays, which is accentuated by the columns of glass bricks. This contrasts with the strong horizontal lines of the timber panelling—a typical motif of late Modernist architecture. There is little formal ornamentation apart from the glass bricks; visual interest is provided by the angled and stepped forms of the elevation. This formal play creates a sense of movement across the building, which is enhanced by the light surfaces and deep shadows of the balcony recesses. The design is further characterised by its restrained colour neutral palette. While the material and colour palette of the building is restrained, there is an emphasis on the building's fabrication through the use of exposed brick and the minimal use of paint and render. The natural materials and finishes are complemented by the naturalistic bush aesthetic style of the gardens and the use of stone in the landscaping. A connection to the outside world is also implied through the substantial use of glazing, providing both outlooks to the garden, and light to the apartments within.

The northern elevation is constructed in the same face brick, but there is evidence of patching in some areas associated with works to services and air conditioning units. In the centre of the elevation is a grid of twelve windows consisting of four rows of windows aligned with the three floors of flats. Each row comprises two larger, timber-framed casement windows and a narrower casement window to either side. All windows have a single row of header bond brickwork for a lintel, and a narrow brick sill. The façade features a series of integrated wall vents, each formed by arranging four unmortared bricks vertically. These vents are spaced along the walls in line with the apartments. The ground floor consists of covered parking divided into two bays with concrete floors. The eastern elevations, comprising the rear walls of the three bays, are stepped diagonally towards the southeast. The façades are similarly constructed of pale face brick with integrated wall vents. Each wall features two timber-framed casement windows to each floor. The southern elevation, which is very restrained, is constructed of the same brickwork as the northern and eastern walls. It has two projecting bays and a small number of casement windows.



Figure 94. Detail of the primary elevation and stepped bays. (Source: GML Heritage, 2022)



Figure 95. View towards the southern wing and the rooftop 'Sky Garden'. (Source: GML Heritage, 2022)



Figure 96. Detail of a stairwell bay with columns of glass bricks. (Source: GML Heritage, 2022)



Figure 97. Detail of a primary doorway and stone steps with a contemporary railing leading to the rear carpark. (Source: GML Heritage, 2022)



Figure 98. View across the primary elevation, showing the faceted, sculptural facade. (Source: GML Heritage, 2022)



Figure 99. Detail of the northeastern corner of the site, showing the fenestration pattern and integrated vents. (Source: GML Heritage, 2022)



Figure 100. View towards the rear carpark area. (Source: GML Heritage, 2022)



Figure 101. View along the southern boundary, and the grassed pathway of Park Heights Lane. (Source: GML Heritage, 2022)

INTEGRITY

The Park Heights block of flats at 126–132 Park Drive, Parkville, is highly externally intact to its 1970–71 construction, with very few changes visible to its original fabric. The building retains its original plan and form as a substantial, two to four storey postwar apartment building. Significant original details include the irregular form of the building; its fabrication, including the integrated wall vent; the original fenestration pattern; and balconies.

Changes to the building include the alteration of some windows, including the introduction of contemporary vents; the introduction of contemporary pipes, services, security systems, and security gates/doors; and new plantings in the gardens. Overall, the building has a high degree of external integrity.

The property fronts Park Drive to the west and the flats have a shallow setback from the public footpath, consisting of a series of gardens. These gardens feature grassed areas with trees, as well as stone gardens with smaller shrubs. The mature trees provide natural shade and privacy to the apartments. The boundary on Park Drive features a series of tall, pale brick fences and a panel of

brushwood fencing. There are two primary pedestrian access points to the building from the street. One is from a set of stone steps with a tubular metal handrail, situated towards the north of the site. The other is a short, paved bluestone path to the southern wing of the building. A grassed path runs along the southern boundary of the site, and there is a contemporary metal security gate to the rear. The rear carpark area is more or less L-shaped in plan, and is paved with concrete slabs. It is separated from the neighbouring property to the east by a brick wall. Access to the carpark is via a lane to the north of the site. A private pathway called Park Heights Lane runs from the entry to the carpark at the northeast of the site to the grassed pathway in the south.

COMPARATIVE ANALYSIS

Park Heights at 126–132 Park Drive, Parkville, is one of a small number of postwar blocks of flats in Parkville, and is representative of a shift in the architectural character of the inner ring suburbs of Melbourne in the period. Flats in suburbs such as Parkville, South Yarra and Toorak were initially developed for a luxury market, providing stylish, modern accommodation for upper middle-class professionals and their families. Interwar blocks of flats generally conformed to one of a number of architectural styles, inspired by nostalgic, classical or medieval themes to ‘contemporary’ Moderne. They often had simple, familiar plans and forms, from modest rectangular blocks to the more developed U-shaped and H-shaped plans with integrated courtyards that grew in popularity towards the early 1940s. Following World War II, the design of flats in these more affluent areas grew more experimental, but the emphasis was still placed on modernity and liveability. As a low-rise block of flats of the late 1960s and early 1970s, Park Heights is emblematic of this postwar building type that emerged as an alternative to detached house and high-rise tower developments. Because land in inner-city areas remained expensive, many postwar developments were infills introduced to existing streetscapes and, like Park Heights, often replaced Victorian-era residences.

The design of Park Heights is characteristic of Late Modern postwar design, in which there is a conscious stress on the juxtaposition of horizontal and vertical compositional elements and strong geometric forms. The materiality also invokes the natural environment, with unobtrusive natural coloured brickwork and timber, the absence of applied decoration, and is enhanced by rustic landscaping. Unlike earlier interwar blocks of flats, few postwar flat developments demonstrated the same plan, form or detailing. The shared design philosophy was instead seen in the commitment to material expression and sculptural geometry. Comparisons therefore must be informed by evidence of shared ideas and practice rather than identifiable forms. The discussion below includes grouped developments of townhouses, which reflect a similar history of higher-density housing.

Because appreciation of the postwar, low-rise apartment typology has emerged only recently, it is not well represented in the Heritage Overlay in the City of Melbourne. However, some examples in the cities of South Yarra, Boroondara and Port Phillip can be compared to Park Heights at 126–132 Park Drive, Parkville, in terms of period, modular form, fabrication and intactness, though few are currently recognised with an Individual Heritage Overlay. The following examples have been used as comparators for the subject property.

'Kurneh', 2–10 Anderson Street, South Yarra (Recommended Significant to HO6 South Yarra Precinct in the South Yarra Heritage Review, City of Melbourne)

'Kurneh' was constructed in 1966–67 to a design by Bernard Joyce & Associates. It is a two-storey brown brick block of residential flats with a half-basement car park. Designed with an H-shaped plan, the building has a cuboid form. Sheer, unadorned wall planes are broken by double-height timber-framed window walls with awning sash windows (painted dark brown), and the roof is more or less flat. Guttering is concealed by deep metal fascias that are not original.

The simplicity of the design is enhanced by the incorporation of matching brown brick fences that return to the building and frame the entry along Domain Road, creating courtyard garden spaces. The low rubble retaining wall along Domain Road and Anderson Street appears original or early. Like Park Heights, Kurneh demonstrates a focus on irregular form and restrained, naturally finished materiality. The same integrated wall vents are seen at both properties, showing a late Modernist focus on minimalism. Although Kurneh demonstrates a lower scale than Park Heights, there is a similar emphasis on verticality in the fenestration.



Figure 102. 'Kurneh', 2–10 Anderson Street, South Yarra. (Source: GML, 2021–22)

43–49 Clowes Street, South Yarra (Recommended Significant to HO6 South Yarra Precinct in the South Yarra Heritage Review, City of Melbourne)

The townhouses at 43–49 Clowes Street, South Yarra, were built in 1966 to a design by Sol Sapir. The property comprises a two-storey block of four townhouses that have a modular form. The external walls are pale brown face brick. The contrasting expanses of unadorned sheer wall planes are interspersed with double-height glazed wall panels with awning window sashes (painted dark brown). The overall cuboid form is emphasised by the flat roof with deep fascias (painted dark brown), concealed gutters and matching brown brick fences that return to the building. Due to the slope of the site, car parking is provided in a half-basement accessed off Clowes Street, which is similar to the integrated parking at Park Heights. There is a similar use of a vertical window design and minimal ornamentation, including integrated wall vents. Although the design of the Clowes Street property is focused more on cubic forms, both properties use irregular massing and projecting bays. Similarly,

both properties incorporate shallow gardens and stone paths, showing the importance placed on the relationship between built form and nature.



Figure 103. 43–49 Clowes Street, South Yarra. (Source: GML, 2021–22)

Cross Street Co-operative Housing, 422–432 Cardigan Street, Carlton (Recommended Significant in the Carlton Heritage Review, City of Melbourne)

Constructed in 1969–70 to a design by Earle, Shaw and Partners, the residential complex formally known as Cross Street Co-operative Housing is of local historical and aesthetic significance. Built to house University of Melbourne staff and students, the complex is one of Melbourne’s largest co-operative housing developments. Following its completion, it was lauded for its innovative form of higher-density housing that responded in a sensitive manner to the historical built form character of its Carlton neighbourhood context.



Figure 104. Cross Street Co-operative Housing, 422–432 Cardigan Street, Carlton. (Source: Lovell Chen, 2021)

Flats, 8 Mooltan Avenue, St Kilda East (HO302, City of Port Phillip)

The block of flats at 8 Mooltan Avenue, St Kilda East, was constructed in the 1960s. The building is on a rectangular lot and has an irregular plan. It comprises two residential storeys and an integrated ground-floor parking area. Although it is a substantial development, the building is low-rise and sits discreetly within its neighbourhood context. The external walls are tan brick and have a series of projecting and recessed modulated bays. Glazing is contained within the recessed bays and consists of a series of large windows that provide views to the street. The building illustrates a minimalist design that is typical of Late Modernism. Visual interest is created through its geometric form, including panels of render within the recessed bays that form a horizontal motif. Like Park Heights, the building displays a restraint typical of the Late Modern style, with an emphasis on geometry and materiality. The Mooltan Avenue property also incorporates rustic gardens and stone paths. While there is no available image of the flats, they can be viewed [here](#).

City Edge, Eastern Road, South Melbourne (Identified as being of potential significance in the Survey of Post-War Built Heritage in Victoria: Stage One, Heritage Alliance, 2008)

The 'City Edge' development was designed by Daryl Jackson and Evan Walker, and constructed in four stages from 1971 to 1975. It is a pioneering example that comprises a complex of low-rise, high-density apartments, and is one of the earliest attempts in 1970s Melbourne to provide an alternative to high-rise apartment blocks. City Edge won the Royal Australian Institute of Architects' Bronze Medal in 1976. It was identified in the *Survey of Post-War Built Heritage in Victoria: Stage One* (Heritage Alliance, 2008) as having potential historical, architectural and aesthetic significance. As in Park Heights, the external walls are pale brick and have a minimalist design. City Edge incorporates bold panels of horizontal glazing, and timber-finished balustrades and handrails. The design sought to provide the feeling of nature in an urban setting through the use of natural materials, a neutral colour palette and integrated gardens. It is a larger, more substantial development than Park Heights, forming its own precinct, but similar design philosophies can be understood at both sites.



Figure 105. 'City Edge', Eastern Road, South Melbourne. (Source: City of Port Phillip)

76 Molesworth Street, Kew (HO325, City of Boroondara)

The property at 76 Molesworth Street, Kew, comprises six townhouses designed by prominent local architect Graeme Gunn, and developed by the Merchant Builders in 1969–70. The development is of historical and architectural significance as a fine and externally intact example of a complex of late 1960s townhouses. It is an important design in the progression of cluster housing and townhouse projects by Graeme Gunn and others in the 1960s and 1970s, a period that saw a re-casting of suburban housing models. It is an accomplished and distinctive residential design in a broadly Brutalist manner, which is characterised by a bold but minimal use of materials and skilful modulation of light and shade. The project is a relatively early and successful example of the use of concrete-block and heavy rough-sawn timber, a combination that would characterise many architect-designed houses in Melbourne over the next decade. The townhouses are positioned at the peak of a slope, and are largely concealed by landscaping. Many of the dwellings incorporate projecting bays, cantilevered balconies and wide panels of glazing to take advantage of the views. As with Park Heights, these townhouses demonstrate a focus on materiality, form and the relationship between indoors and outdoors.



Figure 106. 76 Molesworth Street, Kew. (Source: City of Boroondara)

'Bayside', 1–2 The Esplanade, St Kilda (Significant to HO5 St Kilda Hill Precinct, City of Port Phillip)

'Bayside' at 1–2 The Esplanade, St Kilda, was built in the c1960s. It is constructed of face brick and has an irregular J-shaped plan with three primary wings. Despite its substantial overall footprint, the building is low-scale. The building has integrated ground-level parking to the wing that fronts the street. It is characterised by a series of projecting bays modulated across the interior elevations, which generally house the balconies. The elevations have a variety of window arrangements, with generally wide panels of glazing arranged symmetrically across the three floors. Although The Esplanade flats are earlier than Park Heights, their form (including an integrated courtyard) shows similarities to popular plans of earlier interwar blocks of flats. However, the sculptural form of the bays shows a movement towards postwar design motifs. Like Park Heights, which was designed to provide street outlooks to each apartment, the Esplanade flats were planned to maximise views towards the beach. While there is no available image of the flats, they can be viewed [here](#).

Discussion

Park Heights at 126–132 Park Drive, Parkville, is a good example of its type as a postwar block of flats, influenced by the Late Modern style. It compares well with the above properties, demonstrating a similar scale and interest in materiality and form that developed throughout the 1960s and 1970s. Across each of these places there are recognisable elements, such as an emphasis on vertical panels of glazing, horizontal motifs, and the use of minimalistic features such as integrated brick vents.

Compared to earlier developments such as Kurneh, the Clowes Street townhouses, and the flats at 8 Mooltan Avenue, however, Park Heights at four rather than two storeys is larger and represents a

more intensive development of its site. Park Heights is also distinguished formally from the simple regular geometry of earlier examples by its faceted primary elevation and its diagonal stepped plan, design elements that reflect its 1970s period of design. Like the Cross Street Co-operative Housing complex, it reflects both 1970s Late Modern design principles and a sensitive response to its historical neighbourhood setting.

However, the majority of the comparator properties show a similar broad interest in modular design and the use of projecting bays, as seen at 76 Molesworth Street, Kew, and at Bayside. This exploration of geometric expression is characteristic of the Late Modern style, and is seen to varying degrees across each of the above properties. The flats at the Esplanade are perhaps the most vernacular in design, recalling the U-shaped and J-shaped plans of earlier interwar flats; however, the stepped design of the balconies provides a nod to the Modern.

All of the properties demonstrate changing ideas of contemporary, inner-city living, with townhouse developments and flats providing a compromise between modern convenience, and the requirements of higher-density dwellings in the inner city. The incorporation of balconies and wide panels of glazing, and the emphasis on outlooks to streets and natural settings, such as are seen at Daryl Jackson's City Edge development, are expressive of this desire for the balance of urbane and natural, providing natural light and views and an enhanced sense of 'liveability' with city convenience. The properties also share common characteristics such as unadorned wall planes, restrained ornamentation, and geometric motifs. There is also a similar emphasis on natural materials and a neutral colour palette, from simple brick construction to concrete bricks and slabs, with restrained timber elements, which served to enhance the relationship between built form and setting. The Park Heights design shows the influence of Late Modernist architects such as Graeme Gunn, whose design of 76 Molesworth Street, Kew, demonstrates a similar modular form and the integration of public and private spaces (although on a smaller scale). Park Heights also shares the strong vertical emphasis that is common among both the Jackson and Gunn examples. At Park Heights this compositional focus on vertical bays responds well to the vertical modules of Victorian-era terrace house design that is so common in the broader Parkville neighbourhood context.

Overall, Park Heights is a highly externally intact example of early 1970s low-rise flat development, showing the transition between late 1960s Modernist principles to those of the late 1970s and early 1980s. It demonstrates the development of key elements of late 1960s design, such as a modular form and limited palette, while incorporating a more sculptural form and a dramatic interplay of light and shade.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

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O'Hanlon, Seamus 2008. 'Flats' in *eMelbourne*. <https://www.emelbourne.net.au/biogs/EM00582b.htm>, accessed 20 January 2021

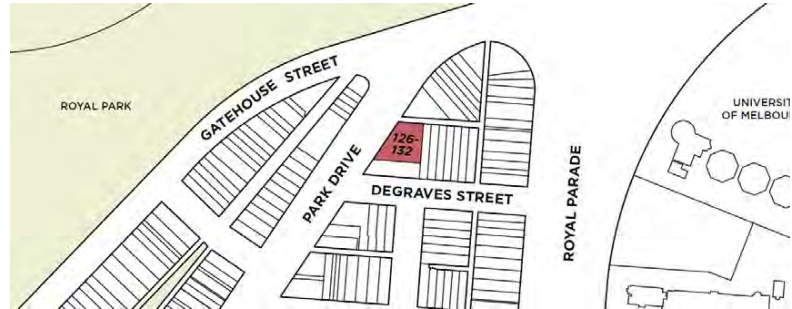
PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), Ungraded
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Park Heights, 126–132 Park Drive, Parkville

Heritage Place: Park Heights

PS ref no: HO1440



What is significant?

Park Heights at 126–132 Park Drive, Parkville, built in 1970–71, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, fabric and detailing
- high level of integrity to its original design
- original stepped diagonal plan
- sculptural arrangement of the primary elevation
- integrated wall vents
- pattern and size of the original fenestration
- incorporation of bush aesthetic style landscape design
- other decorative details.

Most recent alterations and additions, including contemporary pipes, services, and security systems, are not significant.

How it is significant?

Park Heights at 126–132 Park Drive, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

Park Heights has historical significance as an example of a postwar low-rise block of flats showing the influence of Late Modernist design. The building demonstrates the balance between the growing popularity of high-density accommodation close to the city centre, and the importance placed upon spacious modern living with access to natural spaces and clean air. As such, it is historically representative of the postwar development of Melbourne generally, and Parkville specifically, when land in inner-city suburbs was at a premium and flats were developed in irregular lots, often replacing earlier Victorian-era houses. Park Heights is a key example of postwar flat design in Parkville, showcasing a considered architectural response to the existing streetscape, and the integration of rooftop gardens to provide recreational outdoor space within a limited lot. (Criterion A)

Park Heights is significant as a representative example of postwar flat design in the Late Modern style. Constructed in 1970–71, it serves as a highly intact example of postwar design in Melbourne,

incorporating a typically Late Modern modular form and emphasising material expression. Park Heights is representative of this trend through the incorporation of wide panels of glazing, balconies, and ground-level gardens to provide street outlooks and natural light. Significantly, it incorporates a rooftop ‘Sky Garden’ that aimed to provide the ‘delights of the country close to the heart of a big city’ (*Age*, 20 February 1971: 27). (Criterion D)

Park Heights has aesthetic significance as a postwar Late Modern block of flats. It is highly authentic to its 1970–71 construction, retaining its original form and fabric, and displaying a characteristically modular form in an uncommon diagonal plan. Its multistorey design shows a considered response to the existing streetscape and the topography of the site, with a conscious expression of horizontality, verticality, and strong geometric forms. It has particular significance for the sculptural design of the primary elevation. Modulated bays are positioned on diagonals to create a faceted effect, juxtaposing solid and void, and light and shade, to give the building a sense of dynamism.

Typical of the Late Modern style, there is an emphasis on material expression with unobtrusive natural coloured brickwork and timber, and the absence of applied decoration, enhanced by rustic landscaping. It retains significant structural details and design features, such as the grid plan of the fenestration and integrated wall vents on the northern elevation. (Criterion E)

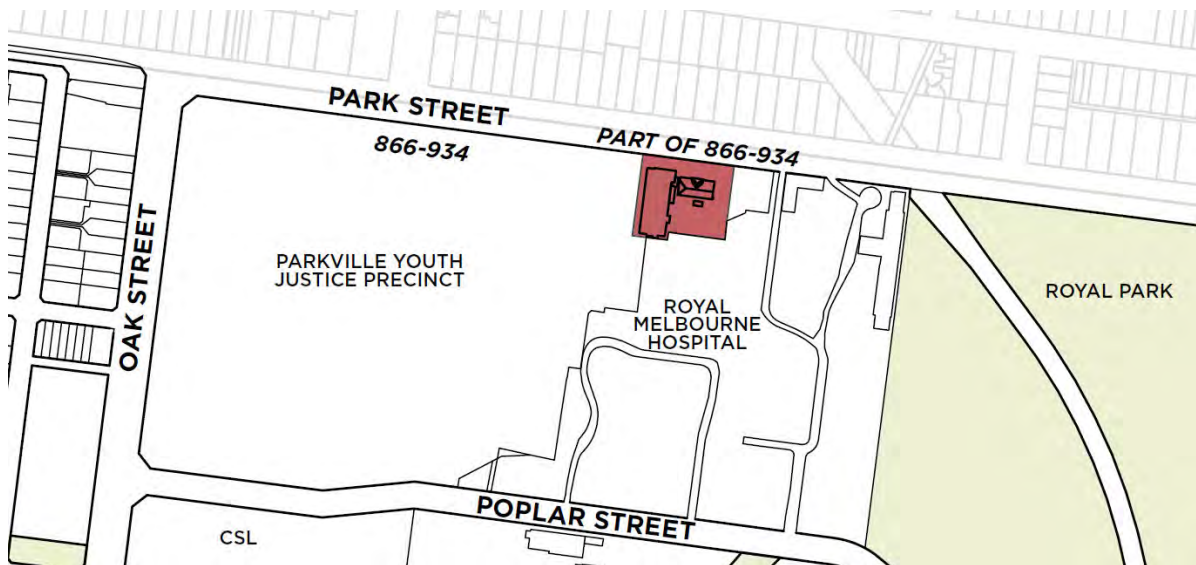
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Former Royal Park Depot buildings

STREET ADDRESS: 866–934 (part) Park Street, Parkville

PROPERTY ID: 107424



SURVEY DATE: February 2023

SURVEY BY: GML Heritage

PLACE TYPE: Individual Heritage Place

EXISTING HERITAGE OVERLAY: N/A

PROPOSED CATEGORY: Significant

FORMER GRADE / CATEGORY: Ungraded / N/A

DESIGNER / ARCHITECT / ARTIST: Public Works Department

BUILDER: Unknown

DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Interwar Period (c1919–c1940) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1925, 1940
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
4 Segregation, incarceration and institutionalisation	--
6 New kinds of work	
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.11 Providing health and welfare services	3.11.2 Welfare Institutions

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The former Royal Park Depot buildings within the Parkville Youth Justice Precinct, at 866–934 (part) Park Street, Parkville, reflect a complex historical use associated with the welfare, education and detention of children. The site at 866–934 Park Street has been historically associated with this use since the establishment of the Royal Park Industrial School in 1866. Together with the 1875 Royal Park Industrial School buildings on the neighbouring site at 34–36 Poplar Road, Parkville (VHR H1725; HO315), it contributes to an understanding of the earliest examples of a children’s welfare institution in Victoria. From 1880, the site was established with the Royal Park Depot which operated as the sole reception centre for young people committed to state care in Victoria until 1961. The site was operating as Turana from 1955 onwards.

The two extant former Depot buildings include:

- The former nurses’ quarters, which is a two-storey interwar building constructed in 1925 as an on-site staff accommodation and training facility for ‘problem girls’. Its secondary wing, constructed in 1944, was demolished in c1990s.
- The former junior girls’ and toddlers’ building was constructed in 1940, as an effort to improve the conditions of girls’ quarters, and to provide separate quarters for those children who were wards of the state and those who were in remand.

The care of children became a significant public issue in the 1920s and 1930s, and the Royal Park Depot facilities were particularly prominent in discussions of funding and conditions of the facilities,

prompting the expansion and development of the site in the 1920s and late 1930s onwards. The extant buildings date from this period of expansion, and their later modifications are representative of the development of welfare facilities throughout the twentieth century.

When the site was operating as Turana, more than 3000 children were held annually into the 1980s. During the Turana years, the two interwar buildings served as administration and remand (the 1925 building) and classification and accommodation (the 1940 building). Housing the primary operations of the Turana Boys' Home facility by the late 1950s, all of the clients of the place would have passed through the two interwar buildings. Both buildings are also demonstrative of the place's complicated past, being the site of traumatic experiences such as child abuse and the separation of Aboriginal children from their families.

HISTORICAL CONTEXT

Welfare institutions in Parkville

Following the *Neglected and Criminal Children's Act 1864* (Vic), a number of industrial schools were established in Melbourne, including one at Royal Park in 1866. From this time, the northern end of Royal Park was utilised for various health and welfare purposes, many of which have associations with Aboriginal people. The large expanse of public land and the relative isolation of the site made it particularly suitable for the government authorities to use it for this purpose. The industrial school initially occupied the site of a disused powder magazine but moved to purpose-built premises in the late 1870s where a Receiving Home and the Royal Park Depot for neglected children was established in 1880. In 1892 a home for girls was established, which was known as the Royal Park Reformatory School for Protestant Girls (VGG, 27 May 1892: 2168). There was also a hospital for the elderly and destitute, which took over the former industrial school building, as well as a psychiatric hospital (1907), built on the site of the former Model Farm.

The Royal Park Depot, which operated for over 80 years from 1880 until 1961, acted as a receiving house for children who were wards of the state, and who were provided with short-term accommodation. These children were as young as toddlers. After being processed at the Royal Park Depot they were sent to other institutions, such as government-run orphanages or the Sunbury Boys' Home. The Royal Park Depot was not regarded favourably and was criticised for overcrowding. A new wing was built in 1907. The Royal Park Depot operated under a number of different names over its history. It was also known as the Parkville Neglected Children's Home. From 1955 the Depot became known as Turana, and operated as a detention facility for juvenile offenders. A facility for younger boys, known as Baltara, was also established. The area occupied by the Royal Park Depot, and the girls' and boys' homes, is now occupied by Melbourne Youth Justice Centre (formerly Melbourne Juvenile Justice Centre and Turana Youth Training Centre) and a campus of the Royal Melbourne Hospital.

Other private charitable organisations also operated in the area, including the Victorian Children's Aid Society which occupied Ayr Cottage in Leonard Street, Parkville, from 1901. The Children's Aid Society in Parkville was also registered as a state school.

Royal Park Industrial School (1866–1880)

The subject site at 866–934 Park Street, Parkville, was part of a larger institutional complex that operated from the northwest corner of Royal Park as early as 1875. Following the *Neglected and Criminal Children's Act 1864*, a number of industrial schools were established by the Department of Industrial and Reformatory Schools in Melbourne, including at Royal Park. The Royal Park Industrial School initially occupied a disused powder magazine.

Established on this site by 1866, the Royal Park Industrial School was a State-operated benevolent institution for homeless children. The industrial school occupied the land formerly used by an 'experimental farm' (or a 'model farm'). Bounded by the Moonee Ponds Creek to the west and Park Street to the north, the farm comprised 142 acres of land excised from Royal Park in 1858. During a short-lived use as an experimental farm from 1858 to 1860, the land was cleared and cultivated using experimental cropping techniques. By 1866, a portion of the land was nominated to be reserved for a future industrial school under the *Neglected and Criminal Children's Act 1864* (VHR H1725 'North West Hospital, Parkville Campus').

Plans for a new industrial school on a grand scale were announced in 1873 and construction was completed in 1875 (*Advocate*, 30 January 1875: 13; Uhl, 1981: 102). The 1875 industrial school buildings are now part of the Royal Melbourne Hospital Royal Park Campus (VHR H1725 'North West Hospital, Parkville Campus'; HO315).

The school was initially intended to accommodate '300 boys and 300 girls', and contemporary commentators believed 'a better site could not have been selected' (*Advocate*, 30 January 1875: 13). Only half of the original plan was completed, with the Girls' Division, and staff and service wings, built in 1875. The boys' portion was soon to follow but the plans were never realised as the government policy changed in 1879 to favour 'boarding out' over institutional care. The preference for 'boarding out', now known as foster care, was influenced by its lower cost to the government. It was also argued that the experience was better for the children, being more akin to family life.

Aboriginal children from Melbourne and many parts of Victoria were among those sent to the Royal Park Industrial School. Although these children were admitted under the legislative terms of what was considered 'neglected', there were also targeted efforts made to remove Aboriginal children from their families. Welfare authorities believed this action to be beneficial to the child but in this effect caused enormous damage to Aboriginal families. They are considered places of considerable trauma.

In 1879, the girls were moved to an industrial school in Geelong and boys from the Sunbury Industrial School were moved to the Royal Park site to receive 'boarding out' placements. By 1881, the boys had been removed, and in 1882, the Royal Park Industrial School buildings were converted into a home for the 'Houseless and Destitute Persons'. There would have been homeless Aboriginal people who were committed to this institution. The site incorporated the entire block at the corner of Oak Street and Park Street, which allowed the children to engage in 'agricultural pursuits' (*Age*, 14 October 1879).

From 1880, the Department of Industrial and Reformatory Schools operated the Royal Park Depot on the grounds to the north of the former industrial school.

PLACE HISTORY

The subject site occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The subject site is located on Allotments 5A and 5C of Section 99A, Royal Park, in the Parish of Jika Jika.

The subject site has been used for youth reformatory and children welfare facilities since the establishment of the Royal Park Industrial School in 1866, and has retained this use under subsequent State welfare models. The site has operated under different names over its long history.

Period	Name	Other names
1866–1880	Royal Park Industrial School	–
1880–1955	Royal Park Depot	<ul style="list-style-type: none"> • Parkville (or Royal Park) Neglected Children’s Home • Children’s Welfare Department Receiving Depot • Royal Park Depots and Receiving Homes • The Depot • Boys’ Receiving Depot, Royal Park • Girls’ Receiving Depot, Royal Park • Receiving Depots, Royal Park • Neglected Children’s Depot, Royal Park
1955–1993	Turana Boys’ Home	<ul style="list-style-type: none"> • Turana Youth Training Centre • Baltara Reception Centre (co-existed with Turana from 1968)
1994–today	Parkville Youth Justice Precinct	<ul style="list-style-type: none"> • Melbourne Juvenile Justice Centre (1994–2009) • Melbourne Youth Justice Centre (c2009–today) • Parkville College (2012–today)

The site at 866–934 Park Street, Parkville, is now known as the Parkville Youth Justice Precinct. While the majority of the site was redeveloped in the 1990s and 2000s as part of a major redevelopment of the complex, there are two surviving interwar buildings from the Royal Park Depot era.

Closed to public access, the Melbourne Youth Justice Centre and Parkville College are outside the scope of this assessment.

Royal Park Depot (1880–1955)

Established in 1880, the Royal Park Depot became the sole reception centre for children committed to state care, regardless of whether they were entering the juvenile system or the care system. The Depot operated for over 70 years from 1880 until 1955, serving as a receiving house for children who were provided with short-term accommodation.

Aboriginal children were particularly vulnerable to being taken to the Royal Park Receiving Depot (from c1880), and later to the Royal Park Boys’ Homes and Girls’ Home, on account of efforts of welfare agencies, churches and the police to remove Aboriginal children from their families. The admission of Aboriginal children to the Royal Park Depot most likely increased from the 1920s and 1930s onwards when greater numbers of Aboriginal people began settling in Melbourne following the

closure of several missions and reserves. Many Wurundjeri Woi-wurrung and other Aboriginal people had family members taken to the Royal Park Depot. For the individuals concerned, and their families and their descendants, this is a place associated with generational sadness and trauma.

In 1887, the old Department of Industrial and Reformatory Schools was divided into the ‘Department for Neglected Children’ under the *Neglected and Criminal Children’s Act 1887*, and the ‘Department for Reformatory Schools for Convicted Juveniles’ under the *Juvenile Offenders’ Act 1887*. These Acts determined that no new industrial schools were to be built; however, existing schools lingered for many years.

The early Depot facilities were developed adjacent to the 1875 industrial school building, and over time a series of buildings and an adjoining farm were introduced to the site at 866–934 Park Street (Swain 2008).

A c1910s survey plan by the Metropolitan and Melbourne Board of Works (MMBW) shows the development of the complex concentrated on the portion of land bounded by Park Street, Poplar Street and Oak Street (which was re-aligned by 1973; see Figure 116). At this time, the Depot was developed with structures including the separate quarters for boys and girls, and the caretaker’s residence (Figure 107). A residence and a shed existed on the location of the two extant interwar buildings by c1910 (Figure 107; MMBW Detail Plan 1102, 1908). It is unclear when these structures were demolished, but by the 1930s the land was occupied by ‘temporary wooden huts’ that were used as girls’ accommodation (*Labor Call*, 12 November 1936: 1).

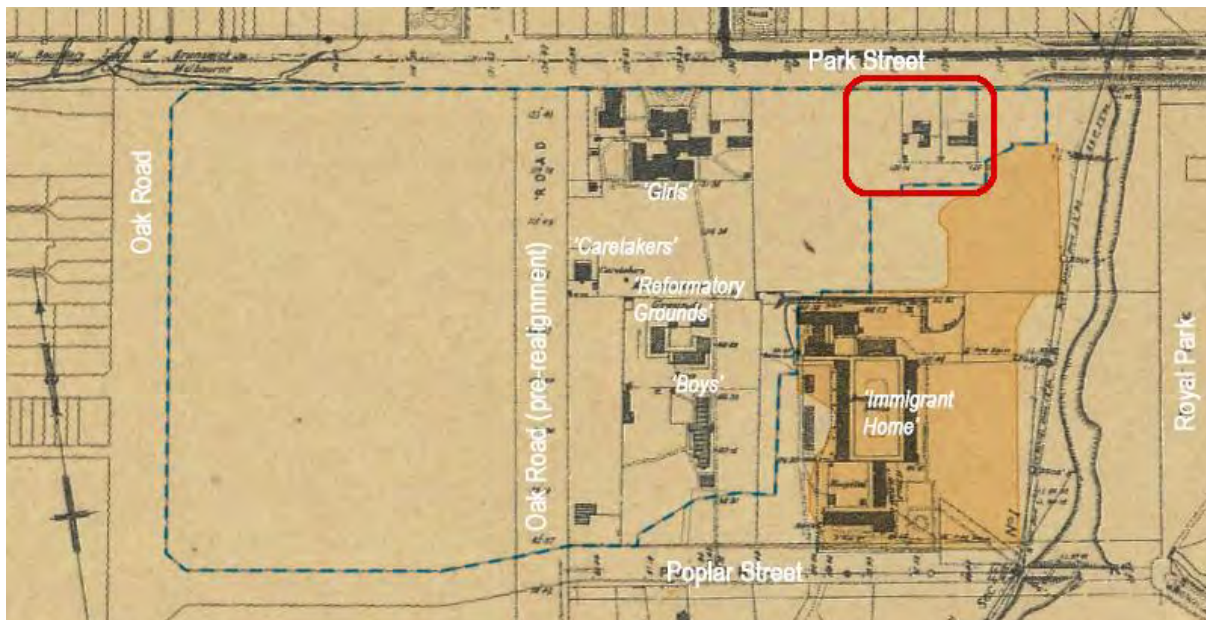


Figure 107. Extract from MMBW Plan No. 52, c1933, superimposed with contemporary site boundary of 866–934 Park Street, Parkville (shown in blue dashed lines). Note the plan was reproduced c1933 but depicts the site in its c1910s conditions. Original labels on the plan are reproduced in inverted commas. The location of the two interwar buildings of interest is outlined in red. Note the location of the 1875 industrial school adjacent to the subject complex, labelled ‘Immigrant Home’. (Source: State Library Victoria, with GML overlay)

The Depot was initially designed to provide short-term accommodation for up to 60 children, with the plan that children would be moved on from the place within a week of arrival. However, many children, including ‘problem’ children, continued to reside there and became long-term residents, resulting in

overcrowding and public scrutiny for child cruelty and abuse (*Argus*, 7 June 1949; eMelbourne). Daily occupancy had risen to over 100 children by 1910, and had doubled again by the 1920s, leading to an inquiry and a recommendation that the Depot be used exclusively for reception care (Swain 2008). Despite some upgrades, conditions did not improve (*Argus*, 9 May 1912).

In the 1920s, a series of additions were introduced to the site. In 1925, the Public Works Department (PWD) was granted funding for kitchens and dormitories, a separate nurses' quarters and a new remand depot. A recreation hall was also approved in 1928 (*Labor Call*, 16 April 1925: 5).

The extant 1925 nurses' quarters is the only structure surviving from the group of buildings developed in the 1920s.

In 1928, investigations found that the facilities at the complex were still unsatisfactory, leading to the Premier Edmund Hogan being urged to provide improvements (*Argus*, 11 October 1928). However, plans for development and refurbishment were halted due to the collapse of the boarding-out system during the Depression.

Building works resumed from the late 1930s, with much of the works reflecting the belief in 'moral deficiency' and 'defectiveness' in children. Influenced by the eugenics movement in Melbourne throughout the 1920s and 1930s, criticism continued over the use of the Depot for both 'neglected' children and children in remand, with concerns that the 'contaminating influence [of the latter] may work untold harm on children of a better type' (*Weekly Times*, 19 August 1922: 58). An inspection in 1939 described the Depot as a 'gaol' and criticised the sharing of dormitories by both wards of the state and reformatory children (*Argus*, 24 August 1939).

From the late 1930s to the early 1940s, as concerns over the condition and use of the facilities continued to mount, the PWD made plans for expanding facilities on the site, with an emphasis on creating separate structures for those in remand (*Herald*, 14 October 1939: 8).

Further improvements made to the site around this time included a new storeroom, additional accommodation for senior boys, reconversion of the store to a dormitory, and a new shelter for the boys' playground, among other works.

The extant Functionalist-style brick building fronting onto Park Street (Figure 108–Figure 110) was constructed in 1939 as a new junior girls' and toddlers' building, which replaced temporary wooden huts in this location. The building cost £16,369 and was funded by a government grant of £20,000. The upper floor housed junior girls, while the ground floor accommodated toddlers, with special wards for sick children also provided (*Argus*, 30 January 1939: 5). This construction aimed to improve the conditions of the girls' quarters in the previous buildings, which were considered obsolete and unfit for human habitation. The building was also designed to enable the separation of children who were wards of the state from those who were in remand (*Argus*, 6 August 1936; *Labor Call*, 12 November 1936: 1; Lost & Found).



Figure 108. Plan from 1938 showing the proposed junior girls' and toddlers' block, completed in 1939. (Source: VPRS 03686/P0017 000957)



Figure 109. View looking south from Park Steet, showing the construction of the new junior girls' and toddlers' block in 1939. Note the 1925 nurses' quarters featuring balconies to the east. (Source: Public Record Office Victoria)



Figure 110. View showing the completed junior girls' and toddlers' block, c1940. (Source: Public Record Office Victoria)

In the late 1930s, additional medical facilities were also provided at the Depot, including isolation wards added to both girls' and boys' blocks (1937), and a new medical and dental clinic (c1939) (*Age*, 29 June 1937: 5; *Herald*, 14 October 1939: 8). Funds had also been raised to expand the grounds of the facility to allow recreation spaces, with early works completed in 1938, including 'splendidly equipped recreation grounds and a swimming pool' (*Argus*, 6 August 1936; 4 April 1938).

In 1945, a two-storey wing was added to the 1925 nurses' quarters (Figure 111). The building plans show that the nurses' quarters originally featured balconies on both floors, which are now infilled (Figure 109 and Figure 111). This addition was attached to the eastern elevation of the subject nurses' quarters and had a long rectangular floor plan running north–south, forming an enclosed courtyard (Figure 112 and Figure 113) (*Herald*, 29 May 1948: 3). The purpose of the nurses' quarters, with self-contained bedrooms, was not only to accommodate staff members on site, but also to provide professional training for 'problem girls' (*Herald*, 29 May 1948: 3).

Aerial photography from 1945 shows that the secondary wing was being added to the 1925 nurses' quarters at that time (Figure 112). The Depot was largely divided into boys', girls' and shared areas (Figure 112).

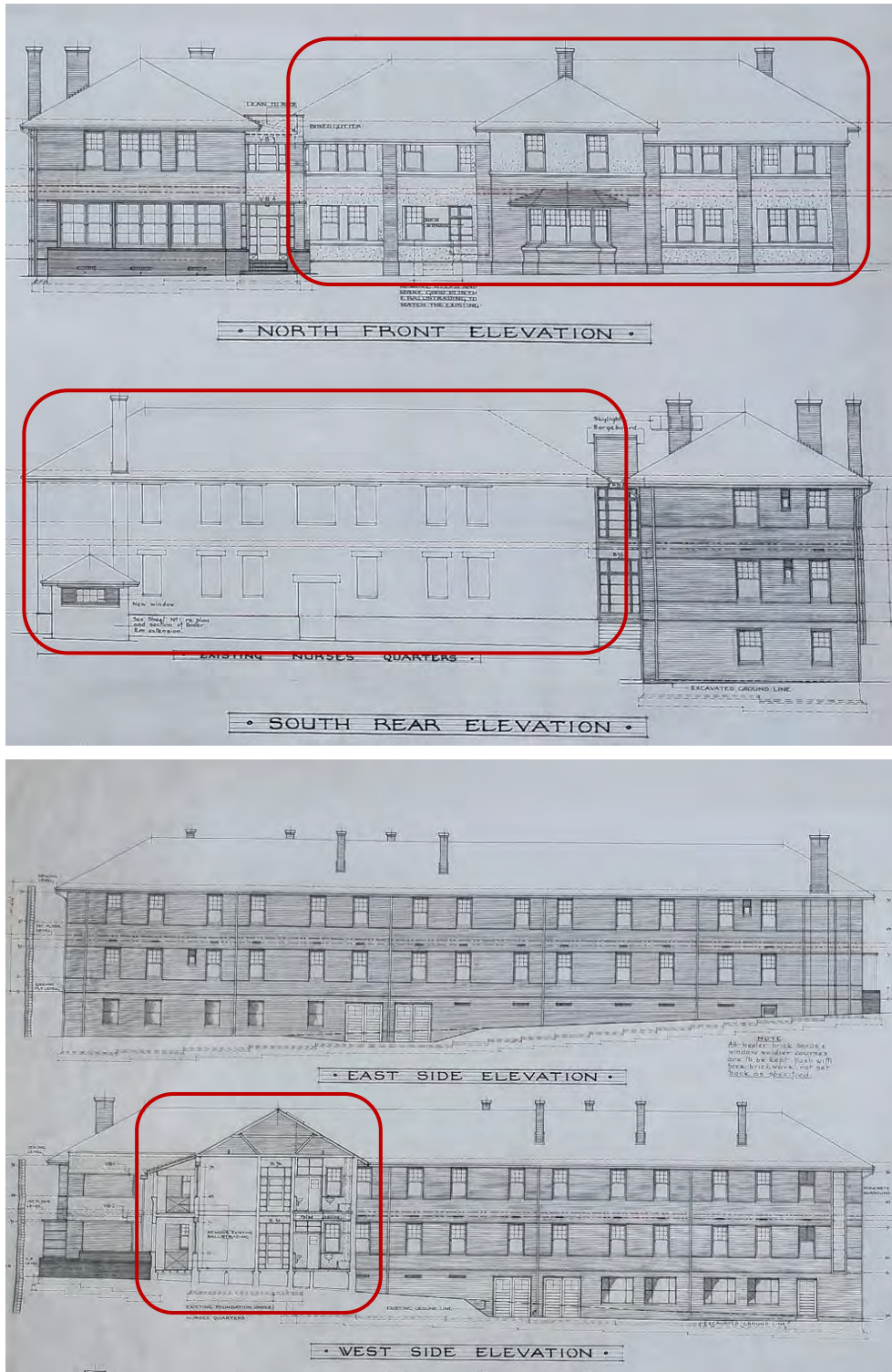


Figure 111. North and south elevations (upper) and east and west elevations (lower) of the 1944 additions to the nurses' quarters. The subject building from 1925 is outlined in red. (Source: VPRS 03686/P0019 003086, with GML overlay)

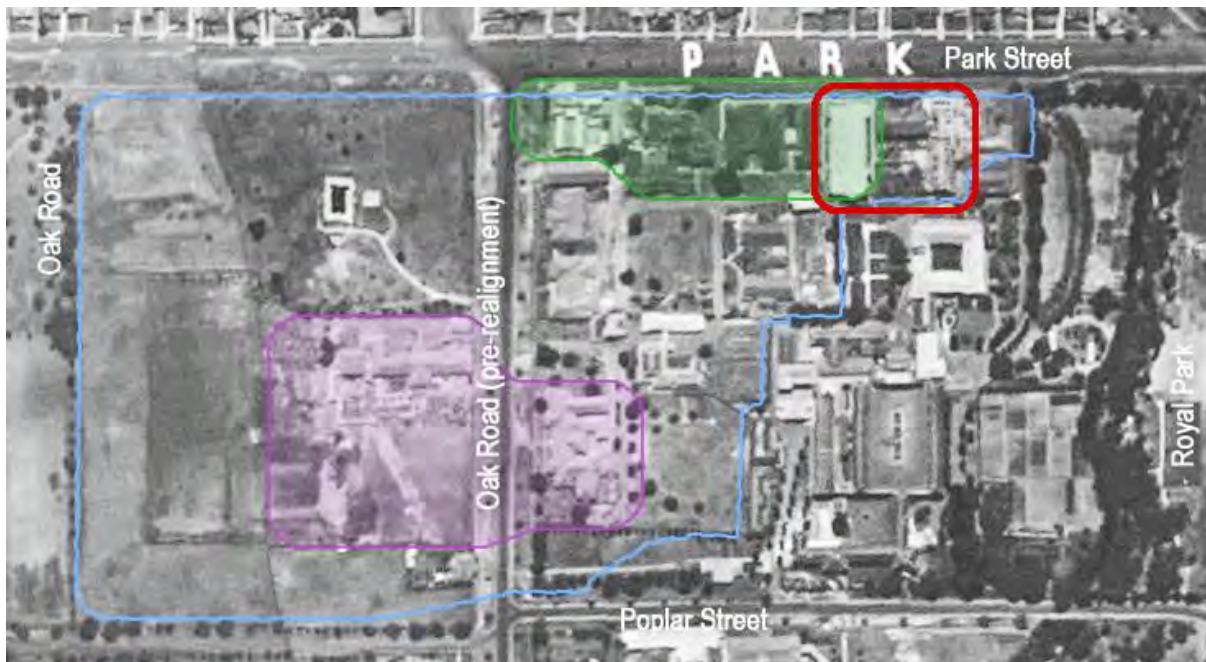


Figure 112. Detail of a 1945 aerial image showing the development of the Depot facilities. Boys' buildings were located in the southern portion of the site (shaded in purple) and girls' buildings fronted Park Street (shaded in green). Shared facilities such as the kitchen, school, medical clinic and nursery were in the central area, on the eastern side of Oak Road. The location of the buildings recommended for inclusion in a Heritage Overlay are outlined in red, with the extent of 866–934 Park Street, Parkville, outlined in blue. (Source: Vicmap Basemap Services, with GML overlay)

Turana Boys' Home (1955–1993)

Despite the expansion in the 1920s–40s, the Royal Park Depot continued to suffer overcrowding, and the level of care given to children was publicly questioned. In 1945, the Depot had a daily residential average of 300 children aged from seven weeks to 20 years (*Herald*, 26 February 1945). Concern over the shared dormitories between wards of the state and reformatory children also continued (*Herald*, 27 October 1952). Recognising these issues, the government opened additional care and remand facilities throughout Victoria from 1955 to the early 1960s, including Winlaton Girls' Training School at Nunawading in 1956 and Allambie at Burwood in 1961, to relieve capacity issues at Turana.

Subsequently, in 1955, the Depot was reshaped as 'Turana', from an Aboriginal word for 'rainbow', as a reception, classification and remand facility. Housing 250 children, it was the only state institution for 'problem children' directly managed by the Social Welfare Department (*Argus*, 21 December 1955: 5). Girls were accommodated at Turana at least until 1956 before being transferred to Winlaton. By late 1956, Turana housed young males only and became known as 'Turana Boys' Home' (*Argus*, 20 October 1956: 9).

Turana went through a period of expansion and development, and several 'cottage groups' were constructed in 1954 to accommodate 'handicapped and very disturbed children' (Jenkinson 2011). By 1957, Turana had expanded to include 14 separate 'sections'. At Turana more than 3000 children were held annually through to the 1980s (Finding Records).

The extant interwar buildings were modified and repurposed during the early years of Turana's operation. The nurses' quarters, including its 1945 addition, was converted to a remand centre for boys in 1961 and the 1940 junior girls' and toddlers' building became a classification centre by 1963 (Figure 113 and Figure 114). Both buildings underwent internal alterations and were used for various purposes, including reception, offices, and living spaces. Balconies on both levels of the nurses' quarters were enclosed during the conversion.

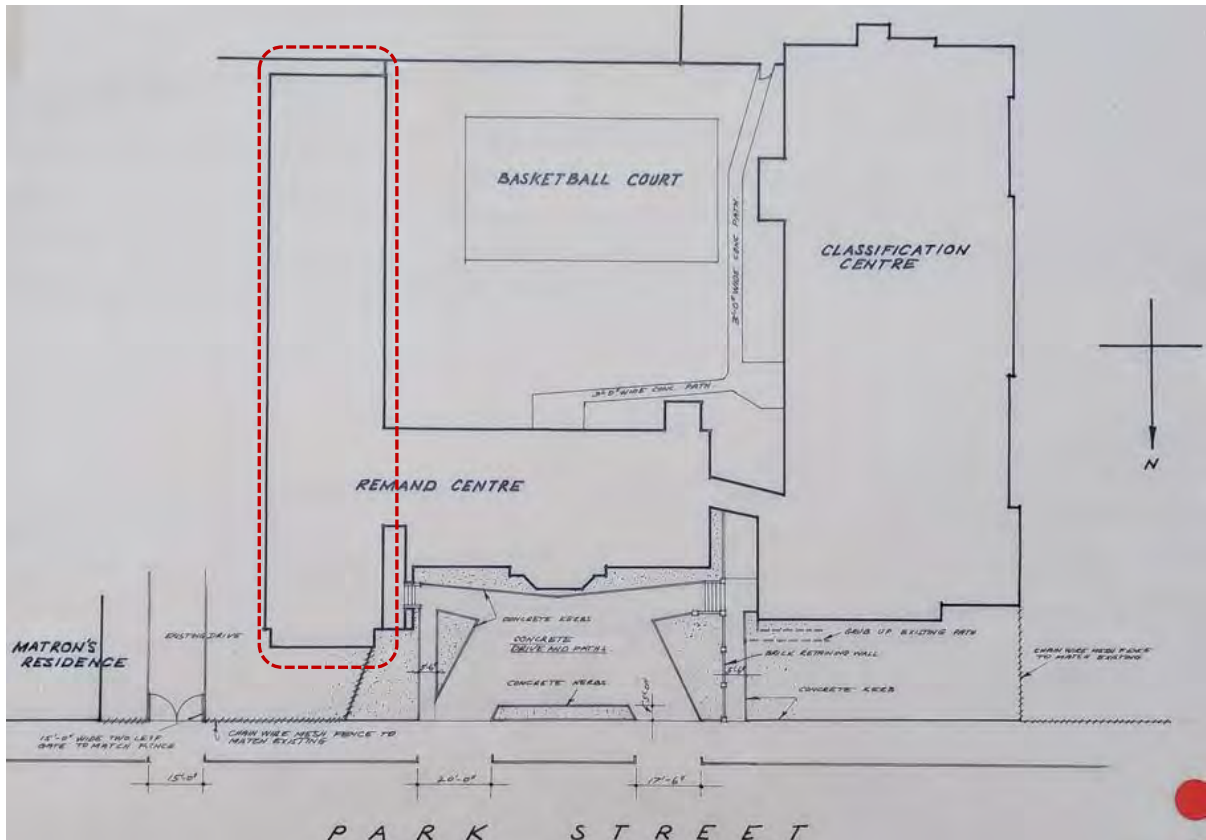


Figure 113. Site plan from 1963 showing the 1925 and 1945 nurses' quarters (repurposed as a remand centre), and 1939 junior girls' and toddlers' building (repurposed as a classification centre). The 1945 portion (outlined in dashed line) has since been demolished. (Source: VPRS 03686/P0019 003090, with GML overlay)



Figure 114. A view of the western interwar building in the c1960s, following the conversion of the site to Turana. This photo shows the 1960s treatment of the windows. (Source: Jesuit Social Services)

A 1962 plan of the Turana site (Figure 115) shows that by this time the broader complex included residential buildings (cottages), storage buildings, nurseries, a medical and dental clinic, a kindergarten, a surgery, kitchens, school buildings, laundries, workshops, and recreational areas.

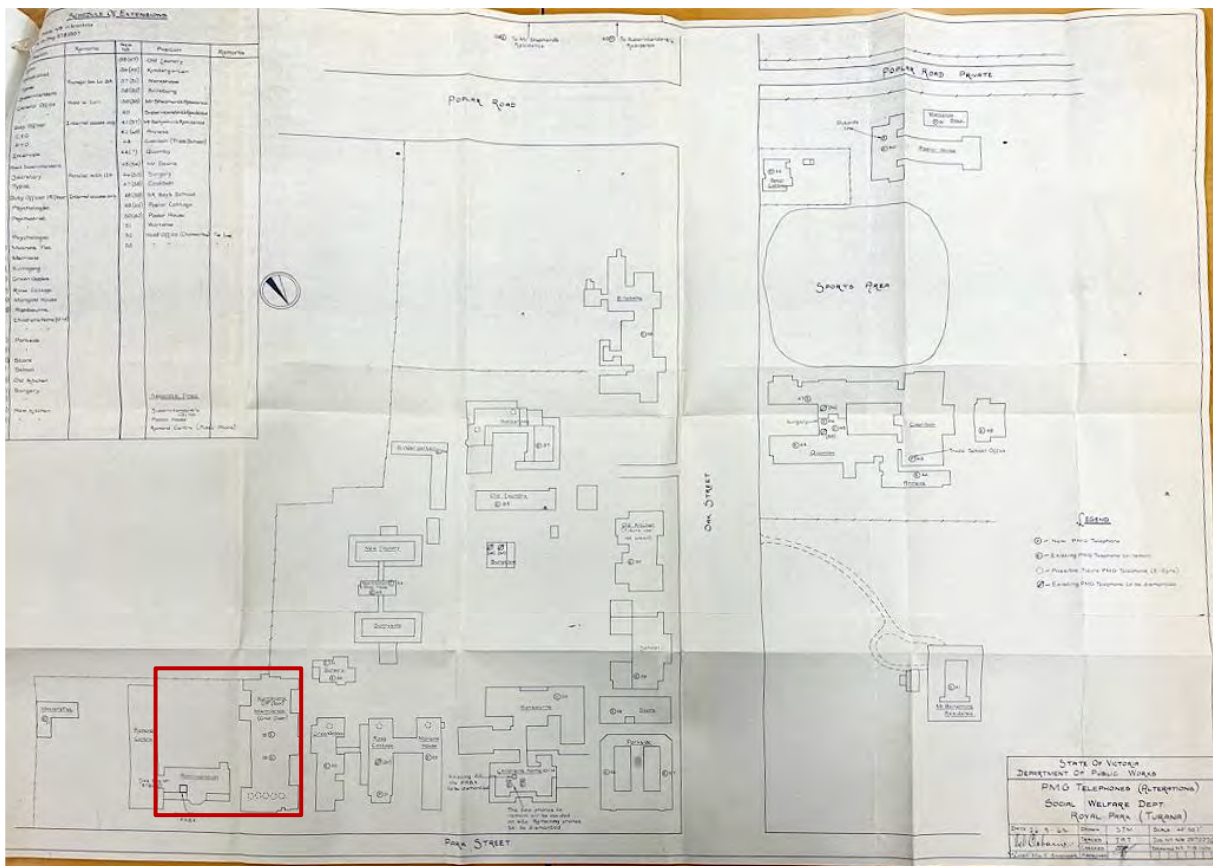


Figure 115. Plan from 1962 showing the extant interwar buildings (outlined in red) and other facilities. Only the two interwar buildings in Park Street are confirmed to survive. (Source: VPRS 06039 R-0001, with GML overlay)

In 1968, a new remand and reception centre called 'Baltara' was established for boys aged 10–15, which was an autonomous unit under the control of the superintendent of Turana (Find & Connect). The Turana and Baltara sites underwent further changes, including the provision of a group of new buildings designed by architects Hopkins and Clarke in 1969, which were situated near to the northwestern corner of the complex, as seen in an aerial from 1973 (Figure 116). At the rear of the extant interwar buildings was a basketball court, constructed in 1973. In the late 1960s and early 1970s, four new sections were added, each accommodating 20–25 boys and young men. The sections were given Aboriginal names: Kinta (laughter); Mawarra (a pleasant place); Warrina (place of rest); and Akora (dwelling) (Finding Records, 'Baltara Reception Centre').

In the 1970s, Turana included three security sections (remand, assessment and classification) holding approximately 100 boys, with the training centre holding 80 to 100. In 1985, all Victorian youth and child welfare facilities were redeveloped to reduce the role of central institutions, and at this time, Turana became solely a youth training centre for boys sentenced to detention. The *Children and Young Persons Act 1989* (Vic) required that children under protective orders be separated from young offenders, and as a result, children under state guardianship were no longer accommodated at Turana.

A large proportion of boys admitted to Turana for criminal offences were Aboriginal; this was a result of endemic and generational injustices and social and economic inequities experienced by Aboriginal people in Victoria. [REDACTED]

An aerial photograph from 1986 (Figure 117) indicates that the two subject buildings remained intact despite changes to the wider site. New parking space was introduced to the north and east of the 1925 building. By this time, interventions had been made into the western elevation of the 1939 building to connect it to the neighbouring structure, and an additional path had been created to the western grounds.



Figure 116. View showing the combined Turana and Baltara facilities in 1973, with the subject buildings highlighted with a red outline. The 1968 buildings designed by architects Hopkins and Clarke were located near the corner of Park Street and Oak Street (outlined in yellow). (Source: LANDATA, with GML overlay)



Figure 117. View showing a detail of a 1986 aerial with the 1925 nurses' quarters (right building in the area outlined in red) and 1940 junior girls' and toddlers' building (left building in the area outlined in red). (Source: LANDATA, with GML overlay)

Parkville Youth Justice Precinct (1994–today)

Turana Boys' Home (by this time known as the Turana Youth Training Centre) closed in 1993 and by April 1994 was replaced by the Melbourne Juvenile Justice Centre, a maximum-security facility (Jenkinson 2011, Volume One: 95). The complex also incorporated facilities for TAFE training and recreation programs managed by the Young Womens Christian Association (YWCA) (Jenkinson 2011, Volume One: 57). The Baltara site had become the Parkville Youth Residential Centre in 1991, and eventually amalgamated into the Parkville Youth Justice Precinct.

Following the Victorian Ombudsman's 2010 report regarding its investigation into conditions at the Melbourne Youth Justice Precinct, plans were made for the creation of 'Parkville College', a secondary school within the youth justice system, with two campuses: one in Parkville, and the other in Malmsbury (Parkville College). In July 2012, the Minister for Education formally established Parkville College, with classes commencing in January 2013 (Parkville College).

The buildings in the complex have been gradually developed and replaced, with a new remand unit built in 2005, and a new security perimeter constructed around the custodial facilities in 2011.

Today, 866–934 Park Street, Parkville, is known as the Parkville Youth Justice Precinct, consisting of the Melbourne Youth Justice Centre (formerly known as the Melbourne Juvenile Justice Centre 1994–2009), Parkville College and other Department of Justice and Community Safety North West Metropolitan Area buildings.

Apart from the two interwar buildings (the 1925 nurses' quarters and 1940 junior girls' and toddlers' building) on Park Street, the swimming pool and two adjacent buildings appear to survive as part of the custodial facilities (these are closed to public access).

COMMUNITY CONNECTIONS

The site at 866–934 Park Street, Parkville, has strong and usually difficult associations for many Victorians as a place of incarceration and punishment, including a disproportionate number of Aboriginal children.

As a whole, the Parkville Youth Justice Precinct site provided welfare services to children in need of care from 1866 onwards. From 1880 to 1961, the site operated as the sole reception centre for children committed to state care. At Turana, more than 3000 children were held annually into the 1980s. During the Turana years, the two interwar buildings served as administration and remand (the 1925 building) and classification and accommodation (the 1940 building). Housing the primary administrative operations of the Turana Boys' Home facility by the late 1950s, all of the children and young people who passed through the place during this time would have been familiar with these two prominently sited interwar buildings. Both buildings are demonstrative of the place's complicated past, being the site of difficult experiences such as child abuse and the separation of Aboriginal children from their families.

For Wurundjeri Woi-wurrung people as well as other Aboriginal people from across Victoria, this is a place associated with additional trauma and sadness because of its role in the administration of policies of child removal, which happened from the period of the industrial school and up until c1970. Many families impacted by the Stolen Generations have connections with the Royal Park Boys' Home

or Girls' Home. While the physical structures of these institutions are no longer extant, apart from two buildings, the place nevertheless holds much sadness and pain for many people.

The strong and complex associations between the site and the 'care leavers' is demonstrated through the stories and submissions of individuals shared as part of the 'Stolen Generations' testimonies and Royal Commission's public hearing in Melbourne in 2015 to enquire into the sexual abuse of former child residents.

SITE DESCRIPTION

Since the 1860s, the site at 866–934 Park Street, Parkville, has been associated with Victoria's government institutions that focused on children and youth welfare. Today, the Parkville Youth Justice Precinct at 866–934 Park Street comprises three main parts: Melbourne Youth Justice Centre; Parkville College; and other Department of Justice and Community Safety North West Metropolitan Area buildings.

866–934 Park Street occupies an irregular land parcel and is bound to the north by Park Street, to the west by Oak Street, to the south by Poplar Road, and adjoins the Royal Melbourne Hospital Parkville Campus to the east. The 1875 building constructed for the Royal Park Industrial School, the precedent of the Royal Park Depot, is located within the adjacent Royal Melbourne Hospital complex (VHR H1725 'North West Hospital, Parkville Campus'; HO315).

The buildings and landscaping in the Melbourne Youth Justice Centre and Parkville College date from the 1990s and 2000s. These facilities include clusters of modern residential, educational, sporting, recreational and remand facilities set in grassed landscaping, and enclosed by security fencing. Closed to public access, the Melbourne Youth Justice Centre and Parkville College is outside the scope of this assessment.



Legend

- | | |
|---|--|
| <p>1 Former nurses' quarters (built 1925)</p> <p>2 Former junior girls' and toddlers' building (built 1940)</p> | <p>3 Contemporary building (built between 1973 and 1986)</p> <p>4 Melbourne Youth Justice Centre (established 1994) and Parkville College (established 2012), closed for public access</p> |
|---|--|

Figure 118. Aerial photograph showing the buildings developed in the Parkville Youth Justice Precinct. (Source: Nearmap 2023, with GML overlay)

Along the Park Street boundary of the site, an irregularly shaped building that was constructed between 1973 and 1986 (Figure 118: Number 3) is set back from the footpath by a shallow garden. Tree plantings partially obscure the building from the street. It comprises four wings, laid out around a central hub. This building is not significant within the context of this citation.



Figure 119. View of the building constructed between 1973 and 1986. (Source: GML, February 2023)

The following interwar buildings were constructed for the Children’s Welfare Department’s Royal Park Depot, and are publicly accessible from Park Street:

- Former nurses’ quarters, constructed in 1925.
- Former junior girls’ and toddlers’ building, constructed in 1940.

The two subject buildings are connected by a skywalk and a two-storey connecting bay, which existed by the 1980s (Figure 123). On the ground floor, there is a central entrance door on the connecting bay. This bay currently serves as the entrance to the classification and placement unit. It is reached by a concrete ramp.

Former nurses’ quarters (1925, Figure 118: Number 1)

The former nurses’ quarters is a two-storey interwar building built in 1925 (Figure 120) as an on-site staff accommodation and training facility for young women. Its north–south oriented secondary wing, built in 1944 (Figure 113–Figure 117), was demolished in c1990s.

The quarters are located near the northeastern corner of the site at 866–934 Park Street. It fronts Park Street to the north, set back behind a concrete semi-circular driveway loop, with a small parking area, and a nature strip. There are further carparking areas to the east and south. The building has a largely rectangular floor plan.

The building is of brick construction, with a terracotta tiled hipped (west) and gabled (east) roof with terracotta capping and a single brick chimney (Figure 120). The primary north elevation comprises five bays of rough-cast rendered brick divided by columns of face red brick, with a central projecting bay. Balconies with narrow corrugated iron skillion roofs are located to either side of the central bay and are now enclosed with windows (installed in 1961).

The central bay is face red brick on the ground floor and has a projecting faceted bay window, featuring original timber-framed sash windows. The upper floor features three narrow, rectangular window openings with security grilles. The ground floor flanking bays have tripartite timber-framed windows (additions from 1961). On both floors, a simple stringcourse runs at the window sill level. Recent metal sunshades are attached below the guttering.

The eastern elevation, formerly an internal wall, is rendered and painted. Window openings on this elevation feature concrete lintels (Figure 122). A recent access ramp is located at the northeast corner of the building, with a landing leading to a doorway with an awning at the east end of the building.

The landscaping in the front setback and a concrete block shed appear to be recent. The building currently houses a medical service on the ground level.



Figure 120. View of the primary elevation of the Administration Building from the northwest. Note the semicircular driveway loop, with a small parking area, and a nature strip. The landscaping on the front setback and the concrete block shed (outlined in red) are recent. (Source: GML, February 2023)



Figure 121. View of the primary elevation of the Administration Building, showing the west wall and recent ramp at the northeast corner. (Source: GML, February 2023)



Figure 122. View of the west elevation. (Source: GML February 2023)

Former junior girls' and toddlers' building (1940, Figure 118: Number 2)

The former junior girls' and toddlers' building was built in 1940 (Figure 123), as part of an effort to improve the conditions of girls' quarters and to separate children who were wards of the state and those in remand.

The building is largely rectangular in plan, and is oriented north–south, with its primary elevation fronting Park Street. It is set back from the footpath by a raised planter bed with mature trees, and a paved area that provides access and seating for the café. The landscaping in the front setback is recent.

It is a two-storey interwar masonry building with a flat roof of corrugated metal, which is concealed behind stepped parapets along the north, east and west elevations. The primary elevation has a shallow stepped façade with two narrow bays.

The primary elevation is predominantly of red face brick, with the second/middle bay of cream face brick. Each storey features a row of windows, divided by contrasting brown brick columns, with matching sills, and a shallow rendered awning that extends across the rows. The original multipane windows were replaced with security windows in 1961. The spandrels feature decorative brick courses, emphasising the horizontality of the design.

Some openings on the primary elevation are altered (Figure 124). At the ground floor the wide bay features a central door opening that has been created from a window. The middle bay originally housed the primary entrance and a stairwell with vertical windows, typical of interwar design (see Figure 110). Both the entrance and vertical window have been converted to windows and rebuilt to echo the fenestration pattern and design of the neighbouring bays. The flagpole has also been removed from the middle bay (Figure 125).

There are some pipes and services attached to the eastern (left-hand side) portion of the primary elevation, but these do not detract from the overall presentation of the building.

The western elevation (Figure 126) is partially visible from the street and comprises red face brick with horizontal rows of security windows to the upper and lower floors, to match the primary façades. Exterior sunshades appear to have been attached to some of the windows.

This building currently houses a café on the ground floor.



Figure 123. View of the former junior girls' and toddlers' building. (Source: GML, February 2023)



Figure 124. View of the primary elevation with a new central opening on the ground level. (Source: GML, February 2023)



Figure 125. View of the middle bay that originally housed the primary entrance and a stairwell with a vertical statement window. Note the altered openings and removal of the flagpole. (Source: GML, February 2023)



Figure 126. View of the west elevation added with later sunshades and piping. (Source: GML, February 2023)

INTEGRITY

The Parkville Youth Justice Precinct has operated in various forms on the site from the 1860s. The use and boundaries of the site are largely unchanged from the Royal Park Depot period (1880–1955), following the separation from the 1875 industrial school buildings. As a complex under direct government management, the subject site demonstrates a substantial degree of change. Expansion and redevelopment of the subject site reflected a constant need to adapt or remodel the facilities to achieve best practice standards of the time, and reflected increases in funding aligned with the evolving government policy. Subsequent development involved the demolition of the majority of early buildings on site during a major redevelopment carried out in the 1990s and 2000s. Elements and structures introduced in recent decades support the site’s continuing use as a youth justice centre.

There are no remnant buildings from the Victorian or Federation periods of use, with the earliest extant buildings on site being the two interwar buildings on Park Street in the northeastern corner of the site.

The 1944 secondary wing of the 1925 nurses’ quarters was demolished after 1986. The original portion of the nurses’ quarters is otherwise intact to its original built form, scale, siting, materiality and stylistic elements. The majority of the external windows have been replaced with security windows introduced in 1961, and the balconies on both levels were enclosed around the same time. The building otherwise retains a good degree of its original external fabric.

The 1940 junior girls’ and toddlers’ block retains its original built form, scale, siting, materiality and stylistic elements, although the primary elevation has undergone some modification. Areas of the fenestration have been modified and the original windows have been replaced to introduce security windows. It otherwise retains a fair degree of external fabric, and the original design intention is clearly legible.

Overall, the two interwar buildings demonstrate a fair degree of integrity.

COMPARATIVE ANALYSIS

In the nineteenth century, most of the social services and welfare structures in Victoria were run by religious and charitable institutions, with only a small number of services offered by the government. In the Colony of Victoria, the government established industrial and reform schools in the 1860s, with the Royal Park Industrial School being an example established in 1866. During the nineteenth century, industrial schools and orphanages were very similar in terms of their operation and layout. Children were housed in dormitories in grand architect-designed structures, as the imposing buildings were intended to denote the benevolence provided to the people in 'care' (Barnard, 2016: 30, 33). The 1875 Royal Park Industrial School building at 34–36 Poplar Road, Parkville (VHR H1725; HO315), designed by Pearson and Downie for the Public Works Department, reflects the older government model for a training school and benevolent home for homeless children.

By the 1870s, the industrial school model was criticised and the 'boarding-out' system was introduced. Religious and charitable organisations continued to operate a range of services and institutions for children. However, the quality of architectural design and fabrication was typically dependent on the institutional support available and the popular appeal of the cause. Causes seen as morally supportable, such as support for people with disabilities, often received greater funding than complexes which provided support to abandoned children, unmarried mothers, or sex workers. The early form and scale of operation of these institutions was limited by funding and available land. For example, children's or women's homes were often in modest buildings contained in a smaller suburban parcel, in contrast to other charitable institutions developed with prestigious buildings on grander grounds, as seen at the Royal Victorian Institute for the Blind at 555–557 St Kilda Road and 1–23 Moubay Street, Melbourne (VHR H1002; HO492), and the former Victorian Deaf and Dumb Institution (now Deaf Children Australia) at 583–597 St Kilda Road, Melbourne (VHR H2122; HO949).

With the introduction of the *Children's Welfare Act 1954* (Vic), there was an increasing number of homes, both State and charitable, catering to a variety of children's needs, although boarding out or fostering of children continued. A growing awareness of the effects of institutional care on children led to the development of cottage homes or group homes for children in need of care. A number of state-run reception centres opened in the 1950s and 1960s, including Turana Boys' Home, which was established on the subject site in 1955.

Institutions included children's homes, reformatories, orphanages and some industrial schools, which lingered into the twentieth century (Australian Heritage Council 2016: 17).

The Royal Park Depot established in 1880 on the subject site was the sole reception centre for children committed to state care until 1961, when the government opened other reception centres across the State to ease the overcrowding issue. The Depot provided short-term accommodation for children until they were sent to a detention facility or found a longer-term placement at a religious or non-denominational charitable institution, or foster care. Reformed as Turana Boys Home in 1955, the site retained its role as a reception centre throughout the twentieth century. Established for the Royal Park Depot and repurposed for Turana Boys' Home, the extant 1925 nurses' quarters and 1940 junior girls' and toddlers' building at 866–934 Park Street provide tangible evidence of the site's operation as a state-run receiving home. The site's use as a solely government-run receiving home makes it a unique example of a 'home'.

Several non-government receiving homes or children’s homes were operating within the City of Melbourne during the interwar period, including the following examples which do not have any surviving physical elements (Find & Connect):

- Gordon Institute (1886–1951), Bowen Street, Melbourne (demolished)
- School of Homecrafts Hostel (1925–1976), 43 Berry Street, East Melbourne (demolished)
- Melbourne Ragged Boys’ Home and Mission (1895–1924), 145 La Trobe Street, 159–161 La Trobe Street, and 12–14 La Trobe Street, Melbourne (all demolished).

The following examples of other former children’s homes within the City of Melbourne provide some comparison with the site, primarily in terms of their historical use/s.

Former Ayr Cottage, later Victorian Children’s Aid Society Home, 247–255 Royal Parade, Parkville (Part of the International House complex, assessed as part of the Parkville Heritage Review)

The former Ayr Cottage was completed in 1887 as a family home for James Ferguson, a partner with James Urie, of the Ferguson & Urie stained glass company. The former Ayr Cottage housed the Victorian Children’s Aid Society Home from 1901 to 1966. In 1920, the Victorian Neglected Children’s Aid Society changed its name to the Victorian Children’s Aid Society. The home at Parkville accommodated boys and girls, aged between four and 14. In 1958, the place was renamed ‘Swinburne House’ in honour of Mrs George Swinburne (*Age*, 1 August 1958: 8). Additions were made to the building in 1904–05, 1917 and 1937.



Figure 127. Victorian Children’s Aid Society, Leonard Street, Parkville, July 1966. (Source: Ferguson and Urie website)



Figure 128. Original 1886–87 section of the building viewed from the corner of Leonard Street and Mile Lane. (Source: GML, 2022)

Sutherland Homes for Neglected and Destitute Children at 28 Drummond Street, Carlton (Contributory within HO1 Carlton Heritage Precinct)

The Sutherland Homes for Neglected and Destitute Children was founded by social activist and child welfare reformer Selina Murray Sutherland in 1908. Initially the home leased a building at 68 La Trobe Street, Melbourne (since demolished). A two-storey brick building in Drummond Street was constructed in 1912 for £1000 as a new receiving home. It accommodated boys and girls, aged between 6 and 14. During the 1950s, Sutherland Homes began the transition from dormitories to cottage-style units at Diamond Creek, in outer northeast Melbourne. The Drummond Street building

was vacated around 1955 and converted to offices in the 1960s, with further refurbishment in 1987 (Find & Connect; CoMMaps).



Figure 129. 28 Drummond Street, Carlton, as of 2016. (Source: CoMMaps)

Kildonan at 149 Flemington Road, North Melbourne (Significant within HO3 North and West Melbourne Precinct)

Kildonan was a children’s home in North Melbourne, established in 1890 and run by the Presbyterian Church. Usually operating as a receiving home, the institution housed children waiting to be ‘boarded out’ in the country, but some children were housed for longer periods. In 1937, the children were transferred from North Melbourne to a new Kildonan home in Burwood (Find & Connect; CoMMaps).



Figure 130. 149 Flemington Road, North Melbourne, as of 2017. (Source: CoMMaps)

St Joseph’s Receiving Home at 81–109 Grattan Street, Carlton (Buildings fronting Grattan Street are Significant within HO1 Carlton Precinct)

The site now known as 81–109 Grattan Street, Carlton, incorporates the former St Joseph’s Receiving Home. The property at 101 Grattan Street, which was a second location of the home, received children relocating from the premises at 166 Barkly Street. The Grattan Street premises came under the management of the Sisters of St Joseph. It offered shelter to many thousands of pregnant women and also provided short-term residential care to children. The receiving home closed in 1985 when it was merged with St Joseph’s Babies’ Home to form the new St Joseph’s Babies’ and Family Service in Glenroy (Find & Connect; CoMMaps).



Figure 131. 101 Grattan Street, Carlton, as of 2016. (Source: CoMMaps)

Queen Elizabeth Maternal and Child Health Centre (former Carlton Refuge), 52–112 Keppel Street, 455–495 Cardigan Street, and 960 Swanston Street, Carlton (HO884 and VHR H1813)

The Carlton Refuge was established in 1861 as a joint initiative of Protestant churches as a reformatory for sex workers. The refuge, also known as the Carlton Home, provided maternity care for married and unmarried mothers, and residential care for infants and toddlers unable to be at home with their mother. It later operated a day-care centre for children. The Children’s Welfare Department used the Carlton Home as a maternity home for wards, a foster home for infant wards, and those children requiring placements under the infant life protection provisions of the *Children’s Welfare Act 1954* (Finding Records, ‘Queen Elizabeth Maternal and Child Health Centre’). The home fell into disrepair and closed in 1949, before being reopened in 1951 as the Queen Elizabeth Maternal and Child Health Centre, which also operated as an Infant Welfare and Mothercraft Training School. In the 1960s, the facility was renamed the Queen Elizabeth Hospital for Mothers and Babies, and operated a health centre subsidised by City of Melbourne, providing services to all mothers in the Carlton area. The site became a children’s home in 1965. In the 1970s, a major rebuilding program was commenced, changing its Lytton Street frontage, and the facility continued to operate as an integrated care and health facility in Carlton until 1997, when it relocated to Noble Park in Melbourne’s outer southeast. Several significant early buildings remain on the site including the original dining room, the laundry and matron’s room (1861–63), the chapel (1881), hospital ward (1882), dormitory wings and administration wing (1907), and the model baby health centre (1951). The site was extensively redeveloped in the 2010s for public, social and private housing.



Figure 132. An early building from the Carlton Refuge. (Source: Heritage Victoria, via Hermes Orion)



Figure 133. The interwar school building. (Source: Heritage Victoria, via Hermes Orion)

Discussion

Historically, the earlier incarnations of the Parkville Youth Justice Precinct originated from a significant period of institutional development in the mid to late nineteenth century, which are shared with the examples above.

The site at 866–934 Park Street, Parkville, demonstrates many of the historical trends and values that characterise institutional complexes across the City of Melbourne. The above examples compare with the site, demonstrating similar institutional complexes that originate from the Victorian or Federation era and remained in continual usage throughout the most of the twentieth century. All of the above examples ceased operation during the twentieth century, especially in the postwar period when cottage homes or group homes for children became favoured over the foster care system.

The subject site has seen several phases of redevelopment; however, the historically significant built form is now limited to the two interwar buildings on the northeastern corner of the site. The extant 1925 nurses' quarters and 1940 junior girls' and toddlers' building demonstrate a historical development, less apparent at most of the above institutions, which occupied a single building in a more suburban setting. These buildings retained prominence in the site's iteration as Turana, performing both administrative and remand uses. The Victorian Heritage Register-listed Queen Elizabeth Maternal and Child Health Centre is more closely comparable in terms of its physical demonstration of layered development in response to the evolving awareness towards child welfare.

Architecturally, the extant interwar buildings dating from the Royal Park Depot period retain fair integrity and remain clearly legible as the works of the Public Works Department. The subject interwar buildings demonstrate a greater degree of decorative detail than the Queen Elizabeth Maternal and Child Health Centre. The latter complex also underwent dramatic changes as part of redevelopment works. The Royal Park Depot buildings have retained much of the original design of their façades, with the 1940 building in particular demonstrating a typically interwar focus of the interplay between horizontal and vertical motifs influenced by the Functionalist style. Because both institutional complexes have been in continual use for several decades, the majority of their historical buildings have been modified to accommodate changing uses and standards. However, the original design remains legible.

The former Royal Park Depot originated in a period of widespread development of institutional care services in the City of Melbourne and broader Victoria. Together with the Royal Park Industrial School (VHR H1725; HO315), it represents one of the earliest sites providing care for wards of the state, and contributes to the history of the development of social services in Melbourne.

The site demonstrates stronger historical significance through its continued use than other examples of homes established in individual buildings that closed by the late twentieth century. The interwar buildings have significance for remaining in continued use for similar functions since the time of their construction.

Although the subject interwar buildings have undergone a greater degree of changes than seen at the above comparative examples of institutional homes, the changes represent the buildings' ongoing use, and their original design intent remains legible.

Ultimately, the former Royal Park Depot buildings compare well with similar institutions in the City of Melbourne. The buildings, constructed as an on-site staff accommodation and training facility for young women (the 1925 building), and as a means to improve living conditions and to separate children in the state ward and in remand (the 1940 building), are of strong historical significance as they provide tangible evidence of evolving government policy for children's welfare.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

- ✓ Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
-

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

N/A

REFERENCES

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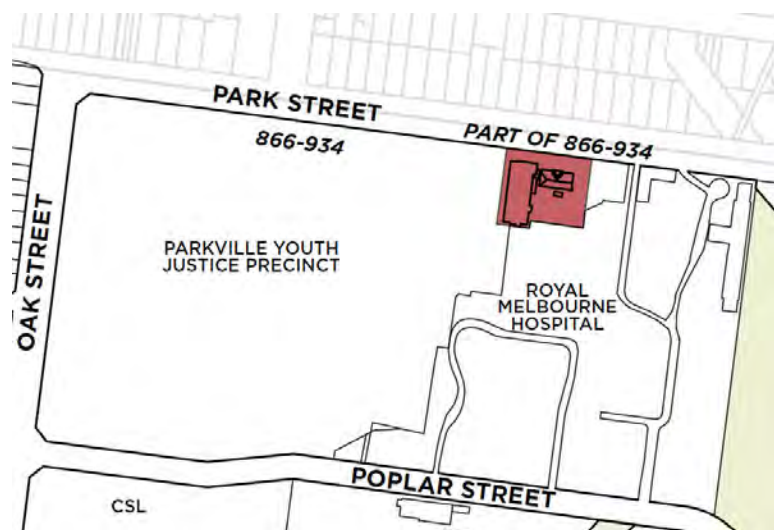
PREVIOUS STUDIES

Parkville Historic Area Study 1979 (Jacobs, Lewis, Vines Architects and Conservation Planners), Building Identification Forms 1985 (Gould M Architects), Parkville Conservation Study 1985 (Nigel Lewis and Associates)	Ungraded
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**STATEMENT OF SIGNIFICANCE: Former Royal Park Depot buildings, 866–934 (part)
Park Street, Parkville**

Heritage Place: Former Royal Park Depot buildings

PS ref No.: HO1441



What is significant?

The former Royal Park Depot buildings at 866–934 (part) Park Street, Parkville, including the 1925 nurses’ quarters and 1940 junior girls’ and toddlers’ building, are significant. While the historical values of the place relate to the broader site as a whole, the significant built form is restricted to the two interwar buildings fronting Park Street.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original siting, built form and scale of the two-storey interwar buildings
- exposed brick construction, and the decorative use of contrasting cream and red brick in the 1940 junior girls’ and toddlers’ building
- original design and detail of the 1925 nurses’ quarters, including the rough-cast render and face brick contrasts, and the projecting bay with a faceted bay window
- pattern and size of the original fenestration
- other decorative details.

Security windows added to both buildings in 1961, and timber-framed windows that enclosed the ground-floor balconies in the 1925 building, are not detrimental to the significance of the place, as these are evidence of the buildings’ later uses as a remand and administrative building (the 1925 building) and the classification centre (the 1940 building).

More recent alterations and additions are not significant. Although the contemporary buildings contribute to the significance of the place, they are not significant.

How is it significant?

The former Royal Park Depot buildings at 866–934 (part) Park Street, Parkville, are of local historical, representative and social significance to the City of Melbourne.

Why is it significant?

The overall site of the Parkville Youth Justice Precinct at 866–934 Park Street, Parkville, is of historical significance for the evidence it provides of the development of state-run institutional welfare and remand facilities in the City of Melbourne. Together with the 1875 Royal Park Industrial School buildings on the neighbouring site at 34–36 Poplar Road, Parkville (VHR H1725; HO315), it contributes to our understanding of the earliest examples of a children welfare institution in the State of Victoria, dating from the time of establishment of the Royal Park Industrial School in 1866. The place has been in continued use since this time. The site at 866–934 Park Street, Parkville, was integral to the operation of the industrial school and housed consequent generations of facilities developed by the Victorian Government including the Department for Neglected Children (1887–1924), and Children’s Welfare Department (1924–60). (Criterion A)

The former Royal Park Depot buildings within part of 866–934 (part) Park Street, Parkville, are historically significant for their continued use by the government, and changes of uses from accommodation and education to administration and remand. The two extant Depot buildings include the former nurses’ quarters and a former junior girls’ and toddlers’ building. The former nurses’ quarters is a two-storey interwar building constructed in 1925 as an on-site staff accommodation and training facility for ‘problem girls’. Its secondary wing, built in 1944, was demolished in c1990s. The former junior girls’ and toddlers’ building was developed in 1940, as part of an effort to improve the conditions of girls’ quarters and to separate children who were wards of the state from those in remand. The two buildings provide evidence of the changing approaches to the care of neglected children and young offenders, and welfare services for children, throughout the twentieth century. They are a historical landmark, serving as the public-facing component of the site since their construction. (Criterion A)

The former Royal Park Depot buildings demonstrate the development of government welfare services in the City of Melbourne and Victoria more broadly. The care of children became a significant public issue in the 1920s and 1930s, and the Royal Park Depot facilities were particularly prominent in public debate regarding this issue, prompting expansion, facility improvement and development of the site in the 1920s and late 1930s onwards. These buildings date from this period of expansion, and the original fabric and later modifications are representative of the development and evolution of welfare facilities throughout the twentieth century. Their overall form and design are typically interwar, with the restrained use of materials and ornamentation common to government facilities designed by the Public Works Department in the period. The 1925 nurses’ quarters building features more restrained detailing, including balconies (now enclosed) and a faceted bay window, reflecting domestic influences. The primary elevation of the 1940 building exhibits Functionalist style influences of the interwar period. This is demonstrated in its juxtaposing horizontal and vertical lines, and the simple asymmetrical forms that provide compositional interest. (Criterion D)

The former Royal Park Depot buildings are of social significance for their powerful and difficult associations for many Victorians as a place of incarceration and punishment, including a

disproportionate number of Aboriginal children. As a whole, the Parkville Youth Justice Precinct site provided welfare services to children in need of care from 1866 onwards. From 1880 to 1961, the site operated as the sole reception centre for children committed to state care. At Turana, more than 3000 children were held annually into the 1980s. During the Turana years, the two interwar buildings served as administration and remand (the 1925 building) and classification and accommodation (the 1940 building). Housing the primary operations of the Turana Boys' Home facility by the late 1950s, all of the children and young people who passed through the place during this time would have been familiar with these two prominently sited interwar buildings. Both buildings are demonstrative of the place's complicated past, being the site of difficult experiences such as child abuse and the separation of Aboriginal children from their families. For Wurundjeri Woi-wurrung people as well as other Aboriginal people from across Victoria, this is a place associated with additional trauma and sadness because of its role in the administration of policies of child removal, which happened from the period of the industrial school up until c1970. The strong and complex associations between the site and the 'care leavers' is demonstrated through the stories and submissions of individuals shared as part of the 'Stolen Generations' testimonies and Royal Commission's public hearing in Melbourne in 2015 to enquire into the sexual abuse of former child residents. (Criterion G)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Commonwealth Serum Laboratories (CSL)

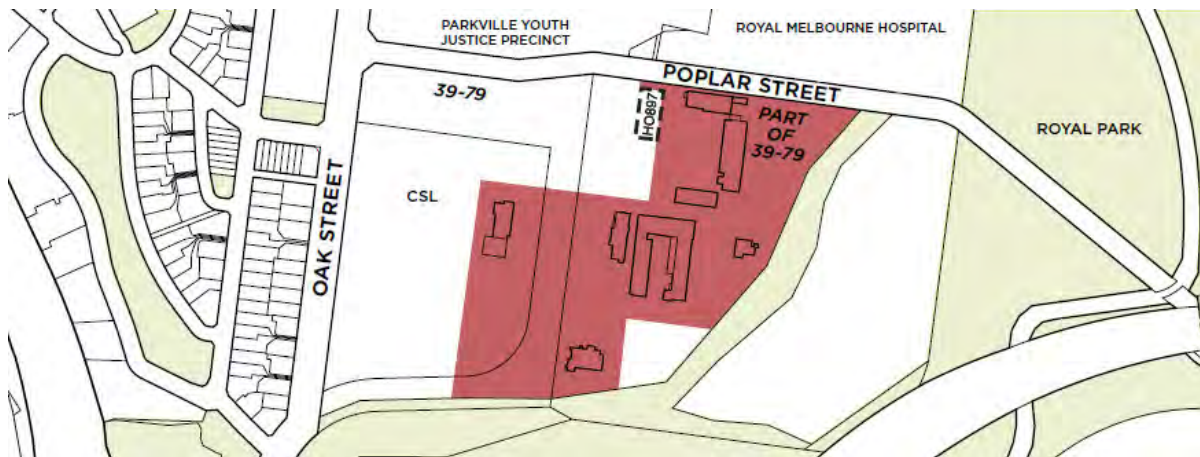
STREET ADDRESS: 39–79 (part) Poplar Road, Parkville

PROPERTY ID: 107618



Legend

- | | | | |
|---|---|----|--------------------------------------|
| 1 | Jennerian Building (1904–1905) (VHR H1794) not included in HO | 6 | Northern Substation (c1920s) |
| 2 | East Block (1918) | 7 | Block 5 (1945) |
| 3 | Director’s Residence (1920) | 8 | Boiler House (1948) |
| 4 | South Block (1926) | 9 | Experimental Animal Building (c1959) |
| 5 | Electrical Maintenance Workshop (c1920s) | 10 | W R Lane Laboratories (1972) |



SURVEY DATE: January 2022

SURVEY BY: GML Heritage

PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	N/A (Jennerian Building HO897/H1794)
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed (Jennerian Building Significant)
DESIGNER / ARCHITECT / ARTIST:	SE Bindley (1904); Commonwealth Dept of Health	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1904; 1918–19; 1930s; 1950s–60s; 1979–80s

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.12 Advancing science and medicine	3.12.3 Medical and biomedical research

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

Established in Parkville in 1918, the Commonwealth Serum Laboratories (CSL) is a purpose-built scientific institution established by the Commonwealth Government for the research and production of vaccines and sera as a means of preventing human and animal disease. CSL was founded as an organisation in 1916 and later inherited an earlier brick building at Royal Park, originally part of the Calf Lymph Depot that had been used to develop the smallpox vaccine (Jennerian Building VHR H1794). A large complex of offices, laboratories and animal accommodation was completed in 1918–19, which occupied a site of 25 acres. The site was further developed with additional buildings erected from the mid-1930s and in the 1950s–80s. The place retains a number of intact buildings that demonstrate the key phases of historical and architectural development of the site.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a Model Farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, and medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

Scientific medical and biomedical institutions

The theme of scientific and medical institutions in Victoria captures the broad development of new knowledge and improvements to public health and animal health. Colonial scientific knowledge was largely beholden to advances in science and medicine in Britain, Europe and North America. Leading scientific figures were more often expatriates rather than Australian-born. The great influx of immigrants to goldrush Victoria in the 1850s attracted many notable scientific figures, including botanists, naturalists and astronomers. The development of the University of Melbourne from 1854 also encouraged the medical and scientific progress of the colony.

From the 1850s, Victoria was a leading colony in terms of eminent scientific figures and scientific societies. The Royal Society of Victoria, formed in 1858 and modelled on the Royal Society in London, was an assemblage of scientific men, both amateur and professional. Meetings and lectures at the Royal Society's premises at 8 La Trobe Street, Melbourne (VHR HO373), attracted enthusiastic attendances. The Royal Society funded and organised the ill-fated Burke and Wills expedition of 1860. Other early colonial institutions included the Melbourne Observatory (VHR H1087) and the Melbourne Botanic Gardens (VHR H1459). The Acclimatisation Society of Victoria, formed in 1861, was a pseudo-scientific association (on the site of the Melbourne Zoo).

From 1901, much of the leading scientific research was conducted by the Commonwealth rather than by the State, through the establishment of the CSIR, later the CSIRO, which was established in East Melbourne in 1927. The Commonwealth Serum Laboratories (CSL) was established in 1916 and moved to Parkville in 1919. It took over a site that had been used as the Calf Lymph Depot (for the production of a smallpox vaccine) since 1881.

Other institutions included the Walter and Eliza Hall Institute, established in Melbourne in 1915, and the Royal Australasian College of Surgeons, which was established in 1927 and occupied a purpose-built building in central Melbourne from that time.

PLACE HISTORY

Overview

Established in Parkville in 1918, the CSL complex at 39–79 Poplar Road consists of purpose-built buildings and infrastructure constructed throughout the twentieth century. This includes laboratories, administrative, utility, operational and manufacturing buildings. The scale of CSL is shown in Figure 134 below, and highlighted are those individual buildings that demonstrate the key historical and architectural phases of the development between 1904 and 1972.

The remaining buildings on the site are primarily utilitarian in their form and materiality, and their phase of development is better represented by other examples. Furthermore, several other remaining buildings are associated with the later phases of CSL’s development (c1990s–2000s).



- | | |
|---|--|
| 1 Jennerian Building (1904–1905) (VHR H1794) not included in HO | 6 Northern Substation (c1920s) |
| 2 East Block (1918) | 7 Block 5 (1945) |
| 3 Director’s Residence (1920) | 8 Boiler House (1948) |
| 4 South Block (1926) | 9 Experimental Animal Building (c1959) |
| 5 Electrical Maintenance Workshop (c1920s) | 10 W R Lane Laboratories (1972) |

Figure 134. Aerial photograph of CSL showing key buildings. (Source: Nearthmap, 2023, with GML overlay)

CSL history

The subject site was part of the original reservation of land for public recreation known as ‘Royal Park’, set aside in the mid-1840s, and the site of the former Model Farm that operated from 1858 until the 1860s. From 1881, the site was occupied by the Calf Lymph Depot, which from the 1880s, produced the smallpox vaccine in line with the method developed by British chemist Dr Edward Jenner. In 1904–05, a brick building was constructed at the site. It was designed specifically for the extraction of lymph from cow-pox infected calves and included stables, an operating room and a laboratory. The building was later named the ‘Jennerian Building’ in honour of Dr Jenner (CSL 2016).

A portion of Poplar Road was established by 1882, with another portion established later in 1918.

From 1912, the site was used by the Commonwealth Government to produce a vaccine for bubonic plague as well as smallpox (RNE).

The onset of the First World War in 1914, and the subsequent lack of overseas supply of medical needs, meant that Australia needed to manufacture its own medical products required for Australian servicemen and women, including vaccinations. The domestic production of vaccines was critical to Australia’s national interest. In 1914–15, the Commonwealth Government proposed a new facility to be called the Commonwealth Serum Laboratory (CSL).

CSL was established in 1916 and was initially based at the Walter and Eliza Hall Institute, which was accommodated within the Melbourne Hospital on the corner of Swanston Street and Lonsdale Street. It was administered by the Commonwealth Department of Health (CYB 1953: 282). Various locations were proposed for a new site for CSL, including a site in Canberra that was suggested by Walter Burley Griffin. Ultimately, the Royal Park site was agreed on because it was close to the University of Melbourne, and occupied 25 acres of park land (Cwlth of Aust 1910: 11). The land was purchased by the Commonwealth from the State of Victoria in 1917 (CSL Behring 2023). An existing building on the site, which had been constructed by the Victorian Board of Public Health in 1904 for the Calf Lymph Depot, was retained for use by CSL (RNE). This included offices, a laboratory and stables. Dr William Penfold, from the Lister Institute of Bacteriology in London, was appointed the first director of CSL. Penfold and his family occupied an existing timber cottage on the site.

In 1918–19, a building was erected for CSL to a design by the Commonwealth Public Works Department in collaboration with Dr Penfold (Figure 135 and Figure 136) (*Australasian*, 25 Jan 1919: 22). The building was extended in 1922. Originally referred to as the ‘Main Building’, it became known as the ‘East Block’ following the completion of the South Block in 1926, and the North Block in c1933 (Figure 138) (CSL 2016).

In 1920, a double-storey brick residence was constructed southeast of the Main Building for CSL’s director, Dr Penfold and his family. This was the second building commissioned by CSL following the purchase of the Parkville site (CSL 2016).

Throughout the site there was also extensive stabling for horses, which were used in early serum production (Doherty 2021). Early photographs provide evidence of a landscaped setting for the site (Figure 136).



Figure 135. CSL's 'Main Building' at Parkville in 1918. (Source: Commonwealth Serum Labs, 1986)

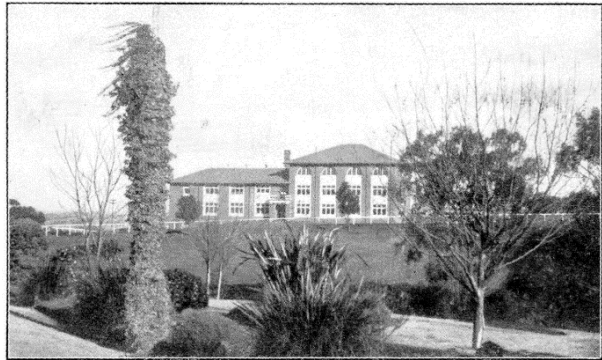
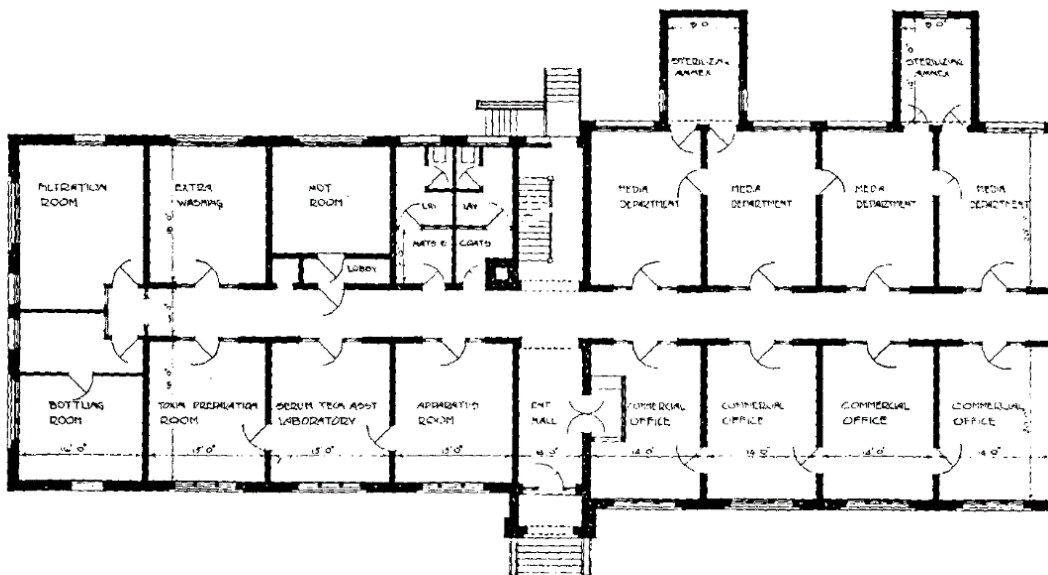


Figure 136. View of the CSL Parkville site from the Commonwealth Government publication, *The Commonwealth Serum Laboratories* (1920). (Source: State Library Victoria)



General Plan of Main Building.—Ground Floor.

Figure 137. Ground floor plan of the Main Building of the CSL from the Commonwealth Government publication *The Commonwealth Serum Laboratories* (1920). (Source: State Library Victoria)

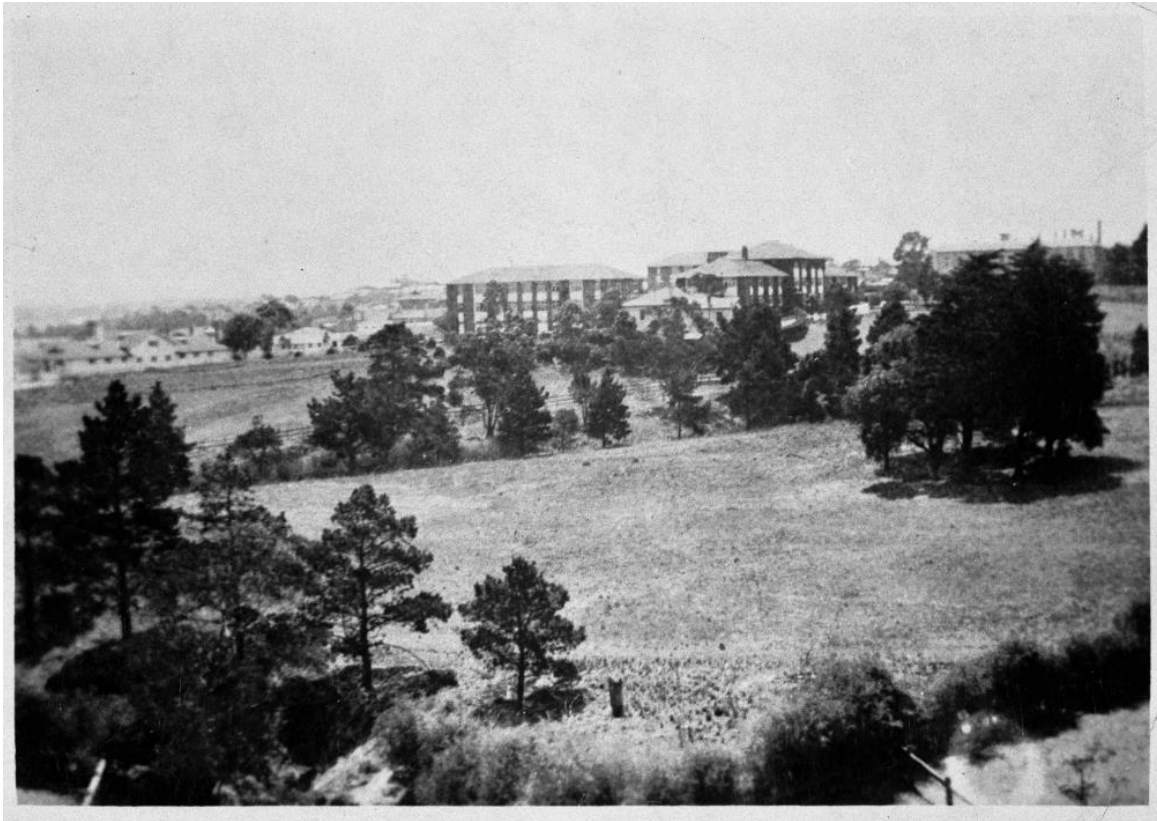


Figure 138. View of the CSL site looking northwest, c1935–39. (Source: State Library Victoria)

Early operations of CSL included the production and distribution of smallpox vaccine, diphtheria serum, influenza vaccine in response to the Spanish Flu pandemic (1919), insulin for diabetics (1923), tiger snake antivenom (1930s), tetanus vaccine (1938) and penicillin (1942).

In addition to horses, a large number of other animals were kept on site, including mice, rats, guinea pigs, horses and monkeys, which were used in both the production and testing of different vaccines and sera. Veterinarians were employed by CSL to look after the animals. From 1922, CSL began the production of animal vaccines (CSL 2016: 8).

In 1934, there were 152 staff at the Parkville site (CSL 2016). A large number of women were employed at CSL, mostly as laboratory assistants and process workers, packing and labelling medicines. There were also female chemists. The complex included various staff facilities, including a tearoom. Staff members established a tennis club in 1923, and raised the funds to lay out a court. This was completed in the early 1930s and occupied the central courtyard formed by the then U-shaped formation of the East Block, South Block and North Block (CSL 2016) (Figure 139).

The production of the smallpox vaccine, and the associated stabling of animals, was moved to a new CSL site at Broadmeadows in the 1930s (RNE).



Figure 139. CSL staff playing tennis at lunchtime, c1935–39. (Source: State Library Victoria, Accession No. H2001.177/4)

The 1930s was a period of significant advances in scientific knowledge, and in 1935, federal government funding was approved for an independent research department at CSL (CSL 2016). In 1939, with war imminent, the Australian Government approved the expenditure of £50,000 for the construction of the 'West Block', to ensure that CSL would have the capacity to deliver life-saving products likely required for both the armed services and the civilian population in the event of war (CSL 2016). The first and second floors were completed in 1941, with further levels added in 1954 and 1961 after the war (CSL 2016). This was the fourth building constructed around what became the central quadrangle of CSL (Figure 140). CSL played an important role during the Second World War, inoculating servicemen and women, and undertaking vital work in blood processing and the production of blood-grouping serum and human serum. CSL enabled Australia to become the only country in the world to identify and record the blood types of all its service personnel. CSL also developed a tetanus vaccine during World War II (CSL 2016).

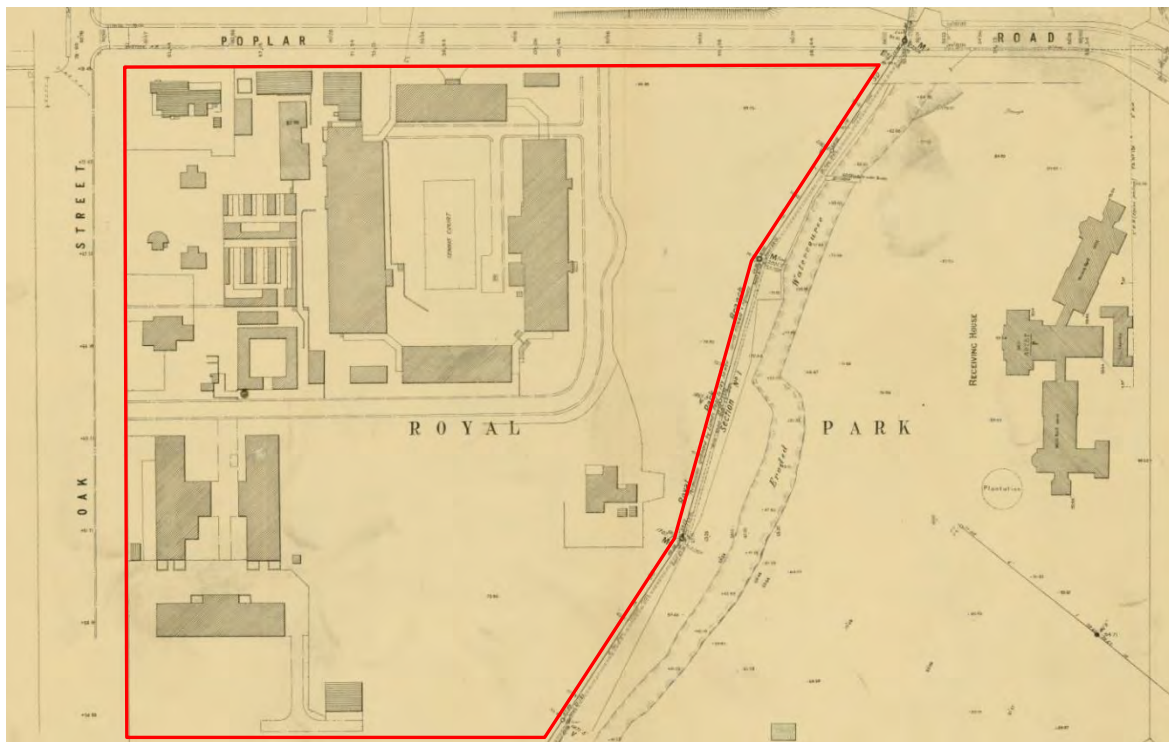


Figure 140. Melbourne Metropolitan Board of Works Detail Plan No. 1120, City of Melbourne, c1937. The CSL complex is denoted in red outline. (Source: State Library Victoria, Record ID 9911634783607636, with GML overlay)

In 1945 a large-scale penicillin production building was constructed. As the only major building constructed outside the four forming the quadrangle fronting Poplar Road, it became known as ‘Block 5’ (CSL 2016). By 1947 penicillin was being produced in large 5000–6000-gallon tanks (*Herald*, 10 Sept 1947: 41947). In 1948 a boiler house was built for the penicillin plant, as well as a still and eight stainless steel fermentation tanks (*CAG*, 22 April 1948: 1984). In September 1948, a tender notice was published for the construction of a 150-foot brick chimney stack and flues for the boiler house (*CAG*, 16 Sept 1948: 3304) (Figure 141). The large-scale production of penicillin at CSL enabled Australia to become the first country in the world to provide penicillin to its citizens (CSL 2016).



Figure 141. Boiler House and chimney, looking towards Flemington, 1976. (Source: CSL, 2016)

In c1950 Oak Street was annexed and incorporated into the site and CSL extended further west (*Age*, 15 July 1950: 8). Historical images held by the National Archives of Australia (NAA) indicate a significant building program took place during the 1950s and '60s, as CSL continued to increase its research and manufacturing capacity. Buildings constructed during this time included laboratories, operational and manufacturing buildings, and staff amenity buildings (NAA Series B6295). Constructed in 1959, the Experimental Animal Building remains as the best surviving example of buildings constructed during this phase of development (NAA Series B6295; Item ID 30104574).

Historical aerial images from 1945, 1951 and 1962 show the scale and expansion of the CSL complex in the postwar era (Figure 142–Figure 144).



Figure 142. An aerial view of the CSL complex in 1945. Key buildings include 1: Jennerian Building; 2: East Block; 3: Director's Residence; 4: South Block; 5: Electrical Maintenance Building; 6: Northern substation; 7: North Block; 8: West Block; 9: Block 5. (Source: Melbourne 1945, with GML overlay)

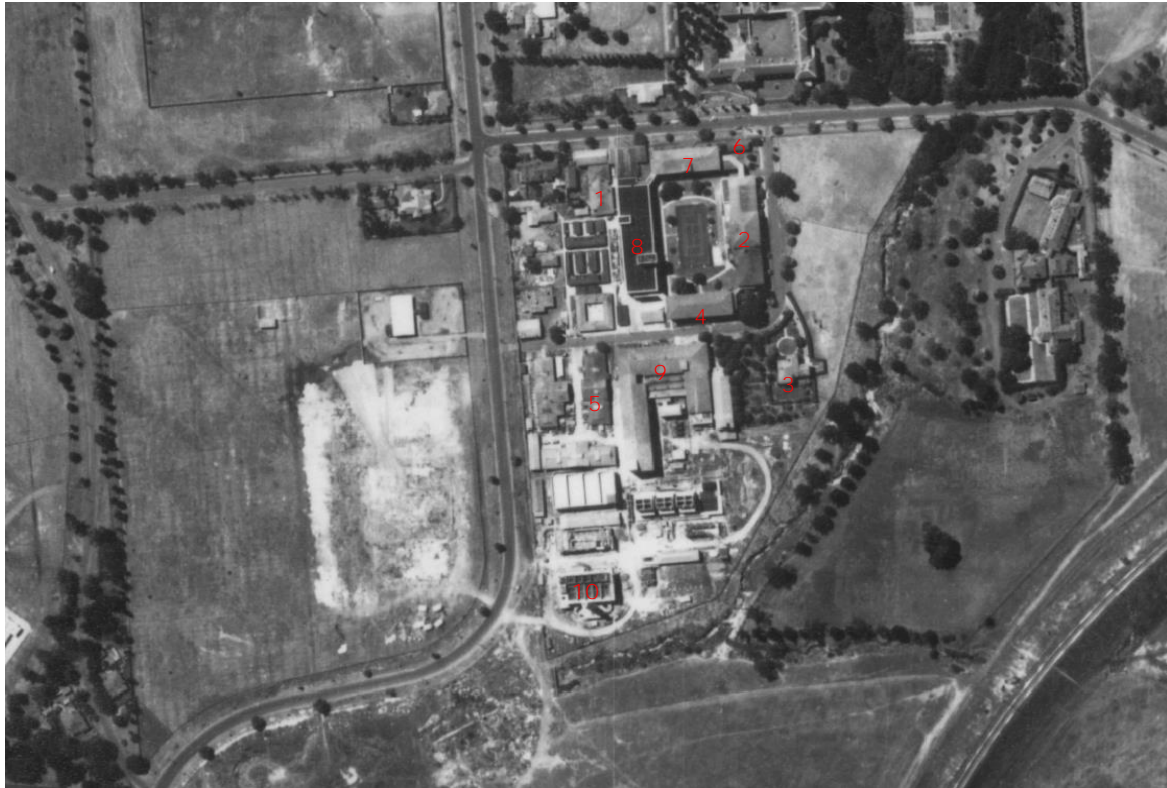


Figure 143. An aerial view of the CSL complex in 1951. Key buildings include 1: Jennerian Building; 2: East Block; 3: Director's Residence; 4: South Block; 5: Electrical Maintenance Building; 6: Northern substation; 7: North Block; 8: West Block; 9: Block 5; 10: Boiler House. (Source: LANDATA, with GML overlay)



Figure 144. An aerial view of the CSL complex in 1962, looking west. Poplar Road is on the eastern (right) edge of the complex. Key buildings include 2: East Block; 3: Director's Residence; 4: South Block; 5: Electrical Maintenance Building; 6: Northern substation; 7: North Block; 8: West Block; 9: Block 5; 10: Boiler House; 11: Experimental Animal Building (Jennerian Building not visible in image). The image shows the former Oak Street running north–south through the site and the tennis court within the central quadrangle. (Source: CSL 2016, with GML overlay)

In 1950, CSL commenced production of the polio vaccine, and an eastern wing was added to Block 5 to accommodate its production. In 1955, Dr PL Bazeley brought the Salk polio vaccine—developed by Dr Jonas Salk—from the United States to CSL Parkville. Through administering the polio vaccine to children, Australia become 'the first country in the world to conquer polio' (*Bulletin* 1961). The Salk vaccine was discontinued in c1966.

Other significant developments following the Second World War included:

- Blood fractionation: The isolation and concentration of the components of blood (e.g. red blood cells, plasma, albumin, proteins) that allowed for the development of custom blood and plasma therapies, and the treatment of blood disorders such as haemophilia (1940s–1950s).
- Triple Antigen vaccine: A combined vaccine for diphtheria, tetanus and whooping cough (1953).
- Rh(D) immunoglobulin: This agent was a crucial breakthrough for Rh- mothers carrying Rh+ fetuses, protecting unborn children against Rh disease.

In 1972, North Block was demolished and replaced with new Quality Control Laboratories. The building was subsequently named the WR Lane Laboratories after Dr William Reade Lane, who initiated facility upgrades during his time as CSL Director (1966–1974) (CSL 1986: 27; *Canberra Times*, 12 November 1971: 1; CSL2016).

In 1977 the tennis court at the central quadrangle was replaced with the Burnet Library (CSL 1986: 28).

In the 1980s, during the early stages of the HIV/AIDS epidemic, CSL was instrumental in researching the effects of HIV/AIDS on blood donations, and developed methods for identifying contaminated samples. From 1983, in collaboration with scientists in the US, CSL advanced heat treatment techniques to eliminate the virus from haemophilia therapies (CSL 2016). In response, West Block was extensively renovated during this period to accommodate new processing steps and improve clean room handling techniques. In 1988 the government announced plans to construct a new purpose-built facility in Broadmeadows. Opening in 1992, this marked the end of plasma fractionation at Parkville (CSL 2016).

In c1980 a new concrete 'store' and a human vaccine building were under construction (NAA). Prime Minister Bob Hawke officially opened the Human Vaccine Building in 1984 (CSL 2016). It was named the P L Bazeley Human Vaccine Building after former CSL Director Dr Percival Landon Bazeley (1956–1961) (CSL 1986: 28).

In c1990s–2000s, a group of staff developed the Jennerian Building (1904–1905) as the CSL Museum, preserving historical items associated with laboratory practice from the 1920s to the 1960s (RNE). In 1999, the Jennerian Building was included in the Victorian Heritage Register (VHR). It is of historical, scientific and architectural significance as a rare surviving building with direct links to techniques of immunisation developed by Dr Edward Jenner (VHD). The building currently houses CSL's occupational health department (CSL 2016).

In 1994, the Commonwealth Government sold CSL. It was privatised and listed on the Australian Stock Exchange as a public company, CSL Ltd. It is currently operating as CSL Behring.

CSL Limited has continued to respond to public health crises, including human papillomavirus (HPV) (1994), the H1N1 Influenza (2009) and COVID-19 (2019–2023) pandemics. From 2020, CSL Limited manufactured AstraZeneca, the first COVID-19 vaccine available to Australians.

Associations

Penfold, William James (1875–1941), bacteriologist

William James Penfold was invited to be the founding director of CSL upon its establishment in 1916. Penfold was born and educated in England and worked at the Lister Institute of Bacteriology in London (Robin 1988). He led CSL during its formative years, developing the first vaccines and sera, including a vaccine to combat the complications of Spanish flu in 1919 (Robin 1988). In 1926, he left CSL to take up the directorship of the Baker Institute at the Alfred Hospital in Melbourne (Robin 1988).

Bazeley, Dr Percival Langdon (1909–1991), veterinary scientist and medical doctor

Dr Percival Landon 'Val' Bazeley was born in Orbost, Victoria, and studied veterinary science at the University of Sydney. He commenced employment with CSL in Parkville in 1939. During war service in New Guinea (WWII), Bazeley was responsible for the penicillin program. He graduated in medicine after the war. In the early 1950s he worked with Jonas Salk in the US on the development of a vaccine for poliomyelitis. Bazeley brought seeds of the Salk polio vaccine to Melbourne in 1955 for production

at CSL in Parkville. He was appointed director of CSL in 1956. The Human Vaccine Building, which opened in 1984, was named the Bazeley Building in his honour.

PLACE DESCRIPTION

CSL is a large complex containing buildings constructed between 1904 and c2000s. The complex is set within a large, irregular-shaped parcel of land bound by Poplar Road to the north, Oak Street to the west and Royal Park to the south and east (Figure 145). The southern and eastern property boundaries follow the alignment of the creek, which extends southwest from Poplar Road and feeds into in Royal Park.



Figure 145. CSL Limited, 39–79 Poplar Road, Parkville, outlined in red. (Source: Nearmap, 2022, with GML overlay)

There are upwards of 25 buildings located throughout the complex, which are connected by a network of internal roads (Figure 134). These buildings directly support the function of the organisation, and include buildings such as laboratories, maintenance, manufacturing, administrative and storage buildings. The eastern area of the site generally accommodates the laboratories and administrative buildings, while the western area accommodates the services required to support manufacturing.

Within the complex are large areas of open carparking facilities, with larger carparking areas located in the west of the site.

Due to the high concentration of buildings and hard surfaces throughout the complex, there are limited pockets of open space. However, there is a prominent area of landscaped open space along the eastern boundary of the complex where the land slopes down towards the creek. There are a number of tree plantings of mixed ages throughout the site. These contribute to the overall amenity of the complex. Notable tree plantings include a Peppercorn tree (*Schinus molle*) along Ninth Avenue. The

buildings and street network are lined with ornamental garden beds, which along First Avenue and Fourth Street includes a section of bluestone borders.

There are a number of buildings within the site that remain relatively intact and contribute an understanding of the place’s key phases of historical and architectural development. These are described individually below.

Jennerian Building (1904–1905) (VHR H1794) (Figure 1: Number 1)

Note: The Jennerian Building is included on the VHR (H1794) and is therefore excluded from the curtilage of the proposed HO. As its use is integral to an understanding of the site a description of the building is included here to provide a full understanding of the site’s development.

The Jennerian Building is a single-storey structure built 1904–05 and extended in 1914 and 1921. It is located at the northern boundary of the site fronting Poplar Road, immediately to the west of the W R Lane Laboratories and West Block. Garden beds line the north elevation of the building, and a narrow timber ramp is located at the southern entrance.

Asymmetrical in form and vertical in plan, the building is of red brick construction. It consists of two modules joined by a central link and set beneath a hipped roof clad with terracotta tiles. The roof features deep overhanging eaves and prominent timber eave brackets. Other notable original features of the building include deep-set double-hung sash windows and red brick chimneys.



Figure 146. Jennerian Building north elevation. (Source: GML, December 2022)



Figure 147. Jennerian Building south elevation. (Source: GML, December 2022)

East Block (1918) (Figure 1: Number 2)

East Block is a two to three-storey building constructed in 1918 and extended in 1922, reflecting characteristics of the Inter-War Stripped Classical style. Located in the northeast area of the site fronting First Avenue, the building is set back from the street behind concrete pavement lined with some ornamental plantings. East Block is one of four buildings that are arranged around a central quadrangle.

Symmetrical in form and rectilinear in plan, the building is of red brick construction set beneath a terracotta tile hipped roof with overhanging eaves and exposed rafter ends. The central section of the

building stands at three storeys and is flanked by double-storey wings to the north and south. The land slopes down north to south, creating space for a basement level to the south wing.

Overall, the building is reserved in terms of decoration; however, notable features include the vertical bays of windows along the primary (east) façade, which are punctuated with horizontal mouldings. The four vertical bays of windows in the central section of the east façade are topped with prominent arched windows. The building has a mix of double-hung sash windows, casement windows and fixed pane windows. The building’s simplicity in terms of form and composition, and absence of decoration, is typical of the Inter-War Stripped Classical style.

This central section of the east façade is flanked by projecting brick volumes, with quoining detailing to the corners and a concrete canopy (which also serves as an upper balcony). The southern volume serves as an entry, featuring double timber doors and stairs (see Figure 150).

Along the secondary (west) façade, single-storey brick additions have been made to the building. Constructed of red brick, these additions are rectangular in form and set beneath corrugated metal flat roofs, with some terracotta tile hipped roof elements.

East Block is connected to South Block via an open walkway constructed of brick. This connects the buildings at the ground and second levels (see Figure 153).

The original pattern of fenestration remains intact; however, some window frames have been replaced.



Figure 148. East Block east elevation. (Source: GML, December 2022)



Figure 149. East Block (east elevation) viewed from First Street looking north. (Source: GML, December 2022)



Figure 150. East Block (east elevation) showing the main entrance. (Source: GML, December 2022)



Figure 151. East Block west elevation, showing additions to the northwest area of the building. (Source: GML, December 2022)



Figure 152. East Block west elevation, showing additions to the southwest area of the building. (Source: GML, December 2022)



Figure 153. East Block (south elevation) with South Block to the right. (Source: GML, December 2022)

Director’s Residence (1920) (Figure 1: Number 3)

The Director’s Residence is a double-storey structure built in 1920. Located close to the eastern boundary of the site, the building is set back from the corner of First Avenue and Fourth Street within an area of open space featuring lawn and trees of mixed ages. To the north of the Director’s Residence is a prominent circular concrete path with a Weeping Elm (*Ulmus glabra ‘Camperdownii’*) at the centre. Historical aerial photos indicate that the tree was likely planted after 1962.

Constructed of red brick, the building is asymmetrical in form with projecting rooms to the north, south and east. It is set beneath a terracotta tile hipped roof with deep overhanging eaves and exposed rafter ends.

Between the north and east projecting rooms is a single-storey structure set beneath a skillion roof clad with corrugated sheet metal. At the north elevation there is a sunroom supported by timber columns and set beneath a flat roof clad with corrugated sheet metal. The sunroom appears to have been infilled with sliding windows and reclad with weatherboard timber. An external entry door has also been added, which is accessed by external stairs.

The building is reserved in terms of decoration; features include double-hung sash windows, sliding windows and red brick chimneys.

Services pipes, conduits and air conditioning units are attached to the exterior of the building. In the northeast corner of the building there is a secure cold storage facility constructed of concrete. This was likely installed in the 1960s for the storage of blood when the building was used as the National Blood Group Reference Laboratory.



Figure 154. Director's Residence (north elevation).
(Source: GML, December 2022)



Figure 155. Director's Residence (north elevation).
(Source: GML, December 2022)



Figure 156. Director's Residence (east elevation).
(Source: GML, December 2022)



Figure 157. Director's Residence (east elevation).
(Source: GML, December 2022)

South Block (1926) (Figure 1: Number 4)

South Block is a three-storey building constructed in 1926, which reflects characteristics of the Inter-War Stripped Classical style. Fronting Fourth Street, it is one of four buildings arranged around a central quadrangle.

Symmetrical in form and rectilinear in plan, the building is of red brick construction and set beneath a terracotta tile hipped roof with deep overhanging eaves. Like East Block, the building features prominent vertical bays of windows with rectangular mouldings along the primary (south) and secondary (north) façade. The building has a mix of double-hung sash windows, casement windows and fixed pane windows. The building is connected to East Block via an open walkway at the ground and second storey.

The original pattern of fenestration remains intact, although some window frames have been replaced.



Figure 158. South Block (south elevation) viewed from Fourth Avenue looking west. (Source: GML, December 2022)



Figure 159. South Block (south elevation) viewed from Fourth Avenue. (Source: GML, December 2022)



Figure 160. South Block (south elevation) depicting the main entrance from the south (primary) façade. (Source: GML, December 2022)



Figure 161. View of South Block (south elevation) with connecting West Block in background. (Source: GML, December 2022)

Electrical Maintenance Workshop (c1920s) (Figure 1: Number 5)

Located at the corner of Fourth Street and Fifth Street, the Electrical Maintenance Workshop is a double-storey building constructed in the c1920s. Asymmetrical in form and vertical in plan, the building is of red brick construction and set beneath a complex terracotta tile clad roof with exposed rafter ends.

Projecting north and south, the building features single-storey volumes which are set beneath hipped roof forms, with a gablet to the north. The centre of the building features a double-storey volume set beneath a gable roof form with prominent gable ends to the east and west.

The building is reserved in terms of decoration and features timber-framed windows throughout. The roof forms feature chimneys and roof vents.



Figure 162. View of the Electrical Maintenance Workshop looking south. (Source: GML, December 2022)



Figure 163. Electrical Maintenance Workshop (north elevation). (Source: GML, December 2022)

Northern substation (c1920s) (Figure 1: Number 6)

The northern substation is a single-storey building constructed in the c1920s. Located in the northeast area of the site fronting Poplar Road, the building is rectilinear in plan. It is of brick construction and set beneath a terracotta tile clad gable roof, featuring deep overhanging eaves and exposed rafter ends. The building has no decorative detailing, reflecting its utilitarian function. Original features include double doors and a central chimney.



Figure 164. Northern substation. (Source: GML, 2023)



Figure 165. Northern substation. (Source: GML, 2023)

Block 5 (1945) (Figure 1: Number 7)

Block 5 is a three-storey building constructed in 1945. Fronting Fourth Street, directly opposite South Block, the building has a shallow setback from the street and is bordered by garden beds along its primary (north) façade.

Constructed of red brick and U-shaped in plan, the building is set beneath a terracotta tile hipped roof with overhanging eaves. The building wraps around a paved courtyard, which is open to the south and features tree plantings and garden beds.

The southeast and southwest corners of the building are distinguished by towers that extend above the primary roofline and are set beneath flat roof forms. The southeast tower features a timber door at the third level, above which there is a steel pulley system (Figure 168). This was likely used to bring goods and materials into the building.

The building is absent of decoration and is largely characterised by evenly spaced timber-framed, double-hung sash windows to each level, which dominate the exterior of the building.

Essential utility infrastructure, such as metal pipes, are mounted on the building and connected to the South Block and the Electrical Maintenance Building (Figure 166 and Figure 167). Block 5 and South Block are also connected via an enclosed, elevated walkway over Fourth Avenue (Figure 166).

A contemporary double-storey addition has been made at the centre of the building set between the south projecting wings. Rectangular in form and of concrete, steel and glass construction, it is accessed by an external concrete staircase.



Figure 166. View of Block 5 looking east, with the elevated walkway connecting to South Block over Fourth Avenue in the background. (Source: GML, December 2022)



Figure 167. View of Block 5 (left) looking south, depicting the essential utility infrastructure connecting the Electrical Maintenance Building. (Source: GML, December 2022)



Figure 168. View of southeast corner of Block 5, looking east. (Source: GML, December 2022)



Figure 169. View of southwest corner of Block 5, looking west. (Source: GML, December 2022)

Boiler House (1948) (Figure 1: Number 8)

The Boiler House is a multistorey structure constructed in 1948, which reflects characteristics of the Inter-War Functionalist style. Located on the southern site boundary, the structure fronts both Tenth Avenue and Fifth Avenue. Constructed of red brick, the structure is expressed as a collection of intersecting box-like volumes, with a prominent tower to the west.

The structure has no decorative detailing and is primarily characterised by face brick walls and even rows of vertical timber-framed windows. There is a prominent vertical strip of windows with concrete frames along the western tower. These elements are typical of the Inter-War Functionalist style.

Essential utility infrastructure is mounted on the exterior of the building, and a corrugated metal clad addition has been made to the east of the structure.



Figure 170. View of the Boiler House (west elevation), looking east. (Source: GML, February 2023)



Figure 171. View of the Boiler House (west elevation). (Source: GML, February 2023)



Figure 172. View of the Boiler House (east elevation), showing corrugated metal clad addition. (Source: GML, February 2023)

Experimental Animal Building (c1959) (Figure 1: Number 9)

The Experimental Animal Building is a double-storey building constructed in c1959. Fronting Ninth Street, the building is located centrally within the site just south of Fourth Street. Constructed of red bricks, the building has a rectangular, box-like form with a hipped roof. It has a boxy vertical brick tower at the north end of the building, which extends above the primary roofline and is set beneath a flat roof. A small brick structure set beneath a skillion roof extends west from the tower.

The building is reserved in terms of decoration and is primarily characterised by face brick walls and a prominent curtain wall to the upper level of the primary horizontal volume—consisting of aluminium-framed glazing and opaque white spandrel panels. The lower level has even bays of timber-framed windows. The northern tower has a prominent vertical strip of aluminium-framed glazing, punctuated with narrow, horizontal opaque white spandrel panels.

Metal shades have been added to the horizontal curtain wall, and a double-storey brick addition set beneath a gable roof has been made to the south of the building.



Figure 173. Experimental Animal Building (east elevation). (Source: GML, February 2023)

W R Lane Laboratories (1972) (Figure 1: Number 10)

The W R Lane Laboratories is a five-storey building constructed in 1972, which reflects characteristics of the Brutalist architectural style. The building replaced the North Block that was built in c1933 and demolished in the late 1960s. Located at the northern boundary of the site fronting Poplar Road, the W R Lane Laboratories is one of four buildings arranged around a central quadrangle.



Figure 174. W R Lane Laboratories (south elevation). (Source: GML, December 2022)

Constructed of concrete bricks, the main four-storey building volume is rectangular and box-like in form with a flat roof. A boxy five-storey volume with a smaller footprint is located to the north end of the building (see Figure 174).

The four-storey volume has four prominent rows of projecting balconies, which wrap around the exterior to provide a strong horizontal emphasis and sculptural quality to the building that appears to reflect the influence of Japanese Brutalism. Constructed of precast concrete panels, they are supported by prominent projecting concrete columns and end beams that are paired to either side of the main upright balustrade members. The north and south elevations feature expansive curtain walls consisting of aluminium-framed glazing and opaque blue and white spandrel panels. In contrast, the shorter east and west elevations feature large areas of unadorned brick walls.

The five-storey volume is more reserved in terms of detailing and is primarily characterised by expansive unadorned concrete brick walls and aluminium-framed windows. The upper level of the building features a prominent row of vertical metal vents, which are punctuated with vertical brick detailing. At the north elevation, a box-like projecting volume provides access to the building via an enclosed pedestrian bridge connected to West Block.



Figure 175. View of W R Lane Laboratories from Poplar Road, looking west. (Source: GML, December 2022)



Figure 176. View of W R Lane Laboratories from Poplar Road. (Source: GML, December 2022)

INTEGRITY

The individual buildings discussed above are relatively intact with some changes made to material fabric. Changes include the replacement of window frames (East Block and South Block) and some external additions and alterations (East Block, Director’s Residence, Boiler House and Experimental Animal Building); however, overall, these buildings retain their original built form and scale, and demonstrate evidence of original materials and stylistic details. As such, these buildings have high integrity.

Furthermore, CSL’s institutional role remains clearly legible in the arrangement of the four main buildings—East Block, South Block, West Block and the W R Lane Laboratories—around the central quadrangle. While West Block has been significantly altered and has relatively low intactness and integrity, the formation of the four buildings and the retention of the central quadrangle contributes strongly to an understanding of CSL’s early institutional development.

COMPARATIVE ANALYSIS

The following analysis firstly seeks to establish the historical importance of CSL as a biomedical research institution. On account of its proximity to the University of Melbourne, Parkville has served as a major centre for biomedical research in Melbourne from the 1880s to the present day. However, despite the high concentration of biomedical institutes within the locality, no such places are covered by the Heritage Overlay. This may be explained by the ongoing use of these places for essential biomedical research, and the material changes required to keep pace with industry standards and practice. Therefore, it is pertinent to consider similar biomedical institutions as comparators, beyond what may be represented on the Heritage Overlay.

Secondly, this analysis seeks to compare the subject site to places with similar institutional built form characteristics. Comparative examples represented in the Heritage Overlay—within the City of Melbourne and more broadly—have been selected that correspond with the different eras and styles of institutional buildings represented in the CSL site.

Biomedical institutions

Late nineteenth century – early twentieth century biomedical institute development

From 1881, the subject site was occupied by the Calf Lymph Depot, which produced the smallpox vaccine. From 1912, the site was used by the Federal Government to produce a vaccine for bubonic plague as well as smallpox.

In 1909, the Veterinary Research Institute was established by the Victorian Government in South Parkville. Located within 4 acres of the market reserve, it was established as part of the new veterinary school at the University of Melbourne.

In 1915, the Walter and Eliza Hall Institute of Medical Research (WEHI) was established, and from 1918 was housed within the Melbourne Hospital on Swanston and Lonsdale Street (now demolished). In 1916, CSL was established and relocated to Parkville (the subject site) in 1919.

Interwar – postwar institution development

Following closure of the University of Melbourne Veterinary College in 1928, the CSIRO established a new laboratory for the Division of Animal Research at the site in 1936–37. The Veterinary Research Institute continued to operate on the site following the closure of the College. However, from 1959, plans commenced to re-establish the Veterinary College at the site, and in 1965, the new Veterinary Science School Pre-Clinical Centre was opened.

In 1942–44, the new Royal Melbourne Hospital was established in Parkville. The WEHI also relocated to Parkville, and in 1942 a separate institute building was erected adjacent to the new hospital (demolished and redeveloped 2010).

In 1950, the Victorian College of Pharmacy purchased land in Royal Parade, Parkville, to establish a new college, with buildings constructed in 1958–60 and 1968–70. From the 1960s, the college began to establish itself as a hub of original and ground-breaking research, gaining the right to award a Bachelor of Pharmacy degree by 1967. Simultaneously, the University of Melbourne medical school, in association with the major teaching hospitals—the Royal Melbourne Hospital; the Royal Women's Hospital; the Royal Children's Hospital; and the Royal Dental Hospital—developed a strong research orientation with an emphasis on clinical research. In 1963, the Florey Institute of Neuroscience and Mental Health (Florey Institute) was established in the grounds of the University of Melbourne, and conducted research into the physiological control of body fluid and electrolyte balance. Both the Florey Institute and the WEHI continue to be associated with the Royal Melbourne Hospital.

From the 1980s until 2013, the Ludwig Institute of Cancer Research (Ludwig Institute) was established within the Royal Melbourne Hospital.

The Bio21 Molecular Science and Biotechnology Institute (Bio21 Institute) opened in 2005, which specialised in medical, agricultural and environmental biotechnology. The institute is managed by the University of Melbourne and occupies the site of the University of Melbourne Veterinary School in Parkville. From 2006, the Bio21 Institute commenced a partnership with CSL (now CSL Limited).

Discussion

As a biomedical institution located in Parkville, CSL compares well with the above institutions. However, while many of these places are leading institutions in the field of biomedical research, they represent different areas of research focus, with some over different time periods.

CSL is the only institution with manufacturing capacity, and the first in Australia. Following its establishment in 1916, CSL focused on manufacturing vaccines, sera and diagnostic agents concerning the most common diseases, and from the 1920s, broadened its remit into research and development, and the manufacturing of anti-venoms, anti-allergens, blood products, veterinary vaccines and vaccinations against many deadly diseases. The focus and remit of this work distinguishes CSL from other biomedical institutions.

CSL is not directly comparable with the Florey Institute (1963) or the Ludwig Institute (1980). These institutions were established in the mid–late twentieth century and specialise primarily in neuroscience and cancer research respectively. Similarly, while the Victorian College of Pharmacy specialises in the aligned field of pharmaceutical science, its primary role has been as a higher education institution. Likewise, the Royal Melbourne, Royal Women’s, Royal Children’s, and Royal Dental hospitals may undertake clinical research in association with the University of Melbourne, but they primarily serve as health care institutions.

CSL is not directly comparable with the work of the Veterinary Research Institute and the Veterinary Science School. Although CSL undertook research and development into veterinary medicine and vaccines, this is only one aspect of its work.

CSL is most directly comparable with WEHI, which was established in a similar time period and has a shared history of partnership and collaboration in the field of biomedical research. However, as noted above, CSL is distinguished as the only institution with the capacity to manufacture products.

Overall, CSL has been at the forefront of medical research and has remained a principal institution in the development and provision of lifesaving medicines for Australia nationally. As one of the earliest institutions established locally, CSL contributes strongly to Parkville’s development as a centre for biomedical research.

Institutional buildings

CSL underwent significant expansion throughout the twentieth century. These periods of change and expansion can be readily understood through the style, form and fabric of a number of buildings that represent the key phases of development at CSL.

These buildings were typically designed by the Commonwealth Department of Public Works, and were completed swiftly in order to provide essential facilities. As a result, these buildings are generally reserved in terms of adornment, yet still adopt design characteristics that are reflective of their period of development.

Early twentieth century development

The early development of CSL can be most readily understood within the style, form and materiality of East Block (1919; 1922) and South Block (1926).

While East Block and South Block were primarily designed to serve a utilitarian function, these buildings reflect characteristics of the Inter-War Stripped Classical style, which was a style commonly used in institutional buildings by government architects during this period.

The Inter-War Stripped Classical style is characterised by simplicity. The style demonstrates a basic classical composition while eliminating traditional decorative detailing. Other features include regular arrangement of building elements; division of the street-facing façade into vertical bays; simplified classical motifs; plain wall surfaces; and openings, usually of vertical classical proportions.

Within the City of Melbourne there are few examples included in the Heritage Overlay that can be compared to the East Block and South Block in terms of style, scale and period of development. Therefore, it is also pertinent to consider examples outside the municipality. The following places have been used as comparators for the East Block and South Block.

University High School, 77 Storey Street, Parkville (HO978, City of Melbourne and H2183, VHR)

University High School in Parkville was built in 1929 to a design by architect Edwin Evan Smith of the Public Works Department. The 1929 building is architecturally significant as a fine example of a high school building in the Inter-War Stripped Classical style. It exemplifies Smith’s design approach during his time as Chief Architect of the Public Works Department (1922–1929).



Figure 177. University High School, Parkville. (Source: Heritage Victoria)

Veterinary and Agricultural Sciences Building, part of University of Melbourne, part 156–290 Grattan Street, Parkville (HO872, City of Melbourne)

The Veterinary and Agricultural Sciences Building is of historical significance, as the first purpose-built academic teaching facility for the study of agriculture at the University of Melbourne. The building was

constructed in 1920–23, to a design by Victorian Public Works Department architects Samuel C Brittingham and Alfred R La Gerche, and reflects a restrained neo-Georgian red brick style. Significant additions were made to the building in the 1950s and 1960s.



Figure 178. Veterinary and Agricultural Sciences Building, University of Melbourne. (Source: City of Melbourne)

Kew East Primary School, 35 Kitchener Street, Kew East (HO833, City of Boroondara)

Designed in 1922, Kew East Primary School is of architectural significance as a fine example of the interwar school buildings designed by the Victorian Public Works Department under Chief Architect Edwin Evan Smith (1922–29). Smith’s leadership of the department from 1922 to 1929 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axuality, and respect for their surroundings. These include several examples of State significance including University High School, Parkville; Bendigo Senior Secondary College; and Kyneton Secondary College. Kew East Primary School is one of several interwar state schools built in Boroondara, including Camberwell South, Auburn South, Ashburton, Chatham and Hartwell, which were designed and built under Smith’s leadership.



Figure 179. Kew East Primary School, Kew East. (Source: City of Boroondara)

Carlton Tram Substation, 214–222 Queensberry Street, Carlton (HO1135, City of Melbourne and H2183)

The Carlton Tram Substation was built in 1925 to a design by architect Alan Monsborough of the Melbourne and Metropolitan Tramways Board (M&MTB). It is architecturally significant as an example of the application of the Inter-War Stripped Classical style to a utilitarian industrial building, and is demonstrative of the scale and quality of the works undertaken by the M&MTB.



Figure 180. Carlton Tram Substation, Carlton. (Source: City of Melbourne)

Discussion

As institutional buildings designed by the Commonwealth Public Works Department, East Block and South Block compare well to the above places as fine representative examples of the Inter-War Stripped Classical style. Like the above places, East Block and South Block both demonstrate the key characteristics of the style, including simplicity in form and composition, and an absence of decoration. East Block and South Block are most notable for the prominent vertical bays of windows to the primary and secondary façade, typical of the Inter-War Stripped Classical style. Furthermore, East Block, built and designed in 1918–1919, demonstrates the relatively early application of the style in the design of institutional buildings.

East Block and South Block are not directly comparable with the Veterinary and Agricultural Sciences Building (HO872). Although constructed in a similar period in Parkville, the building is reflective of the neo-Georgian style.

Overall, East Block and West Block are good representative examples of the application of the Inter-War Stripped Classical style for institutional buildings designed by the Commonwealth Public Works Department. These buildings are historically linked with a formative period of CSL’s development, and their architectural gravitas reflects their important institutional function.’

Interwar – postwar development

CSL experienced a period of significant growth in the late interwar and postwar period.

This period of change is most readily understood within the built form and materiality of the Boiler House (c1945–48) and the Experimental Animal Building (c1959). These buildings reflect characteristics of the Inter-War Functionalist style, which was popularised in the 1920s–30s, yet persisted into the postwar period.

The style is characterised by an asymmetrical arrangement of building elements; simple geometric shapes; horizontal and vertical motifs; rendered or face brick walls; large areas of glass; ribbon windows; cantilevered balconies, hoods and roofs; and flat roofs concealed by a parapet. The style was applied extensively in the design of buildings such as hospitals, schools, factories and warehouses, and is typically associated with the work of the Public Works Departments of both the Victorian Government and Commonwealth Government during the interwar and postwar periods.

There are several examples within the City of Melbourne that can be compared to the CSL buildings in terms of style, scale, and period of development. Examples have also been drawn from Essendon Airport, which is included in the Commonwealth Heritage List (Place ID 105161). While the Commonwealth Heritage List is not directly comparable with places included in the Heritage Overlay, it is useful to compare institutional buildings also designed and built by other Commonwealth Government departments from a similar time period.

The following places have been used as comparators for the Boiler House and the Experimental Animal Building.

The Beaufort Building (Building 85), Essendon Airport (Place ID 105161, Commonwealth Heritage List)

Built in 1944, the Beaufort Building (Building 85) was designed by Sir Arthur Baldwinson and constructed by the Beaufort division of the Department of Aircraft Production. It is significant as an example of the Inter-War Functionalist architectural style.



Figure 181. The Beaufort Building (Building 85). (Source: GML Heritage, 2019)

Building 6, Former Government Aircraft Factory (GAF), 224–260 Lorimer Street, Port Melbourne (Recommended for inclusion on the VHR within the Fishermans Bend In-Depth Heritage Review)

Constructed in the late war period, Building 6 forms part of the Former Government Aircraft Factory (GAF) in Fishermans Bend, and has aesthetic significance as an expression of the Inter-War Functionalist style applied by the Commonwealth Public Works Department.



Figure 182. Building 6, Former Government Aircraft Factory (GAF) in Fishermans Bend. (Source: Dr P Mills, 2018)

South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra (Recommended as significant within the South Yarra Heritage Review)

Built in 1950, the South Yarra Telephone Exchange, South Yarra is significant as a highly intact example of a Commonwealth Department of Works designed telecommunications building. It reflects the application of Inter-War Functionalist and Modernist design principles.



Figure 183. South Yarra Telephone Exchange, South Yarra. (Source: GML, 2022)

Former Area Approach Control Centre (Building 79), Essendon Airport (Place ID 105161 Commonwealth Heritage List)

Built in 1956, the former Area Approach Control Centre (Building 79) was designed by Percy Everett of the Victorian Public Works Department, and is significant as a representative example of the Inter-War Functionalist style.



Figure 184. Former Area Approach Control Centre (Building 79), Essendon Airport. (Source: GML, 2022)

Former Batman Automatic Telephone Exchange, 376–382 Flinders Lane, Melbourne (HO1335, City of Melbourne)

The former Batman Automatic Telephone Exchange was built in 1957 by the Commonwealth Department of Works. The eight-storey curtain wall and masonry building exhibits elements of the Postwar Modernist style, but also aspects of the earlier Inter-War Functionalist style, which demonstrates the building's lengthy planning and design phase as a result of delays to construction that were typical of early postwar construction.



Figure 185. Former Batman Automatic Telephone Exchange, Melbourne. (Source: Context and GJM, 2022)

Discussion

The Experimental Animal Building compares well to the above places as a good example of the Inter-War Functionalist style. In terms of form and composition, the building is most comparable with Building 6, Former Government Aircraft Factory at Fishermans Bend and the Beaufort Building at Essendon Airport. This is due to the building's strong horizontal emphasis, punctuated by a vertical stair tower. While the Experimental Animal Building is more reserved in terms of decoration, it is distinguished for its prominent horizontal curtain wall, which like the former Batman Automatic Telephone Exchange, is reflective of its design in the late 1950s. Overall, the Experimental Animal Building is a good representative example of the Inter-War Functionalist style, which also reflects elements of the postwar Modernist style.

The Boiler House is more reserved in terms of detailing when compared to the above places, which is reflective of its utilitarian function. Despite this, the building demonstrates characteristics typical of the style including simple geometric shapes, expansive face brick walls, and notable vertical window detailing on the western tower. Overall, the Boiler House is a good representative example of the application of the Inter-War Functionalist style.

Late twentieth-century developments

Development at CSL progressed into the late twentieth century. Completed in 1972, the W R Lane Laboratories demonstrate a distinctive shift in the style and materiality of buildings constructed for CSL. The W R Lane Laboratories building has characteristics typical of the Brutalist style. Brutalism was popularised by architects in Australia in the mid-1960s, and as a movement, persisted until the late 1980s. The style incorporated ideas of integrity in expression of materials (especially off-form concrete), structure and function, and often gave rise to dramatic sculptural forms.

Within the City of Melbourne, Brutalist buildings represent a small class of place, with only three examples, two of which are included in the VHR. The below places have been used as comparators for the W R Lane Laboratories.

Total House, 170–190 Russell Street, Melbourne (HO507, City of Melbourne and H2329, VHR)

Total House is a landmark of post-World War II modernist design and one of the earliest and best expressions of Brutalist architecture in Victoria. It was built in 1964–65 to a design by architects Bogle & Banfield Associates. Brutalism incorporated ideas of the integrity of expression of materials, structure and function. Total House reflects these ideals in differentiating the functional parts of the building and the ‘honest’ display of its materials and structure. Total House is also an outstanding example of Japanese influence on architecture in Victoria in the postwar period.



Figure 186. Total House, 170–190 Russell Street, Melbourne. (Source: Heritage Victoria)

Hoyts Cinema Centre, 134–144 Bourke Street, Melbourne (HO1094, City of Melbourne and H2335, VHR)

Designed by architect Peter Muller, the Former Hoyts Cinema Centre introduced the first multi-cinema complex to Victoria, and consequently has an important association with the development of the cinema industry in the State. The Former Hoyts Cinema Centre is of architectural significance as a highly innovative and individualistic building with a distinctive tower that dominates the overall design. The building displays early characteristics of the emerging Brutalist style in the use of massive expanses of exposed off-form concrete and the obvious imprint of construction boards.



Figure 187. Hoyts Cinema Centre, 134–144 Bourke Street, Melbourne. (Source: Heritage Victoria)

Hoyts Mid City Cinemas, 194–200 Bourke Street, Melbourne (HO1002, City of Melbourne)

Designed by architects Bogle & Banfield Associates in 1969–70, Hoyts Mid City Cinemas is of representative and aesthetic significance as an example of the Brutalist style in the City of Melbourne. Hoyts Mid City Cinemas is significant for its sculptural form that is highlighted by the red-oxide colour that contrasts with the off-form concrete of the side walls. As a building requiring little natural light, the Brutalist architecture of the cinema complex relies primarily on an articulation of solid form. The slim concrete vertical louvres in front of the glazing are a contrast to the solid mass of the main part of the building.



Figure 188. Hoyts Mid City Cinemas, 194–200 Bourke Street, Melbourne. (Source: Context, 2020)

Cardigan House Carpark, formerly the Royal Women’s Hospital Carpark, 96 Grattan Street, Carlton (Recommended as significant within the Carlton Heritage Review)

The Cardigan House Carpark, formerly the Royal Women’s Hospital Carpark, was constructed in 1974 to a design by architects Mockridge, Stahle and Mitchell, in the Brutalist style. It is distinguished by the heavy off-form concrete balustrades to the angled carpark ramps, as expressed to the two long west and east elevations. As a carpark, it is striking, robust and bold, with a powerful presence to its Grattan and Cardigan streets corner.



Figure 189. Cardigan House Carpark, formerly the Royal Women’s Hospital Carpark, 96 Grattan Street, Carlton. (Source: City of Melbourne)

Discussion

The W R Lane Laboratories are not directly comparable with Total House and the Hoyts Cinema Centre, which are architecturally significant at the State level.

With that said, the W R Lane Laboratories is a good representative example of the Brutalist style, which features strong compositional contrast and expressive and dramatic sculptural forms, most notably represented through the prominent horizontal projecting balconies—which is reflective of Japanese Brutalism influences.

Within the City of Melbourne, there is only a small class of Brutalist buildings, all of which are commercial buildings. The W R Lane Laboratories building is distinguished as an example of the style in the design of an institutional building.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

- ✓ Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
-

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	Yes
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Recommended to be nominated to be included on the Victorian Heritage Register.

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PREVIOUS STUDIES

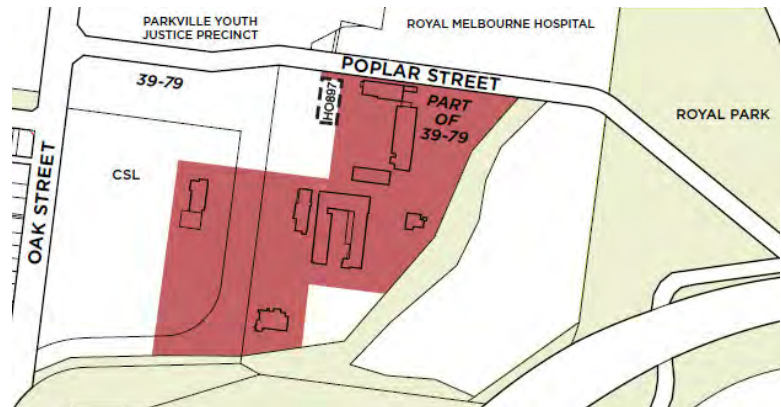
Parkville Historic Area Study 1979 (Jacobs,
Lewis, Vines Architects and Conservation
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Building Identification Forms 1985 (Gould M Ungraded
Architects),
Parkville Conservation Study 1985 (Nigel Lewis
and Associates)

**STATEMENT OF SIGNIFICANCE: Commonwealth Serum Laboratories (CSL), 39–79
(part) Poplar Road, Parkville**

Heritage Place: Commonwealth Serum Laboratories (CSL)



PS ref no: HO1442







What is significant?

The Commonwealth Serum Laboratories at 39–79 Poplar Road (part), Parkville, occupying a complex developed from 1904, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- individual buildings including:
 - East Block (1918–1919)
 - Director’s Residence (1920)
 - South Block (1926)
 - Electrical Maintenance Workshop (c1920s)
 - Northern Substation (c1920s)
 - Block 5 (1945)
 - Boiler House (1948)
 - Experimental Animal Building (c1959)
 - W R Lane Laboratories (1972)
- the buildings’ original external form, materials and detailing
- the buildings’ high level of integrity to their original design
- pattern and size of original fenestration
- other original details
- quadrangle at the centre of East Block, South Block, West Block and the W R Lane Laboratories.

Existing mature trees also contribute to the overall amenity of the place.



- | | |
|--|---|
| 1 Jennerian Building (1904–1905) (VHR H1794) not included in HO | 6 Northern Substation (c1920s) |
| 2 East Block (1918) | 7 Block 5 (1945) |
| 3 Director's Residence (1920) | 8 Boiler House (1948) |
| 4 South Block (1926) | 9 Experimental Animal Building (c1959) |
| 5 Electrical Maintenance Workshop | 10 W R Lane Laboratories (1972) |

Figure 190. Aerial photograph of CSL showing key buildings. (Source: Nearmap, 2023, with GML overlay)

How is it significant?

The Commonwealth Serum Laboratories, Parkville, is of local historical, representative, technical and associative significance to the City of Melbourne.

Why is it significant?

The Commonwealth Serum Laboratories (CSL), Parkville, is of historical significance as a purpose-built scientific institution established by the Commonwealth Government for the research and production of vaccines and sera as a means of preventing human and animal disease. Following the onset of World War I in 1914, and the subsequent global shortage of essential medical supplies, Australia needed to manufacture its own medical products required for Australian servicemen and women, including vaccinations. Founded in 1916, CSL inherited an earlier brick building at Royal Park, which was constructed in 1904 as part of the Calf Lymph Depot, which had been used to develop the smallpox vaccine (Jennerian Building VHR H1794). A large complex of offices, laboratories and animal accommodation was completed in 1918–19, which occupied a large site of 25 acres. The site was further developed with additional buildings erected from the mid-1930s and in the 1950s–80s. From its establishment at Parkville in 1918, CSL has been a critical and highly respected scientific institution in Australia. It has served the needs of public health and animal health for over 100 years through the production of penicillin and a range of other sera and vaccines. CSL played an important role during World War II, inoculating servicemen and women, and undertaking vital work in blood processing. It has also been critical in the management of epidemics and pandemics including Spanish flu (1919), poliomyelitis (1955), HIV/AIDS (1980s) and COVID-19 (2020–2023). CSL has played an important role in the medical history of the State and the Nation more broadly, and it makes an important contribution to the biomedical precinct in Parkville. (Criterion A)

The Commonwealth Serum Laboratories (CSL), Parkville, is of representative significance for its collection of buildings that demonstrate the different architectural styles adopted by research and manufacturing institutions throughout the twentieth century. Designed by the Commonwealth Department of Public Works, these buildings are generally reserved in terms of decoration, yet adopt key design styles that are reflective of their period of development including Inter-War Stripped Classical (East Block and South Block); Inter-War Functionalist (Boiler House and Experimental Animal Building); and Brutalist (W R Lane Laboratories). (Criterion D)

The Commonwealth Serum Laboratories (CSL), Parkville, is of technical significance for its ability to demonstrate CSL's immense research and ever-expanding manufacturing capacity throughout the twentieth century. During its formative years, CSL focused on manufacturing vaccines, sera and diagnostic agents. From the 1920s, CSL broadened its manufacturing scope to include veterinary vaccines (1922), insulin for diabetics (1923) and antivenoms (1930s). With the onset of World War II, CSL expanded to ensure it had the capacity to deliver life-saving products likely required for both the armed services and the civilian population, and in 1945 a large-scale penicillin production building was constructed, enabling Australia to become the first country in the world to provide penicillin to its citizens. Following World War II, CSL annexed Oak Street (running north–south through the site) and expanded the site west, constructing new laboratories, manufacturing buildings and staff amenity buildings. CSL continued to adapt or construct new buildings into the late twentieth century and remains a key institution in the development and provision of lifesaving medicines for Australia nationally. (Criterion F)

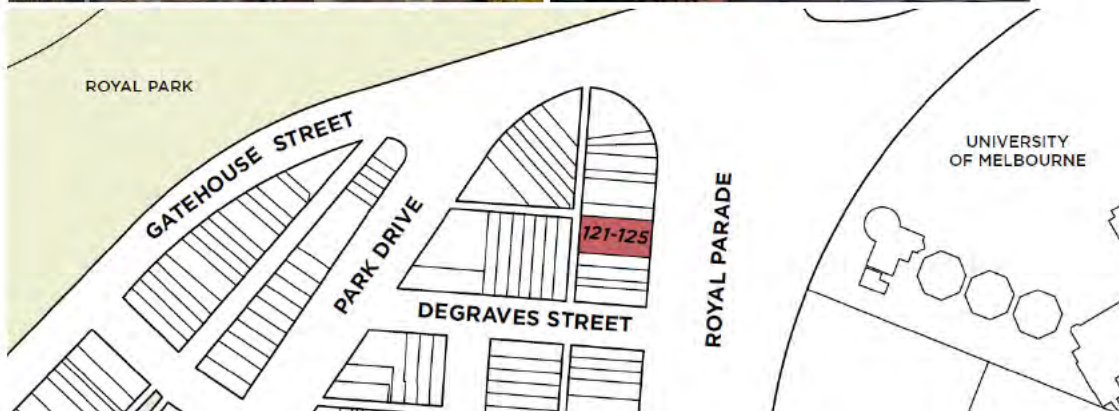
The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with bacteriologist William James Penfold (1875–1941). Penfold was invited to be the founding director of CSL upon its establishment in 1916. Penfold was born and educated in England and worked at the Lister Institute of Bacteriology in London (Robin, 1988). He led the CSL during its formative years, developing the first vaccines and sera, including a vaccine to combat the complications of Spanish flu in 1919. In 1926, he left CSL to take up the directorship of the Baker Institute at the Alfred Hospital in Melbourne. (Criterion H)

The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with veterinary scientist and medical doctor Dr Percival Landon 'Val' Bazeley (1909–1991). Commencing employment with CSL in Parkville in 1939, Bazeley was responsible for the penicillin program during war service in New Guinea during World War II. He graduated in medicine after the war. In the early 1950s, he worked with Dr Jonas Salk in the USA in the development of a vaccine for poliomyelitis. Bazeley brought seeds of the Salk polio vaccine to Melbourne in 1955 for production at CSL in Parkville. He was appointed director of CSL in 1956. The Human Vaccine Building, opened in 1984, was named the Bazeley Building in his honour. (Criterion H)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: St Carthage's Catholic Church
STREET ADDRESS: 121–125 Royal Parade, Parkville
PROPERTY ID: 108482



SURVEY DATE:	May 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	C / Contributory
DESIGNER / ARCHITECT / ARTIST:	P J O'Connor	BUILDER:	T F Crabb
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1934

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.9 Shaping community and cultural life	3.9.1 Church Communities

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

St Carthage’s Catholic Church at 121-125 Royal Parade, Parkville, is a fine example of an Interwar Gothic Revival church. Constructed in 1934–35, it was designed by prominent local architect Patrick Joseph (PJ) O’Connor, who designed many significant Catholic churches in Melbourne during this period. St Carthage’s is an excellent and early example of his ecclesiastical work. The church is constructed of bold polychrome brick and is highly intact externally. It retains key elements of the style including the use of Gothic arches for windows and door surrounds, the incorporation of lancet windows, towers, and stained glass, and the use of contrasting Gothic render and decorative mouldings. It has particular aesthetic significance for the symmetrical design of its primary elevation. It is rare in its local context both as a continuously operating Catholic church, and as an interwar church. Further, it is historically representative of the extensive building program of the Catholic Church in Victoria in the 1920s and 1930s that was led by Archbishop Daniel Mannix. Initially constructed as a chapel of ease to serve the Catholic Parish of St Mary’s Star of the Sea Church, West Melbourne, St Carthage’s represents the growth of the local Catholic population in the 1930s, particularly in relation to the local student population. Its interior is highly intact to its post-Vatican II refurbishment, and is representative of the changing nature of Catholic liturgical practice in the twentieth century.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

Church communities

Parkville was established relatively late as a suburb within the City of Melbourne, and therefore did not have a rich legacy of early churches and church communities. Its unusual pattern of residential subdivision meant that a typical pattern of denominational presence did not emerge. In addition, the provision of chapels by the denominational university residential colleges (outside the Review area) meant that a range of church services were available in the wider area. There were two church sites allocated on the northern boundary of Royal Park in the 1850s—Wesleyan and Presbyterian—but these do not appear to have been built on. The Anglican Church of St George in West Parkville was first established in the mid-1850s and a new church was erected in 1876; this church was also attended by parishioners on the west side of Flemington Road. St George's Church was closed in 1925 and was moved to Travancore.

The Presbyterians erected the College Church on the west side of Royal Parade in 1898, primarily for use by students of Ormond College. This was deemed inadequate for the broader social needs of the church community and a Presbyterian Hall was erected in Gatehouse Street. This building was used by more than just the Presbyterian community, and effectively served as the local public hall, being used for a variety of meetings and public purposes.

The Catholic population of Parkville grew significantly in the 1920s, largely on account of increasing numbers of Catholic students at the university, which in turn was fed by the broader expansion of Catholic secondary education in Victoria in the 1920s and 1930s under Archbishop Daniel Mannix. The Catholic presence at the university was also strengthened by the establishment of Newman College, a Catholic residential college for boys, and a Catholic women's college for girls run by the Loreto Sisters, both in 1918. With the nearest parish church, St Mary's Star of the Sea Church in West Melbourne, located some distance away, a chapel of ease named St Carthage's was built on Royal Parade, opposite the university to serve the local Catholic students. The Jesuits, who established a theological college on Royal Parade in the late 1960s, developed a close association with St Carthage's.

PLACE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The subject site is located on Crown Allotments 4, 5 and part of CA 6 in Section E at Royal Park, Parish of Jika Jika.

Allotment 4 was originally granted by purchase in April 1872 to Ellen Nicoll for the sum of £131 5s (CT Vol 603, Fol 553). Allotments 5 and 6 were conveyed from the original purchaser in September 1874 to Jane Hamilton, wife of Andrew Hamilton of Brunswick, farmer (CT Vols 714, Fol 644). The three allotments changed hands on several occasions until 1889 when lots 4, 5 and part of Lot 6 of Section 6 were consolidated on a single title in the name of Matthew Henry Davies of Lansell Road, Toorak, solicitor (CT Vol 2125 Fol 941).

In March 1893 Davies conveyed the property to Oliver Oakley of St Phillip Street, Brunswick, iron founder. The following year it changed ownership to Melbourne accountants, Roland Woodward, John Herbert Butler and Samuel John Allen. Harriet Amy Driver of Malvern became the registered owner of the site in December 1903. She owned the site until April 1922 when she sold to Edwin Reuben Corben of Kew, a monumental mason, and Catherine Annie Corben of Elsternwick, a widow (CT Vol 3428, Fol 463). Three years later, HB Corben & Sons Pty Ltd of Clifton Hill became the registered proprietor.

Jageurs and Son monumental works

Jageurs and Son Pty Ltd operated a monumental works on the subject site, 121–125 Royal Parade, flanking the terrace house at 127 Royal Parade, as shown on the Melbourne and Metropolitan Board of Works Detail Plan No. 1149 (Figure 191). The company was sited in Sydney Road (now Royal Parade) as early as 1880 (*Jewish Herald*, 31 December 1880: 1). Jageurs and Son was a well-known stonemasonry firm that manufactured and imported cemetery and public monuments, statuary altars, mural tables, pulpits, fonts, fountains, baths, and iron railings (*Advocate*, 22 September 1888: 20).

By 1934 Edwin Reuben Corben was the managing director of Jageurs and Son. He was previously associated with another monumental mason company, HB Corben and Sons Pty Ltd (*Herald*, 28 August 1924: 24).

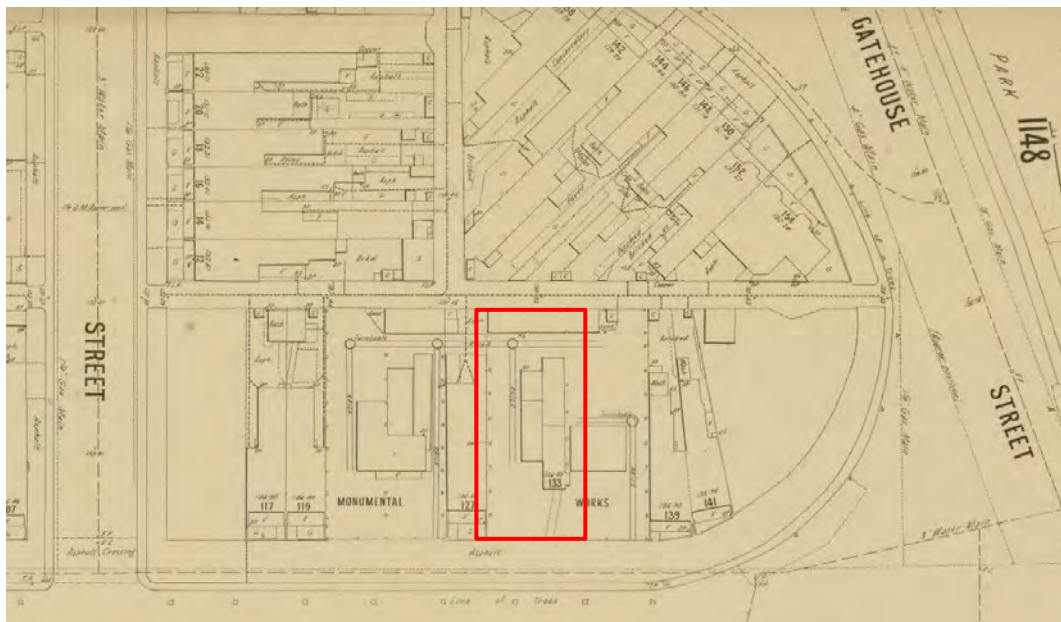


Figure 191. Extract from Melbourne and Metropolitan Board of Works, Detail Plan No. 1149, 1897, with the subject site outlined in red. (Source: State Library Victoria, Record ID 9911638293607636, with GML overlay)

St Carthage's Catholic Church

In March 1935 HB Corben Pty Ltd formally conveyed the study site to Roman Catholic Trusts Corporation for the Diocese of Melbourne, St Patrick's Cathedral, although the sale had taken place the previous year (CT Vol 3428, Fol 468).

PJ (Patrick Joseph) O'Connor advertised tenders in August 1934 for the erection of a new brick Catholic church in Royal Parade, Parkville, for Rev J Norris, parish priest (*Herald*, 25 August 1934: 33; Figure 191–Figure 194). O'Connor awarded the contract to TF Crabb of 70 Elizabeth Street, Melbourne. The new church was to be named St Carthage's and would be a chapel of ease attached to the West Melbourne Catholic Parish with Rev J Norris as the parish priest.

A chapel of ease is a smaller church building secondary to the main parish church built within the bounds of the parish for those who cannot reach the parish church conveniently (Chapel of Ease, Wikipedia).

An article in the *Herald* in 1934 described the building as follows:

The design of the building is the modern Gothic. It will be constructed of brick with tile roofing. The interior walls will be in sandstone cement finish, the floor in mountain ash and the Sanctuary floors in terrazzo and mosaic.

The whole of the roofing timbers will be dressed, stained and exposed, and the lines laid in herringbone fashion.

The window tracery will be in synthetic stone, and glazed in stained glass and leadlights. The joinery will be Queensland maple (Herald, 27 September 1934: 12).

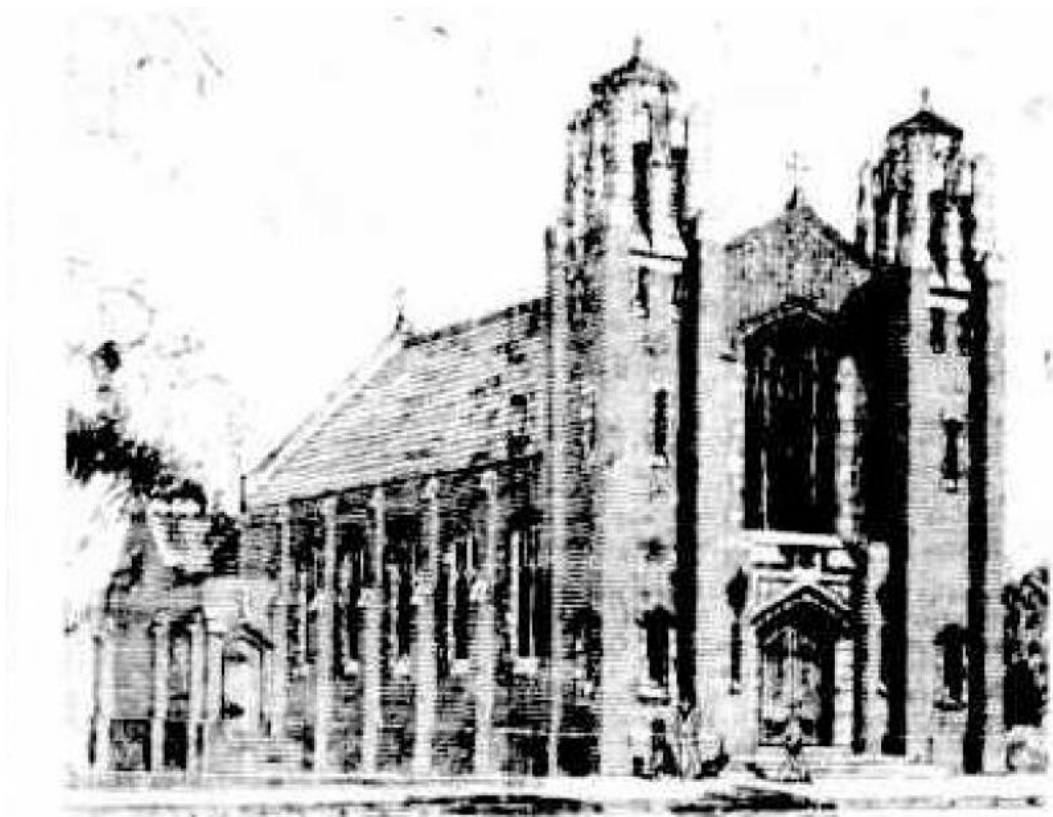
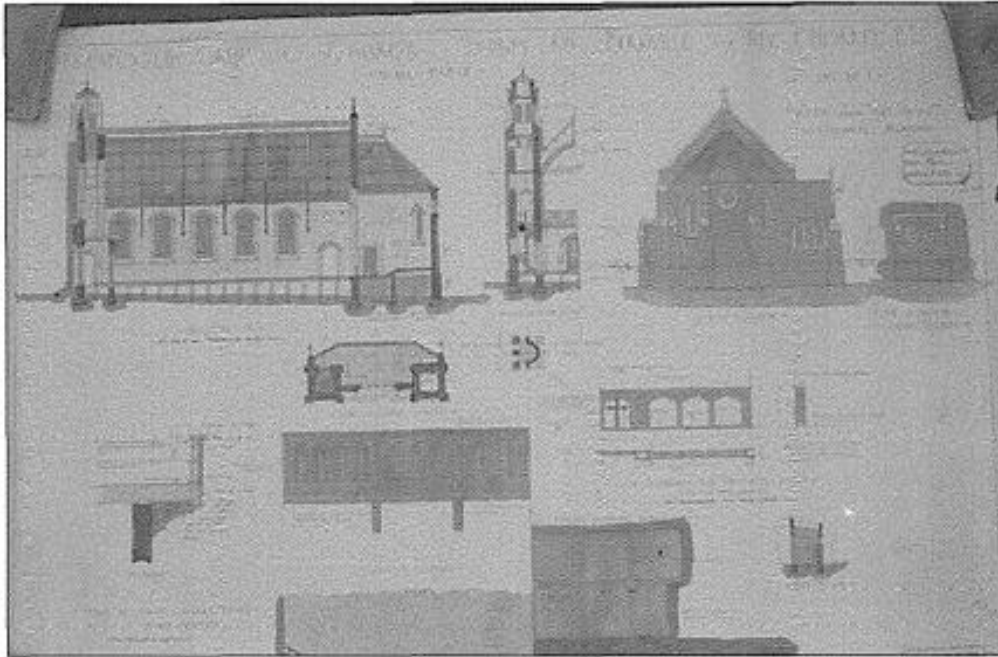
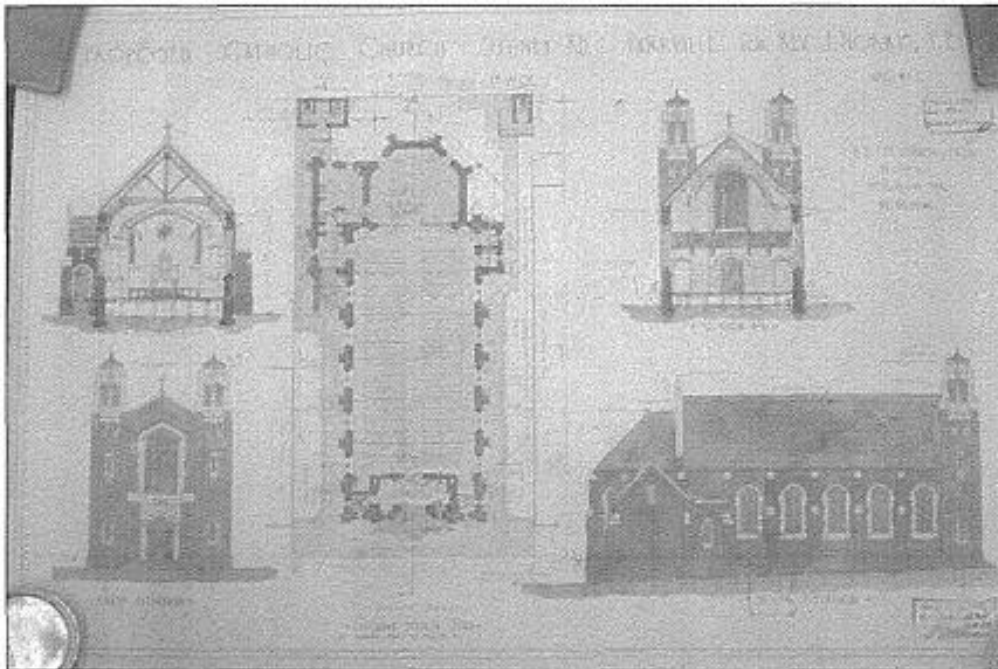


Figure 192. Architectural rendering of the new Catholic church at Parkville. (Source: *Herald*, 27 September 1934: 12)

On 14 October 1934 Archbishop Mannix, assisted by the Revs J Lanigan and P Egan, laid the foundation stone of the new church dedicated to St Carthage. Mannix expressed optimism that the church, in close proximity to Melbourne University, ‘would fill a great need’ (*Advocate*, 18 October 1934: 12). According to Rev JM Murphy, the name St Carthage was very appropriate for the chapel of ease as the new church was ‘practically in the heart of the University’ as the university movement owed its origins to St Carthage and growth of these institutions to the popes who initiated the establishment of the great European universities. He stated: ‘The new church was not a luxury, but a need, and all that is required was that it should be paid for.’ (*Advocate*, 18 October 1934: 12). He also stated that the site was debt-free and that the liability on the building would be cleared quickly (*Argus*, 15 October 1934: 8). The *Advocate* gave a more detailed account of the event. The new church of St Carthage was named after St Carthage (a variant spelling of the Latin ‘Carthagus’), an Irish bishop who established a monastery at Lismore in County Waterford in the sixth century which became a famous centre of learning (‘A forgotten Irish Saint, and his Many Churches’, Tintean.org.au). The name of the new church at Parkville was attributed to Fr Norris with Archbishop Mannix and Jeremiah Murphy SJ, rector of Newman College, acknowledging the aptness of this name for its location opposite Melbourne University (*Advocate*, 18 October 1934: 12). A fund-raising appeal towards building St Carthage’s was launched at the same time. On this occasion the Archbishop spoke about the expansion of the Catholic Church following the Depression years. St Carthage’s chapel of ease was one of six new churches under construction, a fitting form of thanksgiving celebrating the centenary of the Church in Melbourne (*Advocate*, 18 October 1934: 12).



St Cathage's, Parkville
Plans of Architect Patrick Joseph O'Connor 1934
from the Public Record Office Victoria (originals in colour)



St Cathage's, Parkville
Plans of Architect Patrick Joseph O'Connor 1934
from the Public Record Office Victoria (originals in colour)

Figure 193. Architectural plans of St Carthage's, Parkville, by Patrick Joseph O'Connor, 1934. (Source: Public Record Office Victoria)

The builder completed the new church of St Carthage in January the following year. The new church was officially blessed and opened on Sunday 20 January 1935 by Archbishop Mannix in front of a large gathering. He heaped praise on the parishioners of St Mary's, West Melbourne, for their generosity. Fr Norris outlined the money spent on the completion of the new church, namely £1225 for the land, £4200 for the building, and £790 for equipment; the debt at the time of opening was £2790 (*Argus*, 21 January 1935: 11).



Figure 194. St Carthage's, Royal Parade, Parkville, 1935. (Source: Melbourne Catholic Historical Commission)

John Drennan believes that O'Connor's design for St Carthage's, Parkville, was an early foray into Gothic Revival influenced building, and that O'Connor was acting on instructions from Fr Norris and others (Drennan 2016: 25).

Second Vatican Council (1962–65) and St Carthage’s, Parkville

Following radical liturgical reforms instituted by the Second Vatican Council, the interiors of existing Catholic churches were altered to conform to new ritual practice. The directives of Vatican II led to the removal of communion rails, altars and some statues. One of the main changes was to the altar, which was ‘turned around’ to face the congregation rather than the sacristy, leading in some instances to the removal of the reredos and high altar (Farah 2009: 20).

St Carthage’s was no exception, with Fr Eric D’Arcy following the Vatican directives by reforming the church interior. He commissioned a sandstone altar built on a three-step high podium in front of a glass screen. The ‘chapel of ease’ was behind the screen, featuring a small wooden altar and tiered seating. In 1966 Fr D’Arcy appealed for funds ‘to build a new Altar to conform with the new liturgical Spirit, with the celebrant facing the congregation, to convert present Sanctuary to Blessed Sacrament Chapel, to convert present Baptistry to Our Lady’s Chapel’ (Mews 2016: 43). Other changes included taking down the altar rails installed by Fr Norris and forming gently elevated seating in the main church, following the model of a lecture hall. This new internal layout was in place from 1967 to 1986 (Mews 2016: 43).

Church of St Carthage, from chapel of ease to consecrated parish church

In 1956 St Carthage’s, Parkville, separated from St Mary’s Star of the Sea Church and was established as a separate parish under Fr Kevin Hannan (parish priest) and Fr John Phelan (assistant parish priest). However, the church was not officially consecrated until 1986 by Archbishop Frank Little. Immediately prior to this event, Fr Terry Laidler used a church bequest to alter many of the renovations undertaken by Fr Eric D’Arcy. He increased the seating, replaced the pews with chairs, and installed the current marble altar which was acquired from the recently closed Convent of the Good Shepherd Sisters in Oakleigh (Mews and Watson 2016: 40).

In 1956 St Carthage’s became a parish in its own right and later still its links with the University of Melbourne were formally established as ‘St Carthage’s University Parish’ and part of the University Chaplaincy. St Carthage’s consequently serves people living at the university colleges as well as former students. In 1998 Fr Michael Elligate AM described the life of the church and how university parishioners were involved in worship, particularly through the range of different Mass times offered. For instance, the Saturday Evening Vigil attracted older people and music was often supplied by students from the Music Faculty. Sunday morning Mass was generally a quieter service that was suited to the needs of staff from the Medical Faculty hospitals before going on duty. The 10am Family Mass included a large number of graduates introducing their children to the church while the Students’ Mass, held on Sunday evenings, catered to the undergraduates and graduates of the university. Alongside the church services the Catholic Chaplaincy of the University shared a terrace house with a team of chaplains from other Christian denominations and the Jewish faith who offered pastoral services to staff and students on the university campus (Elligate 1998: 439).

A photograph of St Carthage’s by photographer Zoe Ali, commissioned by the City of Melbourne in 2010 as part of an exhibition titled ‘A New Jerusalem’, is held in the City of Melbourne Collection.

Patrick Joseph O'Connor (1901–1959), architect

Patrick Joseph O'Connor was born in 1901, the son of a station master and his wife, and one of 13 children. The family lived at Carnegie in suburban Melbourne. O'Connor was articled in the Victorian Railways Architects Office, and attended classes at the Workingmen's College (now RMIT). In 1924 PJ O'Connor advertised his services as an architect and engineer, care of 38 Grange Road, Caulfield (*Advocate*, 22 May 1924: 8).

PJ O'Connor took James Thomas Brophy into partnership in 1946 after Brophy's return from overseas and the firm was restyled 'PJ O' Connor and Brophy' (*Advocate*, 3 March 1946: 4). Simultaneously, Captain PF Ryan resumed practice in the firm.

PJ O'Connor specialised in ecclesiastical buildings and hotels, and designed many Catholic churches, convents, presbyteries and schools in Victoria between 1926 and his death in 1959, including (but not limited to) the following:

- St John of God Hospital, Ballarat
- St Roch's Catholic School (1930) and Church (1937), Glen Iris
- St Patrick's Presbytery, Camperdown (1927–28)
- St Mary's Catholic Presbytery, Malvern East (1931)
- Our Lady of Lourdes Catholic Church, Werrimull (1933)
- St Mary of the Immaculate Conception Catholic Church, Ascot Vale (1934)
- St Joan of Arc Catholic Church, Brighton (1938)
- Our Lady of the Immaculate Conception Catholic Church, Sunshine (1940)
- St Columba's, Ballarat North (1940)
- Sacred Heart Catholic Church, Newport (1942)
- Our Lady Star of the Sea, Flinders Naval Depot, Hastings (1948)
- Uniting (Methodist) Church, Albion (1951)
- St Margaret Mary's Catholic Church, Spotswood (1953).

O'Connor also designed the Great Britain Hotel in Flinders Street. His residential work included Catholic presbyteries and private homes, including his own house at 452 Warrigal Road, Ashburton (1930–32); and Bradoc House, 32–38 George Street, East Melbourne (1933) (Drennan 2016: 25).

COMMUNITY CONNECTIONS

St Carthage's Catholic Church, Parkville, has been continuously used as a place of worship since 1935, serving the local Catholic residents, including a large number of students associated with the University of Melbourne, for 75 years. The congregation of St Carthage's forms a specific community who, over several generations, have used and visited the place regularly since its establishment. For this subsection of the community the church has been a place of worship, and used for family gatherings and important occasions such as christenings, weddings and funerals. St Carthage's Catholic Church is a publicly accessible building in which community functions (religious worship and religious ceremonies) are held. This function is clearly identifiable in the external fabric of the building, as well as its internal layout. St Carthage's is identified as having social significance on the basis that it provides a setting for a defined community to gather and participate in a cultural practice.

SITE DESCRIPTION

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is a substantial Interwar Gothic Revival church, constructed in 1934.



Figure 195. Aerial image of the building showing the plan of the building. The boundary of the property is approximately indicated in red. (Source: Nearmap, 2022, with GML overlay)

The property consists of a single structure oriented east to west, located on a rectangular allotment comprising two parcels of land. The building is cruciform in plan, with a largely rectangular structure and an apsidal end to the west. The property fronts Royal Parade to the east. It has a shallow setback from the public footpath, with paving extending to the limit of the eastern property boundary. Two access paths run along the northern and southern boundaries, leading to the paved area in the rear. These paths are enclosed by contemporary metal fences. The rear, western boundary is enclosed by a masonry wall. Primary access is via the front door of the church, with secondary access doors to the north and south transepts reached by the northern and southern paths, and through a timber door in the rear wall. The southern path incorporates a concrete wheelchair ramp to the northern wing, providing disability access. Landscaping around the site is minimal, with shallow planter beds in front of the side fences, and a narrow row of plantings along the boundary paths. The property is surrounded by residential development, with historical terraces to the north and south.



Figure 196. View showing St Carthage's Church in its immediate setting, seen from Royal Parade. (Source: GML Heritage)



Figure 197. Detail of the primary, eastern, elevation. (Source: GML Heritage, 2022)

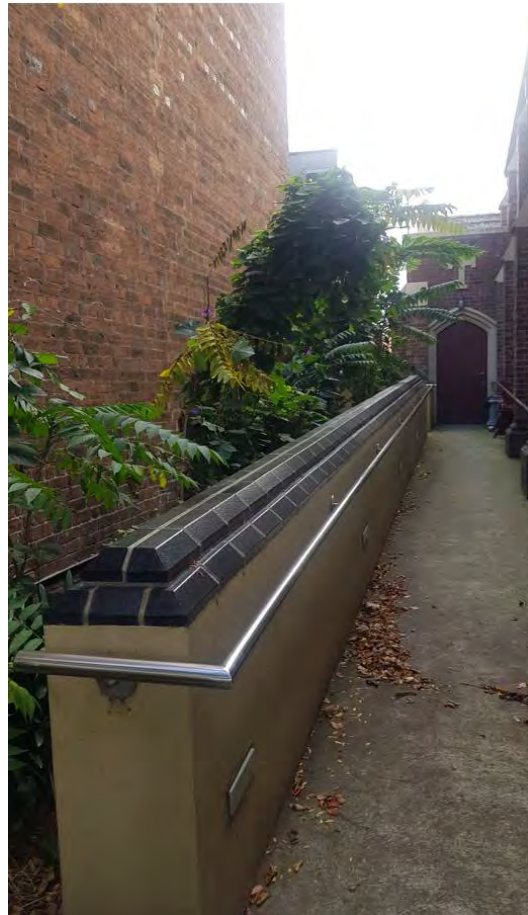


Figure 198. View showing the southern access path. (Source: GML Heritage, 2022)



Figure 199. View showing the northern boundary path. (Source: GML Heritage, 2022)



Figure 200. View showing the rear, western, boundary. (Source: GML Heritage, 2022)

The church is constructed of variegated brown face brick in an English cross bond pattern, with darker masonry foundations. It has a high-pitched, tiled roof, with separate roof structures to the apse and to the transept side wings. The roof is concealed from view in the east by a gable parapet and towers to the corners. Its cruciform plan is in the occidental arrangement, with entry through the eastern façade, and the altar in the west (rather than the traditional Catholic arrangement with entry through the west and the altar in the east).

The primary eastern elevation is divided into three bays, comprising the two towers and the central, gable-ended entrance bay. It is characterised by the verticality of the design, which is emphasised by the Gothic fenestration. The central bay, framed by two buttresses, incorporates the entrance way and a bold central window. Painted concrete steps lead to a timber double door, recessed within a pointed segmental arched stone doorway. The doorway features angled reveals with decorative moulding and carvings in the arch. To either side of the doorway are lanterns, and above the doorway is a moulded shield with the name 'Carthage' emblazoned on the bend sinister. The central window is similarly arched, featuring stone mullions and tracery. The uppermost portion of this central bay is detailed with

basketweave brickwork. A stone crucifix sits atop the apex of the roofline. The two towers feature symmetrical fenestration with lancet windows of varying sizes with stone surrounds and decorative label moulding. Below each of the ground-level windows is a commemorative stone plaque, one to the laying of the foundation stone in 1934, the other to the consecration of the church in 1986. The peak of each tower is finished in cement/sandstone with covered lancet windows and decorative mouldings. The lines of the towers, the buttresses and the windows create a vertical motif that is carried throughout the building.

The northern and southern elevations are of matching English cross bond polychrome face brick, and are characterised by the repetition of masonry buttresses and arched windows. A contemporary concrete ramp runs along the southern boundary, and incorporates tubular steel handrails, and a rendered masonry wall. The northern and southern wings have buttresses to the corners, with an arched doorway on the southern wing. The rear apsidal end is faceted, and similarly incorporates buttresses and arched windows with stone surrounds and label mouldings. The central bay of the apse features a small rose window with decorative tracery. The southern elevation of the main building echoes the primary elevation, with a gabled parapet topped by a carved stone crucifix. Gutters and services are generally constrained to the rear of the building. Contemporary light fixtures have been attached to the rear wing to illuminate the stained glass windows to the interior.

Entry to the nave is provided through a shallow narthex, with rendered walls painted white, and an exposed parquetry timber ceiling. Access to the towers is available through narrow arched doorways. The nave is rectangular with a linear and mostly open plan with no formal aisles, and a high ceiling of exposed parquetry timber, with timber rafters. To the east of the nave, above the entrance, is the choir loft, enclosed by a decorative timber balustrade. Within the choir loft, the upper portion of the eastern wall features a large arched niche with decorative mouldings. This niche houses a George Fincham pipe organ, dating to 1884.

At ground level, arched entrance ways provide access to smaller chapels. The walls of the nave have been rendered and painted white, and, to the north and south are characterised by the arched windows with stone surrounds. Between the windows are moulded plaques for the Stations of the Cross (executed in relief in timber panels). At the transepts are doorways to the northern and southern wings, with an arched doorway to the southern wing, and two rectangular doorways to the northern wing. The walls surrounding these doorways are ornamented by a series of commemorative and decorative plaques.

The crossing, which once housed a short screen, is open. The nave is filled with contemporary seating, rather than traditional pews. To the west of the nave is the sanctuary, reached through a large arched opening. To either side of the archway are narrow arched niches with religious art. The sanctuary and chancel, located in the apse, are reached by carpeted steps and have faceted bay walls, each with a decorative stained glass window. In the centre of the sanctuary is the altar. Throughout the church is a series of movable heritage items, commemorative plaques and religious artwork. The interior of the church is characterised by open space, natural light and vertical motifs.



Figure 201. Interior view towards sanctuary. (Source: GML Heritage, 2022)



Figure 202. View of sanctuary. (Source: GML Heritage, 2022)

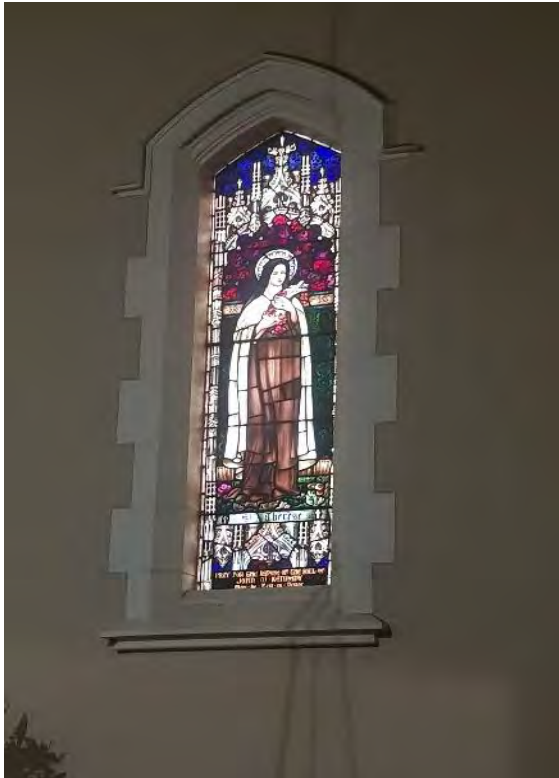


Figure 203. Window detail. (Source: GML Heritage, 2022)

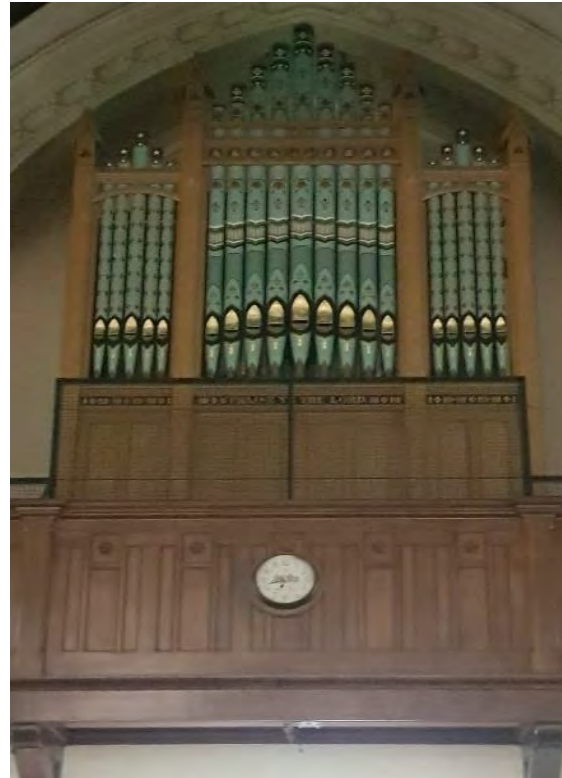


Figure 204. Pipe organ, 1884. (Source: GML Heritage, 2022)

INTEGRITY

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is highly externally intact to its 1934 construction, with few significant changes visible to original fabric. The building retains its original built form as a modest church building in the Interwar Gothic Revival style. The property retains significant original details including the fenestration pattern, polychromatic façades, stained and decorative glass windows with tracery, decorative moulding and carvings, and plaques. External changes include the introduction of the disability access ramp and handrails, the security gates to the northern and southern access paths, and light fixtures. These changes are relatively minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity.

Internally, the church has experienced several changes, with the alteration of the altar in the mid-1960s, and a refurbishment in 1986. These alterations provide physical evidence of changes in the Catholic faith and give an understanding of the modernisation of the parish community. Despite these internal changes, the physical layout of the interior is largely intact, and much of its significant fabric has been retained.

COMPARATIVE ANALYSIS

St Carthage's Catholic Church is an uncommon example of an interwar Catholic church within the City of Melbourne. The other examples are St Thomas Aquinas, South Yarra (1915); Newman College Chapel, Parkville (1918); and St John's, East Melbourne (1924–30).

The majority of Catholic churches within the City of Melbourne were built in the Victorian era and like St Carthage's, these were mostly designed in the Gothic Revival style. Examples include St Francis' Church, Lonsdale Street, Melbourne, built 1841–45 (HO714, VHR H0013); St Augustine's Church, Bourke Street, Melbourne, built 1869–70 (HO501); St Patrick's Cathedral, East Melbourne, 1858–97; spire 1939 (HO129, VHR H0008); and St Mary's Star of the Sea, West Melbourne, built 1891–90 (HO979, VHR H2182).

Later churches include Sacred Heart Church, Carlton (1897–99) (HO107, VHR016), which was built in a Romanesque Revival or Baroque Revival style, St Michael's, North Melbourne (1907), built in a Romanesque Revival style; and St John's, East Melbourne, built 1924–30 in a Venetian Gothic style. Newman College Chapel (1938–42) was a college chapel rather than a parish church, and was designed in the Decorated Gothic style. That St Carthage's Catholic Church was the last Catholic church to be built in the City of Melbourne reflects a significantly changed Catholic demographic that was shaped by the changing student population at the University of Melbourne in the first decades of the twentieth century.

St Carthage's is a notable example of a finely executed Gothic Revival Catholic church, but stands apart for its relatively late construction date of 1934–35. Like St Thomas Aquinas in South Yarra, built in 1915, St Carthage's was built as a chapel of ease to provide a more convenient location for the parishioners of a large and growing parish within the City of Melbourne. St Thomas Aquinas and St John the Evangelist on the eastern edge of East Melbourne (1924–30) were both built to accommodate the growing Catholic population, in South Yarra (in this case, the servant class) and East Melbourne (to serve the working-class population of North Richmond and South Fitzroy) respectively.

St Thomas Aquinas, 39–45 Bromby Street, South Yarra (Recommended as an individual heritage place in the South Yarra Heritage Review)

St Thomas Aquinas Catholic Church at 39–45 Bromby Street, South Yarra, was built as a chapel of ease for the parish of St Joseph's Church, South Yarra, in 1915. In 1954 the church was remodelled to the design of architect Thomas G Payne. The remodelling of the building displays elements of the Baroque style, which is demonstrated in the ornate parapeted façade. This remodelling of the façade in a historical revival style was an unusual departure from the more typical Modernist-style churches that were being constructed in suburban Victoria in the postwar era.



Figure 205. St Thomas Aquinas Catholic Church, remodelled in 1954. (Source: GML, January 2021)

St John the Evangelist Catholic Church, 576–594 Victoria Parade, 1251–1289 Hoddle Street and 2–30 Albert Street, East Melbourne (VHR H0757, HO146, City of Melbourne)

Opened in 1930 as the third church in the St John's complex, the St John the Evangelist Catholic Church was designed by architect WP Connolly. Constructed in red brick with render dressing, it has an asymmetrical façade incorporating a tall square tower surmounted by a round lantern with a faceted conical roof. The church is designed in the Italian Romanesque style and is a good example of late Romanesque Revival architecture. St John the Evangelist Catholic Church can be seen at: https://commons.wikimedia.org/wiki/File:Church_of_st_john_the_evangelist_east_melbourne.jpg

Newman College Chapel, 873–945 Swanston Street, Parkville (VHR H0021, HO344 City of Melbourne)

In 1938–42 a chapel was constructed to the design of architect Thomas Payne within Newman College, a Melbourne University college completed in 1918 to the design of Walter Burley Griffin. The Newman College Chapel has a symmetrical façade with a central aisle and accommodates 240 people. Its design reflects the influence of the Decorated Gothic style.



Figure 206. Newman College Chapel, built in 1938–42. (Source: CoMMaps)

Patrick Joseph O'Connor

Catholic churches make up relatively few of the interwar Gothic Revival churches that are listed in heritage overlays in metropolitan Melbourne. The interwar period saw Australia elect its first Catholic prime minister (James Scullin, 1929), and saw a rise in the influence of the Catholic Church, particularly through the strong representation of Catholics in the Labor Party. However, the 'boom' in Catholicism in Australia did not occur until the 1950s. Of the interwar churches currently recognised in heritage studies or heritage overlays, churches designed by Patrick Joseph O'Connor are well represented. Of these, St Carthage's seems to be a notable early work in his oeuvre.

O'Connor's early ecclesiastical work included a Catholic convent in Warracknabeal, which shows restrained elements of the Gothic Revival style. This signalled the beginning of a successful career in ecclesiastical work for O'Connor. Elements of the symmetrical design seen at St Carthage's were seen in several of O'Connor's later works; however, his later ecclesiastical designs appear to have favoured asymmetrical massing. St Carthage's appears to be a fine early example of his work and a good representation of his early style.

Catholic Convent (Former), 7 Lyle Street, Warracknabeal, Yarriambiack Shire (Stage Two Heritage Study Complete, no formal recommendations at the time of writing)

The Catholic convent in Lyle Street, Warracknabeal, is a two-storey residential building, constructed in 1929–30. The building was designed by PJ O'Connor and features restrained elements of the Interwar Gothic Revival style. It is largely rectangular in plan, and constructed of red face brick with verandahs and balconies of stone, with an arched motif along the balcony. The primary elevation features a masonry bay which shows similarity to the central bays of O'Connor's later church designs. Although the building no longer serves a religious function, it is an early example of O'Connor's ecclesiastical work, and is suggestive of the formation of his Gothic Revival style. It is largely externally intact, aside from the enclosure of some balconies.



Figure 207. Former Catholic convent at 7 Lyle Street, Warracknabeal, constructed 1929–30. (Source: Yarriambiack Shire Council)

Our Lady of Lourdes Catholic Church at Werrimull, 47 Werrimull South Road, Werrimull (HO106, Rural City of Mildura)

Built in 1933, Our Lady of Lourdes Catholic Church at Werrimull is of coursed stone rubblework construction. It has a simple asymmetrical façade comprising a simple gable form with round window and a short square tower with deep eaves housing the entry. The building was designed by PJ O'Connor and demonstrates the architect's interest in Mediterranean Romanesque style architecture.



Figure 208. Our Lady of Lourdes, Werrimull. (Source: Butler 1983)

St Mary of the Immaculate Conception Church, Presbytery & School, 123 St Leonards Road, and 80 Roseberry Street, Ascot Vale (Included in H0400, St Mary of the Immaculate Conception Church, Presbytery & School, City of Moonee Valley)

The St Mary of the Immaculate Conception Church forms part of the Ascot Vale Catholic Parish, founded in 1912. Early buildings from the complex were established in 1913, although construction did

not begin on the church until 1934. The church was designed by architect PJ O'Connor, and like St Carthage's was begun in 1934; however, it is designed in the Romanesque Revival style. The church is cruciform in plan and is constructed in red face brick. The Romanesque detailing is emphasised by the repetition of rounded arches throughout the façades. The plan of the church is similar to St Carthage's, although it incorporates aisles to the side of the nave, with additional porticos on either side of the primary entrance. The primary elevation is otherwise comparable in scale and form to St Carthage's with a central bay with a gable parapet, between two towers with narrow lancet windows.



Figure 209. St Mary of the Immaculate Conception Church, Ascot Vale, built 1934–38. (Sources: Hermes Orion) *St Joan of Arc Church and Presbytery, 30–32 Dendy Street, Brighton (not currently included within a Heritage Overlay, City of Bayside)*

St Joan of Arc is an interwar church built in 1938 in the Gothic Revival style. It forms part of a wider precinct with an earlier Victorian-era presbytery and a contemporary Catholic school. The church, designed by PJ O'Connor, is constructed of face brick with stone detailing. The church is cruciform in plan and shows stylistic similarities to St Carthage's. The arrangement of the central bay of the primary façade echoes the design of St Carthage's; however, St Joan of Arc shows a movement towards the asymmetrical massing which was typical of the Interwar Gothic Revival style. The interior of the church is also different, incorporating aisles within arched loggias, and clerestory windows, and featuring stone cladding. However, the fabrication and the materiality of the finishes are similar, with stone (synthetic and real) detailing and exposed parquetry timber ceilings. Although similar in scale, St Joan of Arc presents as a grander church, evidencing an evolution of O'Connor's Gothic Revival designs.



Figure 210. St Joan of Arc Catholic Church, 118 New Street, Brighton, constructed 1938. (Source: Churches Australia)

Sacred Heart Roman Catholic Church Complex, 20 Newcastle Street, Newport (HO231, City of Hobsons Bay)

Sacred Heart Catholic Church was constructed to a design by PJ O'Connor in 1942, and is one of his later ecclesiastical designs. It is constructed of red face brick, with render detailing. It comprises a central, rectangular nave with a high pitched and tiled roof, with a gabled parapet above a substantial arched window and entranceway at the primary elevation. The entrance is flanked by a bold, square tower with masonry buttresses, arched windows and doorways, and topped with crenulations. There is a shorter projecting tower to the opposite side of the main entrance, which incorporates a parapet of basketweave masonry, similar to that seen at St Carthage's.



Figure 211. Sacred Heart Roman Catholic Church, Newport. (Source: City of Hobsons Bay)

Residence, 452 Warrigal Road, Ashburton (HO417, City of Boroondara)

Built in 1930–32 and designed by PJ O'Connor as his own residence, the house at 452 Warrigal Road, Ashburton, reflects the architect's interest in the Spanish Mission style. With its use of Spanish motifs, triple arches, and the square tower with its wide eaves, the house is a good example of the style as applied to residential architecture but also forms a link with the influence of the style in Catholic churches designed by the architect.



Figure 212. 452 Warrigal Road, Ashburton. (Source: Lovell Chen 2005)

Discussion

St Carthage's at 121-125 Royal Parade, Parkville, compares well historically with St Thomas Aquinas, South Yarra, and St John the Evangelist, East Melbourne, as churches all built to serve the growing Catholic population in the inner suburbs of Melbourne. Occupying relatively constrained sites and with their greater level of integration with their suburban setting, these three churches represent a departure from the planning characteristics of earlier Victorian churches with their deep site setbacks and expansive garden settings.

St Carthage's is uncommon within the City of Melbourne with regards to its style. The subject building reflects an unusual interwar interpretation of the Gothic Revival style that introduces Spanish Mission influences. Constructed in the mid-1930s, it exemplifies key elements of the Interwar Gothic Revival style, including the use of face brickwork, synthetic stone detailing, an emphasis on verticality, and its use of the arch motif. However, the decorative patterned brick to the façade and its octagonal towers and decorative scalloped edging below the towers evidence the influence of Spanish Mission or Spanish Colonial style. The Spanish Mission style was popular in domestic architecture during the 1930s. It was embraced in Catholic Church architecture in Victoria during the same period, but rarely by other denominations. The Spanish influence is likely associated with the championing of Catholic Spain during the 1930s. In this regard, St Carthage's compares well with other examples designed by PJ O'Connor including his own private residence in Ashburton (1930–32), Our Lady of Lourdes Catholic Church at Werrimull (1933) and St Joan of Arc Catholic Church in Brighton (1938).

Similarly, St Carthage's compares well with many of O'Connor's other religious buildings with its application of traditional styles in a modern context. The subject building sits well within O'Connor's oeuvre and is representative of the architect's preference for the Spanish Mission style that was favoured by the Catholic Church in the 1930s.

Within PJ O'Connor's body of work, St Carthage's is an early example of his church design, which reached its peak in the years following its construction. It is one of the first instances of his use of a symmetrical façade, a style he moved away from later in his career when asymmetrical massing became prevalent.

Within its immediate context, St Carthage's is uncommon within the Parkville Review area as one of only two interwar churches (the other being Newman College Chapel, 1915–17, which as a college chapel rather than community church is distinct in terms of its use and setting). It speaks to the social history of the area, particularly the expansion of the local Catholic population in this period, and is representative of the enduring preference for Gothic Revival ecclesiastical architecture.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

- ✓ Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
-

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	Yes (refer Statement of Significance)
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

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Tintean.org.au, as cited.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), C
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: St Carthage's Catholic Church, 121-125 Royal Parade, Parkville

Heritage Place: St Carthage's Catholic Church

PS ref no: HO1443



What is significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, built in 1934–35, is significant. Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, materials and detailing

- high level of integrity to its original design
- design of the primary eastern elevation with its symmetrical design, decorative brickwork, ornamental detailing, including the moulding and window/door surrounds, and window glass
- pattern and size of original fenestration
- original interior layout, including timber ceilings, window surrounds and label moulding
- altar
- original 1885 Fincham pipe organ
- movable heritage collection, including artworks, sculptures, plaques and memorabilia
- other decorative details.

More recent alterations and additions, including the metal exterior fence, accessibility ramp and exterior lighting, are not significant.

How it is significant?

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why it is significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is of local historical significance as an example of a Catholic chapel of ease built in 1934–35 to serve the needs of the growing population of the Catholic Parish of St Mary's, West Melbourne. This was due in part to the growing number of Catholic students enrolled at the University of Melbourne and the establishment of Catholic residential colleges for men and women. St Carthage's is historically important as a product of the significant investment by the Catholic Church in building churches and schools in Melbourne under the leadership of Archbishop Daniel Mannix, and in particular as a response to the growing Catholic student population at the university, which in turn stemmed from the expansion of Catholic secondary education under the leadership of Archbishop Mannix.

St Carthage's role as a chapel of ease continued until 1986, when it was consecrated as a parish church, reflecting the increased demand for Catholic pastoral care and church service in the Parkville area. The interior of the church is significant in demonstrating the changes in Catholic religious practice as a result of the Second Vatican Council in the 1960s, with the alteration of the sanctuary—including the removal of screens, the removal of the altar rail, and the relocation of the altar. The church also houses an individually significant Fincham pipe organ dating to 1884. (Criterion A)

St Carthage's Church forms part of a wider phase of expansion and church building in the interwar period. St Carthage's is one of a small number of churches in the City of Melbourne built in this style during this period. Its masonry construction, largely cruciform plan, and ornamentation are typical of the style and make it a representative example in the City of Melbourne. (Criterion D)

St Carthage's Catholic Church has aesthetic significance to the City of Melbourne as a fine example of an Interwar Gothic Revival church that, with its zero street setback and modest scale, responds sensitively to its setting. The building is a striking example of the interwar style, with a strong verticality in its design, and its use of typical Gothic motifs. The building is highly intact externally and retains key Interwar Gothic Revival elements, such as the use of face brickwork with areas of decorative basketweave bond, Gothic arches to the window and door surrounds, lancet windows and towers, the

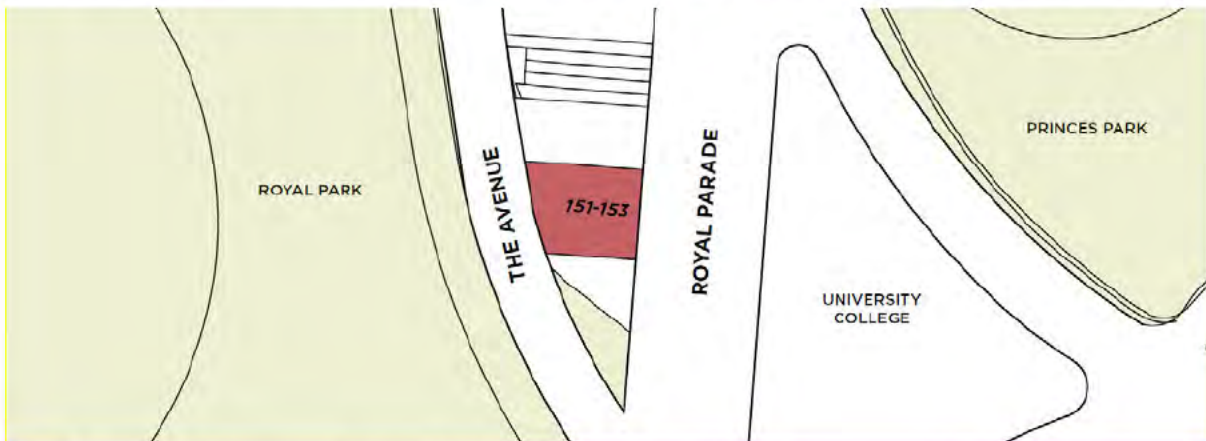
use of cement render to imitate stone detailing, traditional label moulding, and stained-glass windows. The church is substantial, particularly one designed as a chapel of ease. Its grand proportions and vertical emphasis are reinforced by the use of twin towers on the primary elevation. The bold design of the eastern façade gives the building a high degree of landmark quality in its immediate setting, contributing greatly to the character of the streetscape. The interior of the church displays a good degree of integrity to its post-Vatican II refurbishment, retaining key original details such as the original timber ceiling, window surrounds and label moulding. The church retains a significant collection of movable heritage items, comprising religious art and statuary (including the altar and the relief carved timber Stations of the Cross), along with commemorative plaques. (Criterion E)

St Carthage's Catholic Church has been a place of Catholic worship since 1935 and has remained in continuous use since that time. The church continues to serve an active local Catholic community, including current and former university students and staff, and provides religious services and social activities for the parish community. St Carthage's has been important as a progressive Catholic church, which has probably made it popular with and more relevant to the educated university community. It has played an important part in many lives as the venue for many weddings and other Catholic sacraments over the decades, for not only the local community but for the wider community of former university students and staff. It is therefore of social significance to the Parkville area. (Criterion G)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Parkville Tennis Club
STREET ADDRESS: 151–153 Royal Parade, Parkville
PROPERTY ID: 108491



SURVEY DATE:	January 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed
DESIGNER / ARCHITECT / ARTIST:	Unknown	BUILDER:	Unknown

DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902–c1918)	DATE OF CREATION / MAJOR CONSTRUCTION	c1912
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.4 Providing for public recreation	3.4.4 Participating in sport

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. Parkville Tennis Club at 151–153 Royal Parade, Parkville, is recommended as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The Parkville Tennis Club was formed in 1904 and established at the current site in c1912. The club has undergone material changes but retains its original setting of tennis courts and a 1935 red brick clubhouse. It continues to be used by an active membership. The Parkville Tennis Club is distinguished from many of the early sporting groups that established facilities in the neighbouring Royal Park, and is instead situated on a small pocket of residue Crown land on Royal Parade, which in 1868 was excised from Royal Park for residential development.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of the Melbourne’s city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander (Flemington) Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a ‘National Museum’, administrative buildings, a professors’ row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a Model Farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children’s Hospital (1950s), and the Royal Women’s Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first area section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville’s suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the east west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by

working-class housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside the buildings for residential use dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

Participating in sport

The Parkville area has a particularly long and rich history of sport and recreation owing to the proximity and dominance of Royal Park. Royal Park was established in 1854 as a public parkland and was used by a range of sporting clubs and for many sporting purposes since that time. The proximity of Parkville to the University of Melbourne also saw the extensive use of Royal Park by university sports teams and individual sportspeople attached to the university.

A cricket club sought permissive occupancy for a ground in the northeast corner of Royal Park in the late 1850s. From the mid-1860s Australian Rules football matches were played at the park; teams included Royal Park and Brunswick. Football was mostly played on the east side and northeast area of Royal Park. Over time, facilities were developed for a cricket ground, including club rooms and pavilions. Short-lived sports at Royal Park included horse-racing in the late 1850s, Irish hurling in the early 1900s, and American baseball in 1942, when the American Army was stationed in the area.

Bowls became a fashionable game in Melbourne in the early 1860s but it does not appear to have been played in Parkville (whereas it was elsewhere in the City of Melbourne). Tennis and golf were fashionable middle-class activities from the late nineteenth century, in line with a generally growing interest in sport and recreation and, for some, increased leisure time. Both began as somewhat exclusive activities. Early tennis courts and golf courses were more often established on private land, but the large parklands of Melbourne allowed these sports to attract broader interest. The earliest public tennis courts were established in 1885 on Albert Road, Melbourne (City of Port Phillip), followed by those at the Melbourne Cricket Club (Yarra Park) (Doyle 1999). Public tennis courts were established in Parkville in 1904, on Crown land outside of Royal Park. A public tennis club was established within Royal Park in 1925. A golf course was established on a site within Royal Park in 1903, which is relatively early for a public golf course in Victoria.

The City of Melbourne was appointed the manager of Royal Park in 1933 and this marked a new direction for the park in terms of public sporting and recreational use. The City of Melbourne laid out new sports grounds and erected a number of sports pavilions. Poplar Oval was made available for women's sport from c1937 in an effort to promote sport among women. Equipped with women's

changing facilities, Poplar Oval was used for athletics meets and training, including as a training site for female athletes during the 1938 Empire Games.

Participation in sport developed from the 1950s and the large expanse of Royal Park provided opportunities for other sporting clubs. Facilities for women’s basketball (now netball) were established near the Zoo in the 1920s, and this site developed with indoor courts in the 1960s and a more recent State Netball Centre (2001). Other sports to utilise the Royal Park playing fields included hockey, lacrosse and soccer.

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people.

It is located on Crown Allotment 13B, Section A at Royal Park, in the Parish of Jika Jika. The land was originally set aside as a plantation in the original subdivision adjoining Royal Park.

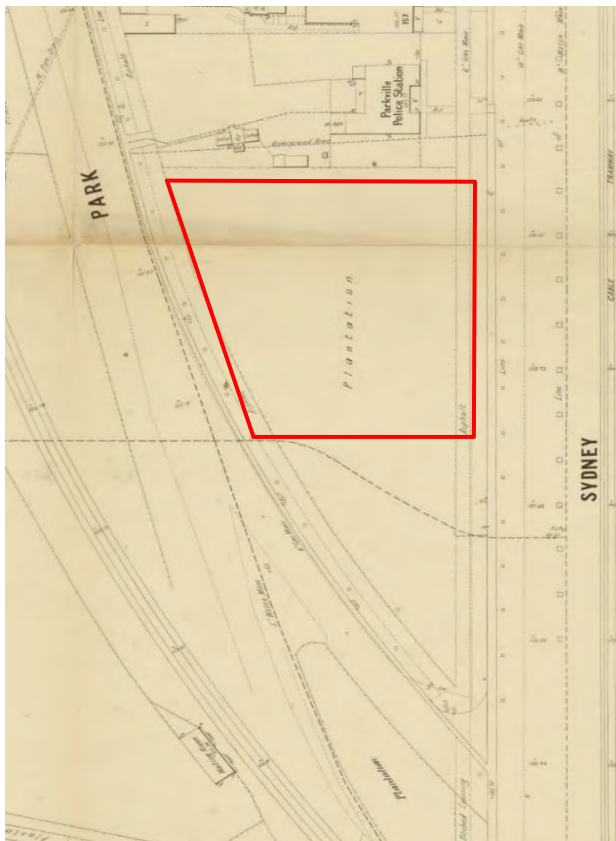


Figure 213. Extract from the Melbourne and Metropolitan Board of Works Detail Plan No. 1148, 1899, showing the subject site as forming part of plantation land adjoining the Parkville Police Station (approximate subject site boundary denoted by a red outline). (Source: State Library Victoria, with GML overlay)

On the evening of 24 November 1903, a number of residents met at Presbyterian Hall in Gatehouse Street with the aim of forming a tennis club. The meeting invitation indicated that permission had been given by Mr William Le Souef, Director of the Zoological Gardens, to erect a wire netting enclosure for this purpose in Royal Park (Sedgman 2004: 4).

In May 1904, the *Australasian* newspaper reported that a group of tennis enthusiasts living in Parkville had 'succeeded in obtaining a splendid site in the Royal Park, where two [tennis] courts are now being built' (*Australasian*, 7 May 1904: 23). At the same time, the *Punch* also reported:

a splendid site has been secured on a charming eminence in the Royal Park, on that fine stretch of undulating land which, with its green meadows and reserves of primeval copses, is the pride of the residents of the surrounding suburbs (*Punch*, 12 May 1904: 29).

The announcements were evidently premature as Councillor Gleason of North Melbourne Council raised the issue of unauthorised tennis courts being formed and fenced in the Royal Park near Gatehouse Street (*North Melbourne Courier and West Melbourne Advertiser*, 13 May 1904: 2). Councillor Prendergast responded to the issue, resulting in the 'prompt demolition of an embryo tennis court in the Park' (*North Melbourne Courier and West Melbourne Advertiser*, 3 June 1905: 2). Members of the fledgling 'Parkville Lawn Tennis Club' were forced to rethink their proposed new courts in Royal Park as they had mistakenly believed they had permission from the superintendent of the Zoo to fence in the portion of Royal Park where they had started construction of courts. The trustees of the park ordered the club to remove the fencing, and according to one newspaper account, the club 'are now trying to obtain permission to use a ground in Sydney Road' (*Australasian*, 25 June 1904: 23).

The club must have secured a new site because in October of the same year, the Parkville Tennis Club was officially opened in front of a 'large and fashionable attendance' (*Table Talk*, 27 October 1904: 15). Councillors Elliott and P Costello spoke at the opening, after which matches were played throughout the afternoon. Refreshments were offered to members and guests beneath a marquee, and a band of Italian musicians played throughout the afternoon from a 'cosy position beneath one of the fine pines which skirts the eastern side of the courts' (*Table Talk*, 27 October 1904: 15).

The first pavilion was erected for the club in 1907, and was officially opened on 24 August by Councillor Ievers, but no other details are known (*Herald*, 24 August 1907: 6). In 1908 the Parkville Tennis Club was listed for the first time in Rate Books as the occupier of a site in Royal Park that comprised a 'wood pavilion' and two tennis courts (RB). The following year, the Parkville Tennis Club was listed as the owner and occupier of the site in Royal Park, which comprised a wood pavilion.

In February 1912, the Parkville Tennis Club appears to have begun the search for a new location as the *Herald* reported the club sought permissive occupancy of the 'old Carlton Cricket Ground' for the purpose of erecting three tennis courts (*Herald*, 9 February 1912: 5). The request was approved and in June of the same year, the club's new tennis courts were officially opened (*Punch*, 20 June 1912: 37). JH Elliget, president of the club, was joined by Councillor GH Ievers, Frank Brennan (MHR), GM Prendergast (MLA), Councillor DVB Hennessy and DJ Scott, as the main speakers at the opening ceremony. The precise location of this permissive occupancy is not named in the newspaper account; however, because there are three tennis courts at the subject site, it is assumed this is the present location of the Parkville Tennis Club on Royal Parade.

During the early 1930s, the committee of the Parkville Tennis Club organised various events such as an American tournament for women on 17 September 1934, in order to raise funds for a new clubhouse (*Herald*, 17 September 1934: 3). A brick clubhouse was officially opened on 23 February 1935, aiming 'to provide every convenience for intending competitors in the annual tournament' that was scheduled to start on 2 March (*Herald*, 20 February 1935: 3). The name of the architect is not

known. Apart from building the new clubhouse, the Melbourne Building Application Index references a fence in August 1926 (H1912) and a shed in October 1971 (52456).

Three new porous hard courts were formed at the Parkville Tennis Club in 1936, and officially opened on 4 April with interstate players taking part in exhibition matches (*Herald*, 4 April 1936: 15).

Aerial images of the Parkville Tennis Club in 1942 and 1945 are shown in Figure 214 and Figure 215.



Figure 214. Detail from aerial photograph of Melbourne University, 11 March 1942, showing the Parkville Tennis Club in Royal Parade, denoted by a red outline. (Source: University of Melbourne Archives, UDS2014020-41, with GML overlay)



Figure 215. Detail from 1945 aerial of Melbourne showing the Parkville Tennis Club in Royal Parade, denoted by a red outline. (Source: Department of Environment, Land, Water and Planning, with GML overlay)

The Parkville Tennis Club celebrated its centenary in 2004, with the publication of a club history book, events and matches, and continues to be used by an active membership and the broader community for casual hire.

COMMUNITY CONNECTION

The Parkville Tennis Club has been in operation for over 110 years, and has social significance for the role it has played as a meeting place for sport and recreation for the Parkville community, as well as the broader area. The club continues to have a stable and active membership. Members organise tournaments and competitions, as well as weekly social tennis games which are open to the broader community. The club also offers coaching services, and the courts are available for casual hire (Parkville Tennis Club Facebook 2023). While there are several tennis clubs in the neighbouring Royal Park, the ongoing use of the Parkville Tennis Club for over 110 years demonstrates the strong social significance of the place.

SITE DESCRIPTION

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, is a sporting club that was formed in 1904 and established at the current site in 1912. The irregular-shaped allotment is located on the west side of Royal Parade, with The Avenue at the rear. The property is wedged between the Former Police Station Complex (1878) to the north and the Former College Church (1898) to the south.



Figure 216. Parkville Tennis Club, 151–153 Royal Parade in Parkville. (Source: Nearmap, 2023, with GML overlay)

Three clay-surfaced tennis courts are arranged across the site from north to south, extending almost the complete width of the site to the eastern property boundary on Royal Parade (Figure 216 and Figure 217). There is a shallow setback from The Avenue on the western boundary, where a vacant wedge of land is formed. The courts are bordered by bluestone blocks (Figure 218).



Figure 217. South view of the Parkville Tennis Club clay-surfaced courts. (Source: courtesy Parkville Tennis Club)



Figure 218. View of Parkville Tennis Club from Royal Parade. (Source: GML, February 2023)

To the north of the site is a long, narrow section of land, where a red brick clubhouse is centred adjacent to the three courts. The clubhouse has a simple rectangular form with a corrugated sheet metal gable roof, and a skillion roofed verandah with timber posts, to the south. The central section of the verandah has been enclosed in timber weatherboards, with a strip of three aluminium-framed windows facing south, and a screen entry door to the eastern end (Figure 219 and Figure 220). The clubhouse has no ornamentation, except for some simple patterned brickwork to the east and west elevations. There is a single timber-framed window to the south.



Figure 219. South elevation of the 1935 clubhouse. (Source: courtesy Parkville Tennis Club)



Figure 220. View of courts and the 1935 clubhouse looking north. (Source: GML Heritage, February 2023)

The main entrance to the site is located on Royal Parade. It is marked by a concrete brick wall with a sign that reads 'Parkville Tennis Club' (Figure 221). A concrete footpath extends between the entrance to the clubhouse and the tennis courts.



Figure 221. View of the Parkville Tennis Club entrance from Royal Parade. (Source: GML Heritage, February 2023)

The site boundary and tennis courts are enclosed with high chain wire fencing. Tennis nets are located at the centre to separate the courts, and flood lights line the edge of the courts.

There is a long, narrow area of lawn and various ornamental tree plantings at the northern end of the site, to either side of the clubhouse. A row of established Monterey Cypress (*Cupressus macrocarpa*) are located along the vacant wedge of land that fronts The Avenue; however, these plantings are not associated with the Parkville Tennis Club. A small, corrugated metal shed is located at the northwest corner of the site.

INTEGRITY

The Parkville Tennis Club, formed in 1904, and established at the current site in c1912, has low to moderate integrity, with various alterations made to original or early material fabric. Changes include resurfacing of the tennis courts, and updating of club infrastructure such as fencing and lights. The 1935 red brick clubhouse retains its original form and setting, but changes include the partial enclosure of the verandah and recladding of the roof. However, the overall setting and layout of the tennis courts have been maintained, and the Parkville Tennis Club has been in continued use since 1912.

COMPARATIVE ANALYSIS

Within the City of Melbourne there are four comparable tennis clubs with courts and associated clubhouses or pavilions which are comparable to the Parkville Tennis Club in terms of period, setting and integrity.

The Flagstaff Gardens Tennis Pavilion is included in the Heritage Overlay. The Royal Park Tennis Club and North Park Tennis Club are included in the Victorian Heritage Register (VHR) extent of registration for Royal Park, and the Carlton Gardens Tennis Club is included in the VHR extent of registration for the Royal Exhibition Building and Carlton Gardens.

Flagstaff Gardens Tennis Pavilion, 308–311 William Street, West Melbourne (VHR H2041 Flagstaff Gardens and HO793 Flagstaff Gardens, City of Melbourne)

Constructed in 1924, the Flagstaff Gardens Tennis Pavilion is a highly intact timber weatherboard and cement sheet building. It is set beneath a gable-ended low-pitched roof that is clad with Marseille tiles, and has overhanging eaves. It contributes to the continuing recreational use of Flagstaff Gardens.



Figure 222. Flagstaff Gardens Tennis Pavilion at 308–311 William Street in West Melbourne, built 1924. Image by Meredith Gould, 1985. (Source: City of Melbourne)

Royal Park Tennis Club, 333 The Avenue, Parkville (Royal Park VHR H2337 and HO1093 City of Melbourne)

The Royal Park Tennis Club is located at the corner of Park Street and The Avenue, Parkville. The club occupies a wedge of land that is bound by Park Street to the north, The Avenue to the east, the Inner Circle Rail Trail to the south, and the Upfield Bike Path and Upfield Rail line to the west. There are three buildings on the site, and fourteen En Tout Cas tennis courts. The Royal Park Tennis Club was an amalgamation of four tennis clubs dating back to 1889, with the first two courts built in 1929. The main clubhouse building was constructed in three sections: a flat-roofed brick section at its western end was built in 1988, a central section that comprises an ex-army hut relocated to the site in 1956, and a flat-roofed timber section at its eastern end built in 1993–94. The main clubhouse,

associated pavilions and tennis courts support the ongoing historical significance of Royal Park as a place with a long history of active recreational use.



Figure 223. Royal Park Tennis Club at 333 The Avenue, Parkville. (Source: GML Heritage, 2021)

North Park Tennis Club, Flemington Road, Parkville (Royal Park VHR H2337 and HO1093 City of Melbourne)

The North Park Tennis Club was established in 1985. The club pavilion is located near the corner of Elliott Avenue and Flemington Road, and the three synthetic grass courts adjacent to Elliott Avenue. Constructed in 1990–92, the pavilion features a lightweight frame clad in corrugated iron and a concrete block base, and the courts are tiered across the site from west to east, separated by bluestone retaining walls. While the club pavilion has little architectural significance, it supports the ongoing historical significance of Royal Park as a place with a long history of active recreational use, and the promotion of sport in Victoria.



Figure 224. North Park Tennis Club in Flemington Road, Parkville. (Source: GML Heritage, 2021)

Carlton Gardens Tennis Club, 11 Nicholson Street, Carlton (Royal Exhibition Building and Carlton Gardens VHR H1501 and HO69 City of Melbourne)

The Carlton Gardens Tennis Club is located at the northeast corner of Carlton Gardens near Nicholson Street. It consists of a timber pavilion, built possibly as early as 1894, and courts established in 1925 (*Age*, 11 June 1894: 3; *Herald*, 19 January 1925: 5). The Carlton Gardens Tennis Club continues to have an ongoing and active membership. The Carlton Gardens Tennis Club does not contribute to the World Heritage significance of the Royal Exhibition Building and Carlton Gardens.



Figure 225. Carlton Gardens Tennis Club, 11 Nicholson Street, Carlton. (Source: courtesy Carlton Gardens Tennis Club)

Like the Flagstaff Gardens Tennis Pavilion (HO793), Royal Park Tennis Club (H2337), and Carlton Gardens Tennis Club (H1501), the Parkville Tennis Club, including the clubhouse and tennis courts, are representative of the historical development of tennis and other sporting facilities established in the City of Melbourne during the late nineteenth and early twentieth century. The North Park Tennis Club, established in 1985, is a later example and not directly comparable with the subject site.

The Parkville Tennis Club is distinguished from the examples in Flagstaff Gardens, Royal Park and Carlton Gardens in that it is not located in a large open space of Crown land reserved for public recreation. Instead, it is located on a small pocket of residue Crown land, which had been excised from Royal Park in 1868 for residential development.

The Flagstaff Gardens Tennis Pavilion (HO793) is highly intact, and the best of the examples in terms of architectural integrity. The Parkville Tennis Club is more comparable to the Royal Park Tennis Club (H2337) and the Carlton Gardens Tennis Club (H1501), which have clubhouses that have been altered and upgraded to accommodate the ongoing use of the respective clubs. However, like these examples, the Parkville Tennis Club clubhouse retains its original form, setting and use, and is similarly representative of the ongoing historical and social importance of the site as a tennis club.

Overall, the Parkville Tennis Club is a fine representative example of the historical development of tennis facilities in Parkville. It demonstrates ongoing use of the site since 1912.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

✓

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

REFERENCES

Age, as cited.

Australasian, as cited.

Doyle, Helen 1999. 'Organising Recreation: A Cultural Sites Network Study'. Prepared for the Department of Natural Resources and Environment.

City of Melbourne Municipal Rate Books (RB), as cited.

GML Heritage 2021. 'Royal Park Conservation Management Plan: Volume 1', draft report prepared for City of Melbourne (in process).

GML Heritage 2021. 'Royal Park Conservation Management Plan: Volume 2', draft report prepared for City of Melbourne (in progress).

Herald, as cited.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited. State Library Victoria.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2015, Victoria, Australia. Selected Trial Brief and Correspondence Registers and Other Images, 1837–1993 [database on-line], <http://ancestry.com.au>, accessed May 2022.

North Melbourne Courier and West Melbourne Advertiser, as cited.

Parkville Tennis Club 2023. 'Parkville Tennis Club', *Facebook*, <https://www.facebook.com/people/Parkville-Tennis-Club/100054514777485/>, accessed February 2023.

Punch (Melbourne), as cited.

Sedgman, Jennifer & Parkville Tennis Club, 2004. Parkville Tennis Club Inc: centenary 1904-2004. Victoria, Australia.


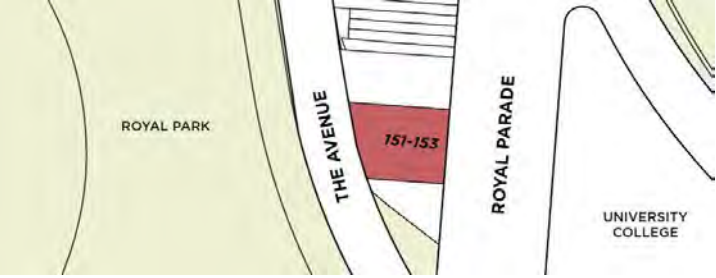
Table Talk, as cited.

Nearmap, as cited.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), Ungraded
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Parkville Tennis Club, 151-153 Royal Parade, Parkville

<p>Heritage Place: Parkville Tennis Club</p> 	<p>PS ref no: HO1444</p> 
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What is significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, built in 1912, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original setting of three tennis courts, arranged north–south across the site
- original 1935 clubhouse, including its built form and setting
- ongoing use of the site by the Parkville Tennis Club, continuous since 1912.

More recent alterations and additions to the 1935 clubhouse, and changes to the tennis courts such as court surfacing, lights, wire fencing and nets, are not significant.

How it is significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, is of local historical and social significance to the City of Melbourne.

Why it is significant?

The Parkville Tennis Club is of historical significance as an early example of sport and leisure facilities in Parkville. Formed in 1904, and established at the current site in 1912, the Parkville Tennis Club has undergone material change to accommodate the ongoing use of the club by members, but retains the original setting of the three tennis courts and 1935 red brick clubhouse. The Parkville Tennis Club is distinguished from many of the early sporting groups, which established facilities in the neighbouring Royal Park, by being situated on a small pocket of residue Crown land on Royal Parade, which had been excised from Royal Park in 1868 for residential development. (Criterion A)

The Parkville Tennis Club is of social significance, for its ongoing use as a meeting place for sport and recreation for over 110 years. The Parkville Tennis Club continues to have a strong and active membership who meet to host local tournaments and competitions. The facilities are also open to the broader community. While there are a number of tennis clubs in the neighbouring Royal Park, the ongoing use of the Parkville Tennis Club since the site’s establishment in 1912 demonstrates the strong social significance of the place. (Criterion G)

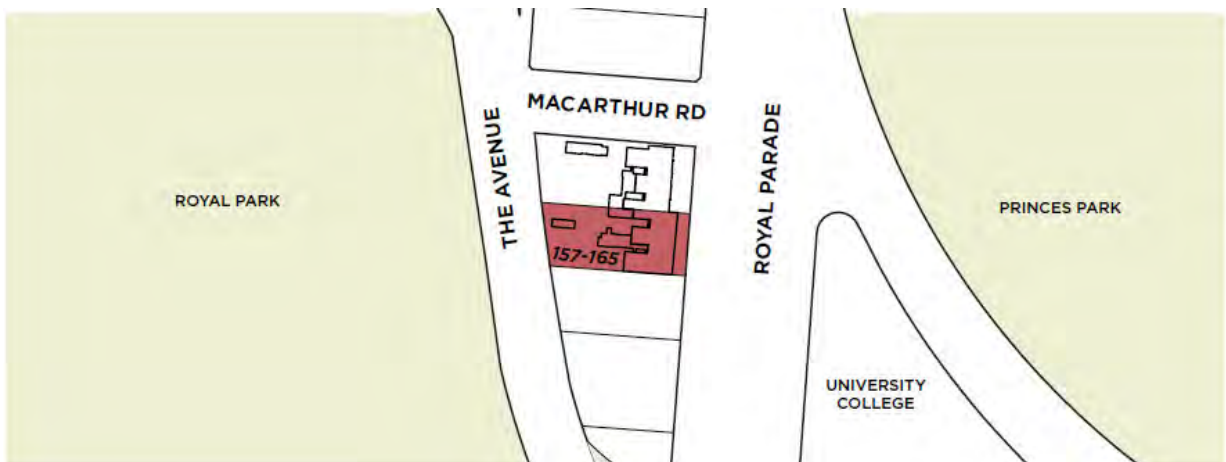
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Trinity Terrace

STREET ADDRESS: 157–165 Royal Parade (Part of 157–175 Royal Parade), Parkville

PROPERTY ID: 108493



SURVEY DATE: January 2022 and April 2023

SURVEY BY: GML Heritage

PLACE TYPE: Individual Heritage Place

EXISTING HERITAGE OVERLAY: HO321

PROPOSED CATEGORY: Significant

FORMER GRADE / CATEGORY: Significant / A

DESIGNER / ARCHITECT / ARTIST:	Norman Hitchcock	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION	1885–1886

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
3.9 Shaping community and cultural life	3.6.2 Building homes
3.10 Education	3.9.1 Church communities
	3.10.3 Tertiary education

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

Trinity Terrace at 157–165 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1885–86 for Herbert Hart, likely to a design by architect Norman Hitchcock. Trinity Terrace provides evidence of the middle-class suburban development of Parkville in the late nineteenth century, and is a fine representative example of the Victorian Italianate style. The place demonstrates remarkable uniformity in terms of composition and decorative detailing, and features ornate decorative detailing that was prevalent in Italianate terraces in the mid to late 1880s. Trinity Terrace’s strong rectilinear composition and deep garden setback make the place a prominent visual landmark along Royal Parade. Trinity Terrace, and the neighbouring Park Terrace (167–175 Royal Parade), were purchased by the Society of Jesus (Jesuit Fathers) in 1967, and continue to be used as the Jesuit College of Spirituality.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a Model Farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, and medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

SITE HISTORY

Subdivision of Royal Park and Early Development

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes, which comprised allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross streets (now Leonard, Levers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

A portion of the Royal Park, adjoining the Port Phillip Farmers' Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences. (Leader, 24 October 1868: 11)

The Government placed a strict covenant on the allotments, specifying:

The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions... (Sanderson 1932)

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition ... [and] the total sum realised was £3109 19s 6d' (*Argus*, 28 November 1868: 7).

The 1868 subdivision plan can be seen in Figure 226, and shows that the subject site had not been subdivided at this time, and was retained instead as Crown land within Royal Park.

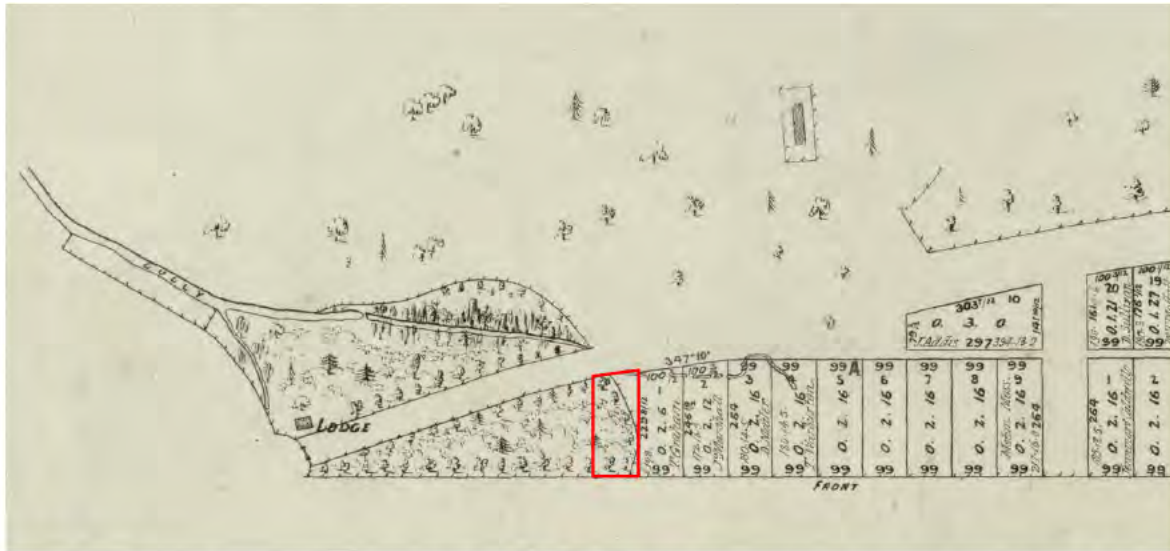


Figure 226. Detail from plan of Villa sites, Royal Park, North Melbourne, 1868. The red outline shows the indicative location of the subject site, which formed part of the land that was retained within Royal Park. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

Trinity Terrace

In September 1879, the subject site was advertised for auction and was described as a land allotment on Sydney Road 'facing Carlton Cricket Ground, near the Park gates' (*Mercury & Weekly Courier*, 13 September 1879: 8). Later that month, the allotment was reported as sold (*Age*, 24 September 1879: 2). This corresponds with the Parish Plan, which indicates that the subject site was sold to J Ryan on 23 September 1879 (Parish Plan 1879; Figure 227).



Figure 227. Extract from Jika Jika Parish Plan, County of Bourke, 1879. The subject site is indicated by the red outline. (Source: Public Records Office Victoria, with GML overlay)

In January 1885, the property was transferred to Herbert Hart (CT V1644 F745). From December 1885, Hart sought tenders for works such as painting, plumbing and gas fitting services, referring to the location as 'next [to the] police station, Royal Park' (*Age*, 7 December 1885: 8; *Age*, 19 March 1886: 8).

The 1886 Rate Books indicate that Hart was the owner of five terrace houses, which were under construction (RB 1886). The 1887 Rate Books indicate the terrace houses were completed and

described as having between seven and eight rooms (RB 1887). The completed terrace row is listed as 'Trinity Terrace' in the 1890 Sands & McDougall directory.

Trinity Terrace is believed to have been designed by Melbourne architect Norman Hitchcock (cited in Lewis, 2011 record no. 28137). The decorative detailing of the place reflects Hitchcock's work and is remarkably similar to the two-storey shop residence at 33 Royal Parade, Parkville, designed by Hitchcock in 1888.

Trinity Terrace is shown in the 1899 Melbourne & Metropolitan Board of Works detail plan (Figure 228).

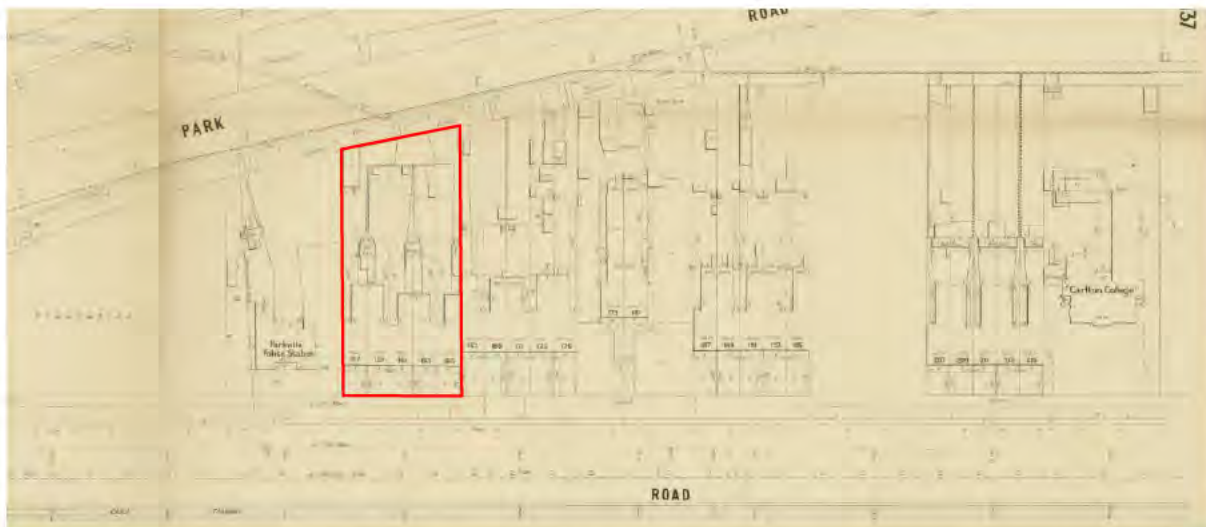


Figure 228. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1148, City of Melbourne, 1899. The subject site is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Trinity Terrace was retained in single ownership until 1954, when the terrace houses were sold off separately. It was returned to single ownership between 1967 and 1969, when the Society of Jesus (Jesuit Fathers) acquired Trinity Terrace, and the neighbouring Park Terrace (167–175 Royal Parade), for use as a Jesuit seminary theological college (CT V2942/F356; *Canberra Times*, 19 March 1969: 3; *Age*, 18 February 1970: 5) (Figure 229). In 1969, the college reportedly housed 36 Jesuits, of whom 24 were students. It was also noted at the time that:

[The Jesuits Fathers] broke a century old tradition in Australia by their experiment towards integrated living with the community (Canberra Times, 19 March 1969: 3).

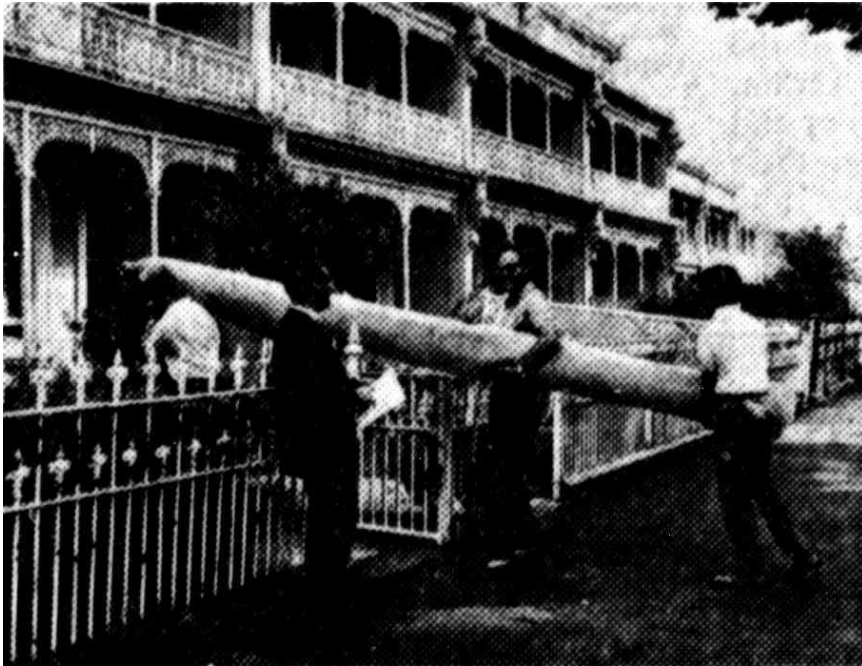


Figure 229. Photograph from a newspaper article in 1969, showing four Jesuit priests moving carpet into Trinity Terrace. (Source: *Canberra Times*, 19 March 1969: 3)

The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College 1927 and Whitley College c1965) but was also likely influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the University.

Photographer John T Collins captured Trinity Terrace in 1976 (Figure 230 and Figure 231).



Figure 230. Trinity Terrace, 157–165 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1507)



Figure 231. Trinity Terrace, 157–165 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1508)

Trinity Terrace continues to be owned by the Jesuit Fathers and used as the Jesuit College of Spirituality (CT V2942/F356).

Alterations and additions

Between 1930 and 1964, various applications were made for the construction of garages or sheds at the rear of the individual terrace houses (MBAI 28527; 12323; 37020; 29638). It is unclear from contemporary aerial images if these were constructed, or if they were removed following the purchase of the property by the Jesuit Fathers in 1967–69 (Nearmap 2023).

In September 1992, an application was made for ‘alterations and additions to the theological college’ at 157–175 Royal Parade (Trinity Terrace and Park Terrace) (MBAI 71414). These works were estimated to cost \$150,000. Contemporary aerial images indicate these works likely involved some minor additions to the rear of both Trinity Terrace and Park Terrace (Nearmap 2023).

Norman Hitchcock

Norman Hitchcock (c1839–1918), born in England, the son of a carpenter, was a notable Melbourne builder and architect during the property boom of the 1880s. He was a key proponent of the Boom style. Hitchcock developed his own distinctive expression of the style, favouring modelled elements in cement and vermiculation. Hitchcock was based in Carlton but left a legacy of work in many parts of Melbourne. One of his finest early works is the Melbourne Terrace, Drummond Street, Carlton (1877). Though a large proportion of his work was based in the suburbs of Carlton and surrounds, he also had commissions south of the Yarra River.

SITE DESCRIPTION

Trinity Terrace at 157–165 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1885–86 in the Victorian Italianate style. The row is located on the western side of Royal Parade, between MacArthur Road to the north and The Avenue to the south and west (Figure 232).



Figure 232. Aerial view of Trinity Terrace at 157–165 Royal Parade, Parkville, denoted in red outline. (Source: Nearmap, 2023, with GML overlay)

The five houses that comprise Trinity Terrace are located on a rectangular allotment with an east–west orientation. The matching terraces are divided into five equal bays, commencing with No. 157 on the southern boundary and terminating with No. 165 to the north. As a row, the houses reflect remarkable uniformity in terms of composition and decorative detailing, typical of the Italianate style during the Boom period (Figure 233).



Figure 233. View of Trinity Terrace from Royal Parade. (Source: GML, 2022)

Constructed of rendered brick, each house is set beneath a hipped roof clad with corrugated metal.

Each house features a double-storey verandah with decorative cast-iron filigree, set beneath a corrugated metal clad roof. These are divided by party walls that project towards Royal Parade and extend up to the parapet. They feature decorative corbels with classical Corinthian detailing and sculpted faces.

Extending the length of the terrace row is a rendered parapet, with a pediment denoting each individual house. The parapet is highly ornate, decorated with vermiculated panel detailing, paired brackets separated by swags below the cornice and other moulded motifs. The pediment features prominent console scrolls and other moulded decorative detailing.

The set of terrace houses has a uniform pattern of fenestration and door openings to both levels. This includes large arched timber-framed windows and arched timber entrance doors with highlight windows, both encased with rendered mouldings (Figure 234–Figure 236). Other features include symmetrically placed rendered chimneys with moulded capping; however, these are largely concealed from the street view.

The terrace row has a deep garden setback from Royal Parade that features lawn and ornamental plantings along Royal Parade.

The primary property boundary along Royal Parade is bordered by an ornamental cast-iron fence (painted) on a bluestone base. Concrete footpaths provide access to the entrance of each terrace house from Royal Parade.

The rear of the property has a large area of open lawn, garden beds and established trees. There are some freestanding structures such as carports and small garden sheds.



Figure 234. View of 157 and 159 Royal Parade.
(Source: GML, 2022)



Figure 235. View of 163 and 165 Royal Parade.
(Source: GML, 2022)



Figure 236. View of 165 Royal Parade, and a partial view of the neighbouring Park Terrace, which is set back behind the building line. (Source: GML, 2022)

INTEGRITY

Trinity Terrace at 157–165 Royal Parade, Parkville, is highly intact, with some changes to original or early fabric. The terrace houses retain their original built form and garden setback. The pattern of fenestration and decorative detailing is also intact including the two-storey verandah with cast-iron filigree, ornamental cast-iron fence, parapet, pediment and decorative moulded detailing including motifs and sculpted faces. Trinity Terrace also retains the original siting of entrance footpaths, as seen in the 1899 Melbourne & Metropolitan Board of Works detail plan.

Some minor additions have been made to the rear of the property; however, these do not disrupt the original built form of the terrace houses and are largely concealed from public view.

Overall, Trinity Terrace has a high degree of integrity, and is a fine representative example of the Victorian Italianate style.

COMPARATIVE ANALYSIS

The late nineteenth-century 'Boom' period in Melbourne saw the intensification of residential development in the inner suburbs. Residual land from the former estates and the grounds of grand free-standing dwellings were subdivided for redevelopment, introducing new building forms. In the case of Parkville, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development.

Large numbers of terrace houses were built in response to this rapid development, and it was common for a single landowner or building contractor to build a row or group of houses. Terrace houses were an efficient way of building multiple houses that maximised the use of land at a time when Melbourne's suburbs were growing rapidly.

The scale and form of terrace rows varied greatly depending on the area they were located and their target demographic. Many terrace rows were modest single-storey dwellings, built to be let out as accommodation for working people. However, in areas that were becoming more middle-class and affluent, the terraces constructed were generally larger and more finely detailed examples. These latter terrace rows tended to be two or more storeys, designed in the Italianate style, and incorporated decorative cast-iron balconies. Towards the turn of the century, during the 1890s depression, terrace architecture became more modest and subdued.

The Italianate style mid-nineteenth century revival of earlier Italian architectural forms and details referenced Renaissance architecture in particular, which was itself a revival and reappraisal of ancient Greek and Roman architecture. The Italianate style, as applied to domestic architecture in Victoria, favoured simple building forms, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render with applied decoration. Decoration in the Italianate style derived from Roman precedents and included elements from the classical architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, which were applied to eaves, parapets and chimneys. Eclectic touches were often applied to the Italianate style, particularly in the prosperous years of the 1880s, resulting in the more elaborate ornamentation that characterised the Boom style of the late-nineteenth century.

Italianate style terraces were designed to be appreciated on their own as much as part of a row. Symmetry for the group was often achieved through a centrally placed classically inspired pediment

that was inscribed with the terrace name and building date. Roof elements were often concealed behind decorative parapets above a moulded eave cornice and a frieze, which was either plain or decorated with a row of brackets and rosettes. Chimneys, often tall and visible above the parapet, were finished with elaborate Italianate details and corncicing. Filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in many examples of terrace houses throughout Parkville, with several located close to Trinity Terrace, including the neighbouring Park Terrace, which was constructed in 1877 on an allotment originally subdivided in 1868. Both places are rows of five terrace houses and share some characteristics, such a similar rectilinear composition. However, Park Terrace is more reserved in terms of decoration, which reflects its earlier 1870s construction and the application of the Italianate style during this period.

Located at the northern end of Royal Parade is Clarence Terrace, a row of four two-storey terrace houses constructed in 1892. Like Park Terrace, Clarence Terrace is not directly comparable with the subject site as it was constructed at the end of the Boom period and demonstrates simple detailing, foreshadowing the relative austerity and restraint of depression-era residential developments.

The following examples on Royal Parade are comparable with the subject site in terms of period of development and style.

Elizabeth House, 71 Royal Parade, Parkville (currently Significant to HO4, recommended Significant to South Parkville Precinct, Parkville Heritage Review, City of Melbourne)

'Elizabeth House,' 71 Royal Parade, is a substantial two-storey Victorian Italianate terrace house built in 1886. Constructed of brick that has been overpainted, the terrace features a particularly ornate and finely detailed unpainted rendered parapet that demonstrates the exuberant applied decoration prevalent during the boom years of the mid to late 1880s. Also of note is the cast-iron work to the front verandah with its unusually deep corner brackets.



Figure 237. Elizabeth House, 71 Royal Parade, Parkville. (Source: GML, 2022)

Deloraine Terrace, 499–507 Royal Parade, Parkville (VHR H0098, H0317, City of Melbourne)

'Deloraine Terrace' is a row of five double-storey terrace houses constructed in 1886–87 for Samuel Shorey. The terrace is constructed of polychromatic masonry, comprising predominantly brown Hawthorn brick, with decorative areas of contrasting cream and red brick. The terraces have a hipped roof with slate tiles, and substantial Italianate chimneys of matching polychromatic brickwork. The roof form is visible from the street, although above the central terrace is a parapet that is topped with a pediment featuring decorative urns. Deloraine Terrace demonstrates grand proportions, typical of an affluent middle-class area, and is a fine example of polychromatic architecture that was growing in popularity during this period.



Figure 238. Deloraine Terrace, 499–507 Royal Parade, Parkville. (Source: Heritage Victoria)



Figure 239. Deloraine Terrace, 499–507 Royal Parade, Parkville. (Source: Heritage Victoria)

21 and 23 Royal Parade, Parkville (currently significant to HO4, recommended Significant to South Parkville Precinct, Parkville Heritage Review, City of Melbourne)

21 and 23 Royal Parade are a pair of two-storey rendered brick terrace houses built in 1888. The terraces represent a high point in the opulence and exuberance of applied decoration of the Victorian Italianate style that peaked in the Boom period of the late 1880s. Their highly ornate colonnaded façades feature engaged Corinthian columns, balustrades of cement balusters, oversized swags, lions' heads, cornices with paired cement brackets, and dentil moulding. Tall and elaborate parapets rise above the roofline. These are resplendent with console scrolls, more swags and balusters, vermiculated panels, and large cement urns. Overall, the terraces represent the height of Melbourne's late 1880s building boom.



Figure 240. 21 and 23 Royal Parade, Parkville. (Source: GML, 2022)

Discussion

As a terrace row built in 1885–86, and designed in the Victorian Italianate style, Trinity Terrace compares well to the above places. Trinity Terrace demonstrates the principal characteristics of the style such as masonry and brick construction, hipped roof form, timber-framed windows, cast-iron filigree verandah and chimneys with moulded caps.

Like the above places, Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration that was prevalent in Italianate terraces in the mid to late 1880s. The pair at 21 and 23 Royal Parade (1888) reflects the peak of decorative opulence and exuberance during this period. In comparison, Trinity Terrace is more subdued and compares more directly to Elizabeth House (1886) and Deloraine Terrace (1886–87) in terms of decoration, including a similarly ornate parapet and pediment, and featuring console scrolls, vermiculated panel detailing, paired brackets separated by swags below the cornice, and other moulded motifs. The party walls also feature decorative corbels with classical Corinthian detailing and sculpted faces.

Furthermore, as a terrace row, Trinity Terrace reflects remarkable uniformity in terms of composition and decorative detailing, and its deep garden setback makes the place a prominent visual landmark along Royal Parade.

Overall, Trinity Terrace is a fine example of the Victorian Italianate style and demonstrates the middle-class suburban development of Parkville in the late nineteenth century.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	Yes (Palisade iron fence along Royal Parade)
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

REFERENCES

Age, as cited.

Argus, as cited.

Canberra Times, as cited.

City of Melbourne Building Application Index (MBAI), accessed via Ancestry.com, as cited.

City of Melbourne Rate Books (RB), accessed via Ancestry.com, as cited.

Context 2021. 'Royal Park Conservation Management Plan: Volume 1'. Prepared for City of Melbourne, September 2021.

LANDATA. Certificates of Title (CT), as cited.

Leader, as cited.

Lewis, Miles (ed) 2011. Australian Architectural Index. <https://www.mileslewis.net/australian-architectural/>

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Mercury & Weekly Courier, as cited.

Nearmap, as cited.


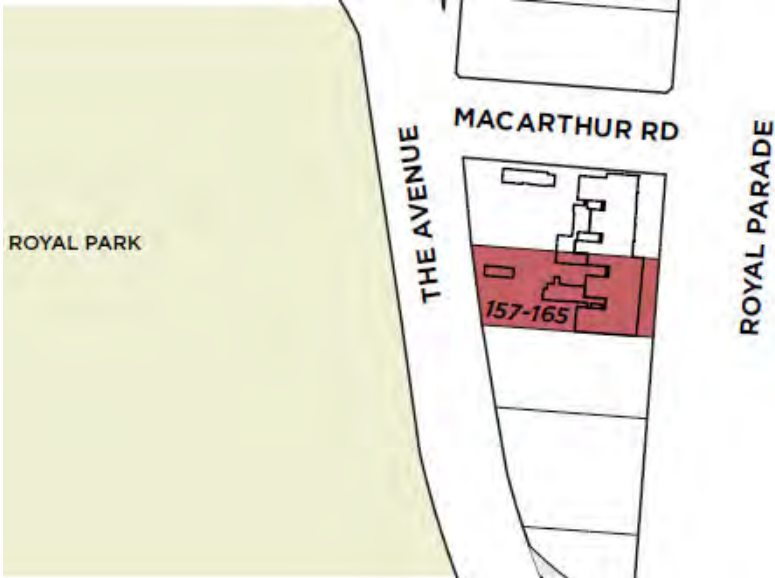
Sanderson, WA 1932. 'Royal Park', *Victorian Historical Magazine*, XIV, no 3, May 1932, pp 109–139.

Sands & McDougall 1890. Melbourne Directories.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), A
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Trinity Terrace, 157–165 Royal Parade (Part of 157-175 Royal Parade), Parkville

<p>Heritage Place: Trinity Terrace</p> 	<p>PS ref no: HO321</p> 
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What is significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, built in 1885–86, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original external form, materials and detailing
- high level of integrity to its original design
- pattern and size of original fenestration
- original garden setback, footpath layout and cast-iron fence.

More recent alterations and addition at the rear of the property are not significant.

How it is significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

Trinity Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parkland in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments that specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom-style Victorian residential character

of Parkville, of which Trinity Terrace is one of only a small number of surviving examples fronting Royal Parade. Trinity Terrace is of further historical interest as the land was not originally included in the 1868 subdivision but was instead retained as a small parcel of Crown land within Royal Park. It was subsequently subdivided and sold in 1879, reflecting the 1868 subdivision pattern along Royal Parade. (Criterion A)

Trinity Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers) since the late 1960s. In 1967 the Jesuit Fathers acquired Trinity Terrace and the neighbouring Park Terrace (167–175 Royal Parade), for use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College 1927 and Whitley College c1965), but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Trinity Terrace and Park Terrace continue to be used as the Jesuit College of Spirituality. (Criterion A)

Trinity Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1885–86, likely to a design by architect Norman Hitchcock, Trinity Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style including a verandah with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration, which was prevalent in Italianate terraces in the mid to late 1880s, including details such as the prominent rendered parapet, with pediments and intricate moulded motifs and sculptural reliefs of faces. Trinity Terrace's strong rectilinear composition and deep garden setback also makes the place a prominent visual landmark along Royal Parade. (Criterion D)

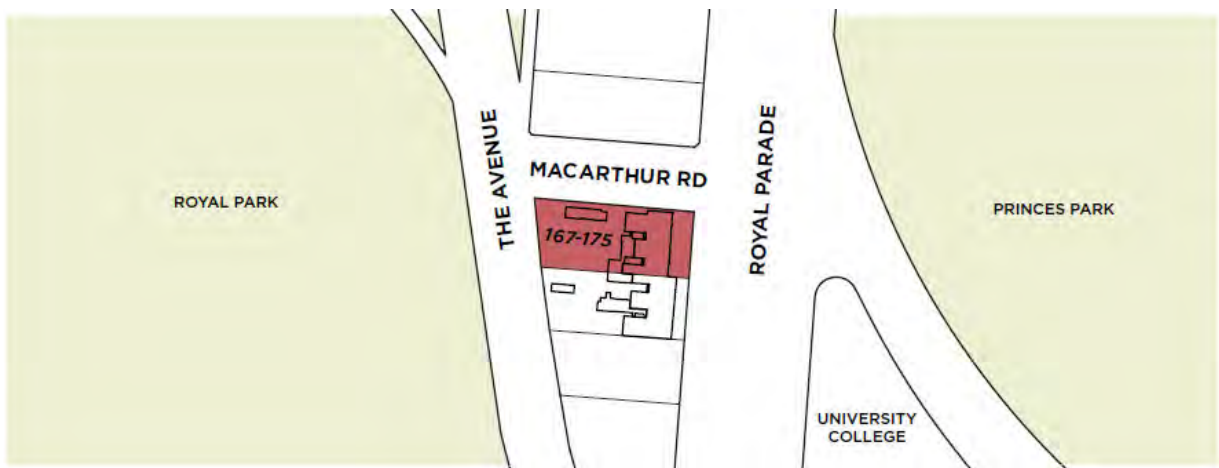
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: Park Terrace

STREET ADDRESS: 167–175 Royal Parade (Part of 157–175 Royal Parade), Parkville)

PROPERTY ID: 108493



SURVEY DATE: January 2022 and April 2023

SURVEY BY: GML Heritage

PLACE TYPE: Individual Heritage Place

EXISTING HERITAGE OVERLAY: HO321

PROPOSED CATEGORY: Significant

FORMER GRADE / CATEGORY: Significant / A

DESIGNER / ARCHITECT / ARTIST:	George Brown	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION	1877

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
3.9 Shaping community and cultural life	3.6.2 Building homes
3.10 Education	3.9.1 Church communities
	3.10.3 Tertiary education

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

Park Terrace, at 167–175 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1877 for Robert C Brown, likely to a design by architect George Brown. Park Terrace provides evidence of the middle-class suburban development of Parkville in the late nineteenth century, and is a fine representative example of the Victorian Italianate style. The place demonstrates remarkable uniformity in terms of composition and decorative detailing. Its unusually deep garden setback, and its position at the corner of Royal Parade and MacArthur Road, make it a prominent visual landmark in the streetscape. Park Terrace and the neighbouring Trinity Terrace (157–165 Royal Parade) were purchased by the Society of Jesus (Jesuit Fathers) in 1967, and continue to be used as the Jesuit College of Spirituality.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a Model Farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, and medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

SITE HISTORY

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The subject site is located on former Crown Allotment 1, Section A, Parish of Jika Jika, County of Bourke.

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes, which comprised allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross-streets (now Leonard, levers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

A portion of the Royal Park, adjoining the Port Phillip Farmers' Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences (Leader, 24 October 1868: 11).

The Government placed a strict covenant on the allotments, specifying:

The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions... (Sanderson 1932).

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments, noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition ... [and] the total sum realised was £3109 19s 6d' (*Argus*, 28 November 1868: 7). The subdivision plan can be seen in Figure 226.



Figure 241. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site outlined in red. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

The subject site at Lot 1 Sec A was sold at the 1868 auction to T Graham, whose name is annotated on the subdivision plan.

Park Terrace

The subject site was subsequently sold to Robert C Brown. The 1877 Rate Books indicate that Brown was the owner of five brick terrace buildings, which were in the process of construction (RB 1877). In May, 'Park Terrace' was completed and the terrace houses were advertised for lease. The buildings were described at the time as follows:

Each house in this terrace contains six large rooms, balcony, verandah, bathroom, larder, cellar, washhouse, and is fitted up in the most approved and finished style. The back yards have a depth of 160ft, and open to the park. The terrace is near the lodge, within easy walking distance to the city (Argus, 12 May 1877:12).

The completed terrace row is referenced in the 1880 Sands & McDougall directory, and listed as 'Park Terrace'. Park Terrace is believed to have been designed by architect George Brown (cited in Lewis 2011 record No. 28134). The subject site is shown in the 1899 Melbourne & Metropolitan Board of Works detail plan (Figure 228).

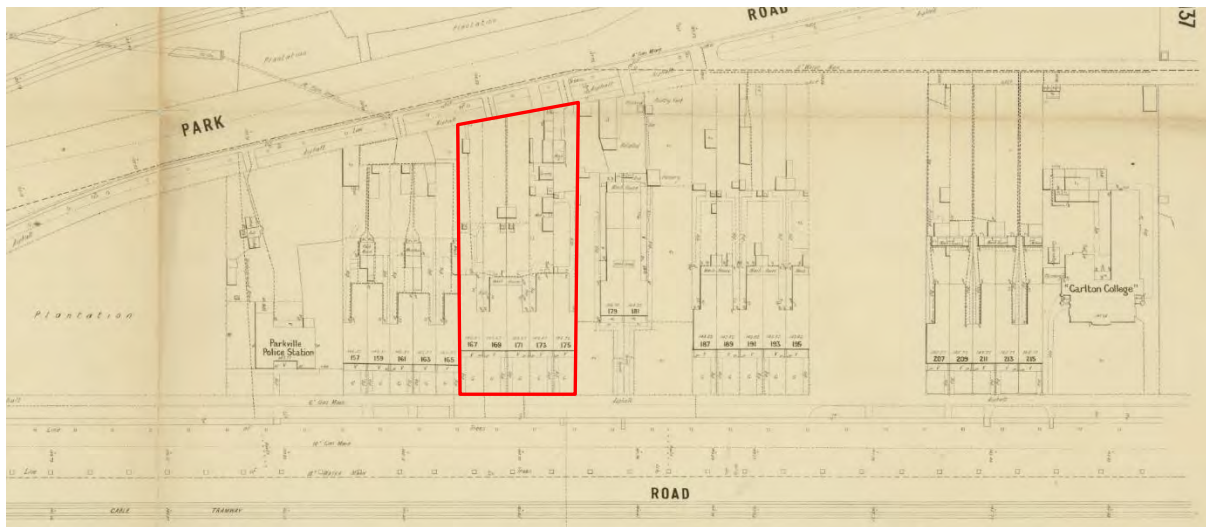


Figure 242. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1148, City of Melbourne, 1899. The subject site is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Since its construction, Park Terrace has served as residential dwellings, with some notable owners and occupiers. From 1883 to 1900, Park Terrace was owned by William Boyes, who constructed 112 Park Drive, Parkville—part of the original ‘Wardlow’ estate in South Parkville. From 1899 to 1920, No. 173 was occupied by John Boyes, the original owner of Wardlow. From 1880 to 1882, Alexander Sutherland, headmaster of Carlton College at 217 Royal Parade, occupied No. 171 (S&M 1880–1925).

Between 1967 and 1969, the Society of Jesus (Jesuit Fathers) acquired Park Terrace, and the neighbouring Trinity Terrace (157–165 Royal Parade), for use as a Jesuit seminary theological college (CT V2942/F356; *Canberra Times*, 19 March 1969: 3; *Age*, 18 February 1970: 5) (Figure 243). In 1969, the college reportedly housed 36 Jesuits, of whom 24 were students. It was also noted at the time that:

[The Jesuits] broke a century old tradition in Australia by their experiment towards integrated living with the community (Canberra Times, 19 March 1969: 3).

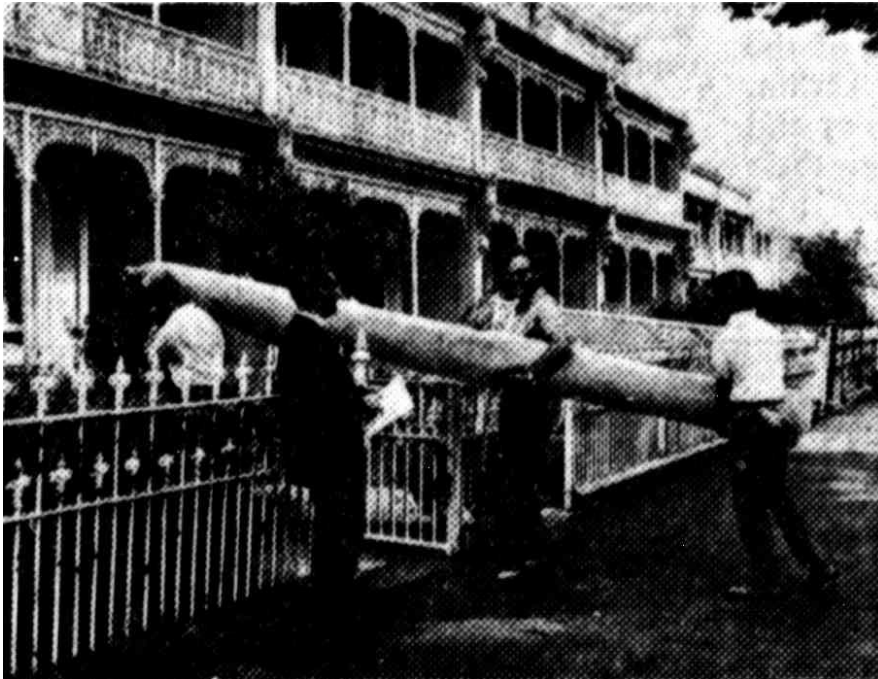


Figure 243. Photograph from a newspaper article in 1969, showing four Jesuit priests moving carpet into Trinity Terrace. (Source: *Canberra Times*, 19 March 1969: 3)

The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College in 1927 and Whitley College in c1965), but was also likely influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university.

Photographer John T Collins captured Park Terrace in 1976 (Figure 244).



Figure 244. Park Terrace, 167–175 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1496)

Between 1957 and 1967 a new road was constructed between Elliot Avenue and Royal Parade. The neighbouring buildings at 179 and 181 Royal Parade were demolished to accommodate the construction of the road, which was formally named MacArthur Road in 1967 after General Douglas MacArthur of the United States Army (City of Melbourne, Street Card ID 845). As a result, Park Terrace now occupies the prominent position at the corner of MacArthur Road and Royal Parade.

Park Terrace continues to be owned by the Jesuit Fathers and used as the Jesuit College of Spirituality (CT V2942/F356).

Alterations and additions

In June 1926, an application was made for the construction of a fence at 167–175 Royal Parade (MBAI H745). This is thought to be the existing timber and woven wire fence, which extends along the Royal Parade property boundary.

In September 1992, an application was made for ‘alterations and additions to the theological college’ at 157–175 Royal Parade (Trinity Terrace and Park Terrace) (MBAI 71414). These works were estimated to cost \$150,000. Contemporary aerial images indicate these works likely involved some minor additions to the rear of both Trinity Terrace and Park Terrace (Nearmap 2023).

Contemporary aerial images indicate that free-standing car ports have been constructed at the rear of 175 Royal Parade, along the northern property boundary (Nearmap 2023).

SITE DESCRIPTION

Park Terrace at 167–175 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1877 in the Victorian Italianate style. The row is located on the western side of Royal Parade, between MacArthur Road to the north and The Avenue to the south and west (Figure 245).



Figure 245. Aerial view of Park Terrace, 167–175 Royal Parade, Parkville, denoted in red outline. (Source: Nearmap 2023, with GML overlay)

The five houses that comprise Park Terrace are located on a rectangular allotment with an east–west orientation. The matching terraces are divided into five equal bays, commencing with No. 167 on the southern boundary and terminating with No. 175 to the north. As a row, the houses reflect remarkable uniformity in terms of composition and decorative detailing, and are strong exemplars of the Victorian Italianate style (Figure 246–8).

Constructed of rendered brick, each house is set beneath a hipped roof clad with corrugated metal. Extending the length of the terrace row is a rendered parapet, which conceals the roofline. The parapet features simple decorative mouldings and a deep cornice. Above No. 171 is the rendered name plate reading 'Park Terrace'.

Each house features a double-storey verandah with decorative cast-iron filigree, set beneath a corrugated metal clad roof. The dwellings are divided by party walls that project towards Royal Parade and extend up to the parapet. They feature decorative corbels with classical Corinthian detailing.

The set of terrace houses has a uniform pattern of fenestration and door openings to both levels. This includes large timber-framed windows and timber entrance doors with highlight windows, both encased with rendered mouldings. Other features include symmetrically placed rendered chimneys with moulded capping; however, these are largely concealed from the street view.

The terrace row has a relatively deep garden setback from Royal Parade compared with the neighbouring Trinity Terrace. The front garden features lawn and ornamental plantings and some established trees.

The primary property boundary along Royal Parade has a simple timber and woven wire fence; concrete footpaths provide access to the entrance of each terrace house from Royal Parade.

The rear of the property has a large area of open lawn, garden beds and established trees. There are some free-standing structures such as carports and small garden sheds.



Figure 246. View of Park Terrace from Royal Parade, with a partial view of the neighbouring Trinity Terrace (left). (Source: GML, 2022)



Figure 247. View of Park Terrace from Royal Parade. (Source: GML, 2022)



Figure 248. View of Park Terrace from Royal Parade. (Source: GML, 2022)

INTEGRITY

Park Terrace at 167–175 Royal Parade, Parkville, is highly intact, with some changes to original or early fabric. The terrace houses retain their original built form and deep garden setback. The pattern of fenestration and decorative detailing is also intact, including the two-storey verandah with cast-iron filigree and parapet with simple decorative moulded detailing.

Some minor additions have been made to the rear of the property; however, these do not disrupt the original built form of the terrace houses and are largely concealed from public view. Park Terrace retains much of the original siting of entrance footpaths, as seen in the 1899 Melbourne and Metropolitan Board of Works detail plan; however, the footpath at No. 173 and No. 175 has been changed.

Overall, Park Terrace has a high degree of integrity, and is a fine representative example of the Victorian Italianate style.

COMPARATIVE ANALYSIS

The late nineteenth-century 'Boom' period in Melbourne saw the intensification of residential development in the inner suburbs. Residual land from the former estates and the grounds of grand free-standing dwellings were subdivided for redevelopment, introducing new building forms. In the case of Parkville, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development.

Large numbers of terrace houses were built in response to this phase of rapid development, and it was common for a single landowner or building contractor to build a row or group of houses. Terrace houses were an efficient way of building multiple houses that maximised the use of land at a time when Melbourne's suburbs were growing rapidly.

The scale and form of terrace rows varied greatly depending on the area they were located and their target demographic. Many terrace rows were modest single-storey dwellings, built to be let out as accommodation for working people. However, in areas that were becoming more middle-class and affluent, the terraces constructed were generally larger and more finely detailed examples. These latter terrace rows tended to be two or more storeys, designed in the Italianate style, and incorporated decorative cast-iron balconies. Towards the turn of the century, during the 1890s depression, terrace architecture became more modest and subdued.

The Italianate style mid-nineteenth century revival of earlier Italian architectural forms and details referenced Renaissance architecture in particular, which was itself a revival and reappraisal of ancient Greek and Roman architecture. The Italianate style, as applied to domestic architecture in Victoria, favoured simple building forms, with sheer wall surfaces in face brick (often bichrome or polychrome), or cement render with applied decoration. Decoration in the Italianate style derived from Roman precedents and included elements from the classical architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, which were applied to eaves, parapets and chimneys. Eclectic touches were often applied to the Italianate style, particularly in the prosperous years of the 1880s, resulting in the more elaborate ornamentation that characterised the Boom style of the late nineteenth century.

Italianate style terraces were designed to be appreciated on their own as much as part of a row. Symmetry for the group was often achieved through a centrally placed classically inspired pediment that was inscribed with the terrace name and building date. Roof elements were often concealed behind decorative parapets above a moulded eave cornice and a frieze, which was either plain or decorated with a row of brackets and rosettes. Chimneys, often tall and visible above the parapet, were finished with elaborate Italianate details and corncicing. Filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in many examples of terrace houses throughout Parkville, with several located close to Park Terrace, including the neighbouring Trinity Terrace, which was constructed in 1886 on an allotment originally subdivided in 1879. Both places are rows of five terrace houses and share some characteristics, including a similar rectilinear composition. However, Park Terrace is simpler in terms of decoration, which reflects its 1870s construction and the application of the Italianate style during this period. In contrast, Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration that was prevalent in Italianate terraces in the mid to late 1880s. This is also the case with other 1880s examples located on Royal Parade, including 'Elizabeth House', 71 Royal Parade (1886); Deloraine Terrace, 499–507 Royal Parade (1886–87); and 21 and 23 Royal Parade (1888).

More broadly within Parkville, there are several two-storey terrace examples built in the 1870s, particularly in South Parkville along Gatehouse, Fitzgibbon, Bayles and Morrah streets, and at the southern end of Royal Parade. However, these places have been assessed as having contributory significance to the South Parkville Precinct within this review.

There are several significant two-storey terrace row examples in Parkville which can be compared with the subject site in terms of style and decorative detailing.

294–310 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

294–310 The Avenue is a substantial terrace row of nine two-storey brick terrace houses. Built in 1884–85 to a design by well-known architect Norman Hitchcock, the terraces are staggered back from the street to accommodate the curve of The Avenue. As a result, each terrace sits between its own pair of projecting wing walls and features a double-storey cast-iron verandah and ornate parapet with balusters and decorative urns (some of which are missing). Overall, as a group the terraces display typical characteristics of the Victorian Italianate style and retain their Italianate chimneys and cast-iron palisade fencing.



Figure 249. 294–310 The Avenue, Parkville. (Source: GML, 2022)



Figure 250. 294–310 The Avenue, Parkville. (Source: GML, 2022)

272–278 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

272–278 The Avenue is a two-storey brick row of four terrace houses designed in the Victorian Italianate style. The row was built in two stages, with the central two terraces constructed in 1888, and the two outer terraces in 1890. This has resulted in an unusual symmetrically arranged group where the outer terraces feature canted bay windows with parapeted roofs that extend above the verandah roof and more ornate pedimented parapets to their main roof.



Figure 251. 272–278 The Avenue, Parkville. (Source: GML, 2022)

192–198 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

192–198 The Avenue comprises a pair of double-fronted terrace houses built in 1888 (No. 192) and 1890 (No. 194). Symmetrically arranged, the two-storey terraces exhibit a restrained use of the Victorian Italianate style that gives the façade a simple elegance reminiscent of earlier Georgian architecture. Built of rendered brick, each double-fronted terrace has a central masonry entry porch with parapet that extends above the roofline of single-storey cast-iron verandahs on either side. Typical details of the Italianate style include a hipped slate roof, bracketed eaves, timber double-hung sash windows with moulded architraves, quoining to the building’s edges, rendered chimneys with Italianate caps, and cast-iron balconettes to the first-floor windows, which are supported by oversized wall brackets.



Figure 252. 192–198 The Avenue, Parkville. (Source: GML, 2022)

Clarence Terrace, 543–549 Royal Parade, Parkville (recommended Significant, Parkville Heritage Review, City of Melbourne)

‘Clarence Terrace’ is a Victorian terrace row designed in the Italianate style, located on the prominent Royal Parade boulevard. Constructed in 1892, it comprises four two-storey terraces. It is a late example of the style built at the end of the Boom period. Clarence Terrace demonstrates relatively simply detailing, foreshadowing the austerity and restraint of the 1890s depression-era residential

developments. It contributes greatly to the Royal Parade streetscape and provides an understanding of the historical character and development of the site.



Figure 253. 543 Royal Parade, Parkville.
(Source: GML, 2022)



Figure 254. 545 Royal Parade, Parkville.
(Source: GML, 2022)



Figure 255. 547 Royal Parade, Parkville.
(Source: GML, 2022)



Figure 256. 549 Royal Parade, Parkville.
(Source: GML, 2022)

Discussion

As a terrace row designed in the Victorian Italianate style, Park Terrace compares well to the above places. Park Terrace demonstrates the principal characteristics of the style such as masonry and brick construction, hipped roof form, timber-framed windows, cast-iron filigree verandah and chimneys with moulded caps.

In terms of decoration, Park Terrace is most comparable with 294–310 and 272–278 The Avenue, featuring a parapet with simple decorative mouldings, a deep cornice, and decorative corbels with classical Corinthian detailing. However, as a terrace row, Park Terrace is distinguished for its remarkable uniformity in terms of composition and decorative detailing, which is emphasised by the continuous line of the parapet and balanced pattern of fenestration and door openings to both levels. Coupled with its deep garden setback and prominent position at the corner of Royal Parade and MacArthur Road, the Park Terrace reflects a refined elegance that distinguishes it from other similar terrace row examples.

While 192–198 The Avenue and Clarence Terrace demonstrate the principal characteristics of the Victorian Italianate style, Park Terrace is considered to be more refined in terms of its decorative detailing.

Finally, built in 1877, Park Terrace is of historical interest as one of the earliest terrace row developments constructed following the 1868 subdivision, and is the only 1870s terrace row that survives on Royal Parade today.

Overall, Park Terrace is a fine example of the Victorian Italianate style, and demonstrates the middle-class suburban development of Parkville in the late nineteenth century.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

REFERENCES

Age, as cited.

Argus, as cited.

Canberra Times, as cited.

City of Melbourne Building Application Index (MBAI), accessed via Ancestry.com, as cited.

City of Melbourne Rate Books (RB), accessed via Ancestry.com, as cited.

LANDATA. Certificates of Title (CT), as cited.

Lewis, Miles (ed) 2011. Australian Architectural Index.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, as cited,
State Library Victoria.

Melbourne Street Card (MSC), as cited (City of Melbourne).

Nearmap, as cited.

Sanderson, WA 1932. 'Royal Park', *Victorian Historical Magazine*, XIV, no 3, May 1932: 109–139.

Sands & McDougall 1880–1925. Melbourne Directories.

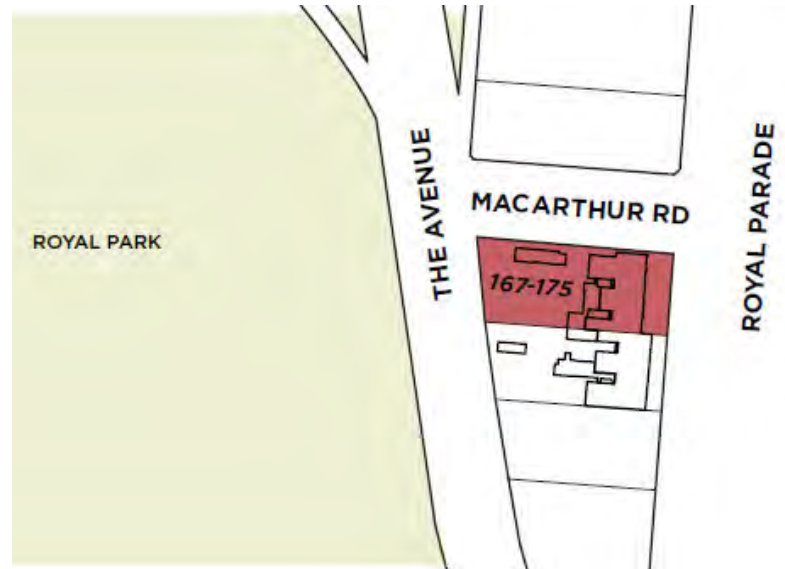
PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), A
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: Park Terrace, 167–175 Royal Parade (Part of 157–175 Royal Parade, Parkville)

Heritage Place: Park Terrace

PS ref no: HO1453



What is significant?

Park Terrace at 167–175 Royal Parade, Parkville, built in 1877, is significant.

Elements that contribute to the significance of the place include, but are not limited to, the:

- original external form, materials and detailing
- high level of integrity to its original design
- pattern and size of original fenestration
- original deep garden setback.

More recent alterations and additions at the rear of the property are not significant.

How it is significant?

Park Terrace at 167–175 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

Park Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parklands in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments, which specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom style Victorian residential character of Parkville, of which Park Terrace is one of only a small number of surviving examples fronting Royal Parade. Built in 1877, Park Terrace is of further historical interest as one of the earliest terrace row developments following the 1868 subdivision, and is the only 1870s terrace row which survives on Royal Parade today. (Criterion A)

Park Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers). In 1967 the Jesuit Fathers acquired Park Terrace and the neighbouring Trinity Terrace (157–165 Royal Parade), for their use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area, but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Park Terrace and Trinity Terrace continued to be used as the Jesuit College of Spirituality. (Criterion A)

Park Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1877, likely to a design by architect George Brown, Park Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style, including verandahs with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Park Terrace reflects decorative detailing prevalent during the 1870s, including a rendered parapet, with simple moulded motifs, and decorative corbels with classical Corinthian detailing. Park Terrace is particularly noteworthy for its deep garden setback, and its position at the corner of Royal Parade and MacArthur Road, which makes it a prominent visual landmark in the streetscape. (Criterion D)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: International House Complex

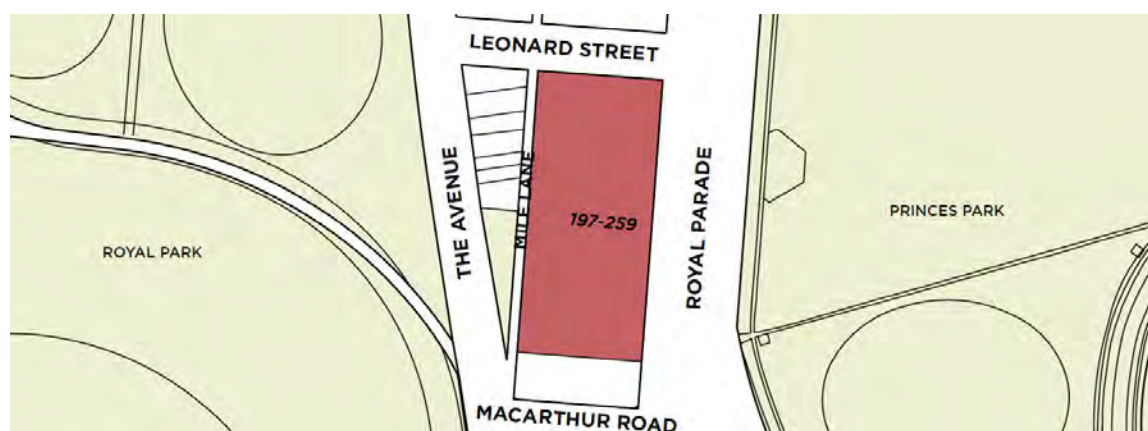
STREET ADDRESS: 197–259 Royal Parade, Parkville

PROPERTY ID: 108496



Legend

- | | |
|--|--|
| 1 217–223 Royal Parade, Greycourt (1881) | 6 231–241 Royal Parade, Samuel Wadham Wing (1963) |
| 2 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937) | 7 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970) |
| 3 197–205 Royal Parade, Ida Scheps Building (1915) | 8 207–215 Royal Parade, Scheps Wing (1972)
207–223 Royal Parade, Founders Building |
| 4 231 Royal Parade, Clunies Ross Building (1956–57) | 9 (2004) |
| 5 241 Royal Parade, Warden’s Residence (1957) | 10 197–205 Royal Parade, George Hicks Building (2015) |



SURVEY DATE:	January and August 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Former Ayr Cottage, 1–31 Leonard Street: A / Significant; Greycourt, 217 Royal Parade: B / Significant; 197–203 Royal Parade: C / Contributory
DESIGNER / ARCHITECT / ARTIST:	Various	BUILDER:	Various
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	Various

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.10 Education	3.10.3 Tertiary education

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

International House is a residential campus established in the postwar period to address an acute housing shortage for both domestic and overseas students attending the University of Melbourne. It is associated with the surge in higher education attendance, particularly from overseas students, as Australia sought to build its relationship with its international neighbours in the Asia-Pacific region. It was the first student housing complex to be owned and managed by the University of Melbourne, made possible through an amendment to the *University Act 1923 (Vic)*, and continues to operate as student accommodation to the present day. Due to the gradual acquisition of land allotments and buildings for International House, the new purpose-built buildings were incorporated between the earlier layers of development. As a result, each new building can be read in the landscape as distinct—responding sensitively to the earlier buildings in terms of alignment and spacing—and contributing aesthetic variety in the mix of architectural styles, which include Victorian Italianate, Rustic Gothic, Federation Queen Anne and Modernist styles.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, and medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

Education

Tertiary education

The University of Melbourne was founded in Parkville in 1854, long before Parkville was established as a suburb of Melbourne. The suburb of Parkville, which emerged in the early 1870s, was surrounded by older inner suburbs, all of which had early government or non-government schools. In contrast, Parkville had no government state school in the immediate locality. Within the City of Melbourne, this was also the case in the suburb of East Melbourne until Yarra Park State School opened in 1874 (Blake 1973). There were plans to establish a state school in Parkville in the 1870s, but they did not eventuate. Some of the welfare institutions, including the Immigrants' Home and the Industrial School (later Royal Park Depot, and later Turana), were also registered as government schools (Blake 1973).

As part of the establishment of the university in 1854, sites for four residential colleges were provided within the university grounds. These were allocated according to the four dominant Christian denominations in Melbourne: Church of England, Presbyterian, Methodist and Catholic (Blainey 1957). This followed a similar pattern as the land grants that were decreed in 1852 for the establishment of church grammar schools in the City of Melbourne. As the university developed, there was a growing demand for additional student accommodation. Denominational affiliation influenced college life at the university, and this extended to the development of theological colleges (and seminary) in the Parkville Review area. A number of theological colleges were located between Royal Parade and The Avenue, including Whitley College (Baptist; 1896), Ridley College (Anglican; 1910) and St Andrews Hall (Church Missionary Society; 1965). A Jesuit theological college (Catholic) was established in a terrace house on Royal Parade, Parkville, in 1969.

Residential colleges for women developed from the 1880s. The Church of England opened the Trinity women's college in a terrace house on Royal Parade, pre-empting the development of Janet Clark Hall in 1890–91, which adjoins Trinity College on Royal Parade (Gardiner 1986). The Loreto Sisters established a Catholic residential college for women in Parkville in 1918; this later became St Mary's College, which adjoined Newman College within the university grounds. The University Women's College was established within the university grounds in 1937 as a women only college. Male students were admitted to the college from 1972. Residential colleges were also established in Parkville outside

the university grounds, including International House (1957), which became the first co-educational college in 1972.

The university was a fee-paying institution from its establishment in 1854 until 1972, when university fees were abolished. Until the broad development of government and Catholic secondary schools in the early twentieth century, university students were drawn almost exclusively from the private secondary schools, there being no significant development of government high schools in Victoria until the 1910s. The cost of a university education continued to make it prohibitive to many. The University High School was established in Carlton in 1911 and this was relocated to a new site in Story Street, Parkville, in c1930. University High School opened the way for better access to university education. After the Second World War, Commonwealth scholarship schemes, government assistance schemes for returned servicemen and women, and the Colombo Plan were introduced that made university more accessible for many more students from both within Australia and overseas.

Parkville developed as a leading educational precinct in Melbourne, particularly in the area of Royal Parade and The Avenue. A number of institutions have been located in the area, including the Veterinary College (now part of the University of Melbourne) and the Victorian College of Pharmacy (now Monash University). A number of the university faculties also undertook practical teaching in the surrounding institutions: fifth-year medical students trained at the Royal Melbourne Hospital and dental students trained at the Dental Hospital.

SITE HISTORY

The International House complex is on the traditional Country of the Wurundjeri Woi-wurrung people of the East Kulin. It comprises a consolidation of Crown Allotments 4, 5, 6, 7, 8 and 9 of Section A, Royal Park, Parish of Jika Jika.

Between 1953 and 1976 the University of Melbourne incrementally acquired these allotments to create a consolidated site for the International House complex. The complex fronts Royal Parade to the east, MacArthur Road to the south, Leonard Street to the north and Mile Lane to the east. The complex consists of 13 buildings that were constructed between 1881 and 2015, which are identified in

Figure 257.



Legend

- | | |
|--|--|
| 1 217–223 Royal Parade, Greycourt (1881) | 6 231–241 Royal Parade, Samuel Wadham Wing (1963) |
| 2 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937) | 7 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970) |
| 3 197–205 Royal Parade, Ida Scheps Building (1915) | 8 207–215 Royal Parade, Scheps Wing (1972) |
| 4 231 Royal Parade, Clunies Ross Building (1956–57) | 9 207–223 Royal Parade, Founders Building (2004) |
| 5 241 Royal Parade, Warden’s Residence (1957) | 10 197–205 Royal Parade, George Hicks Building (2015) |

Figure 257. Aerial photograph showing the buildings and additions developed on five separate allotments. (Source: Nearmap, 2022, with GML overlay)

Subdivision of Royal Park and early development

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes comprising allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross-streets (now Leonard, levers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

A portion of the Royal Park, adjoining the Port Phillip Farmers’ Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences. (Leader, 24 October 1868: 11)

The Government placed a strict covenant on the allotments, specifying:

The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions... (Sanderson 1932: 120)

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments, noting that there was a ‘very large attendance, and most of the lots sold excited a brisk competition ... [and] the total sum realised was £3109 19s 6d’ (*Argus*, 28 November 1868: 7). The subdivision plan can be seen in Figure 258.

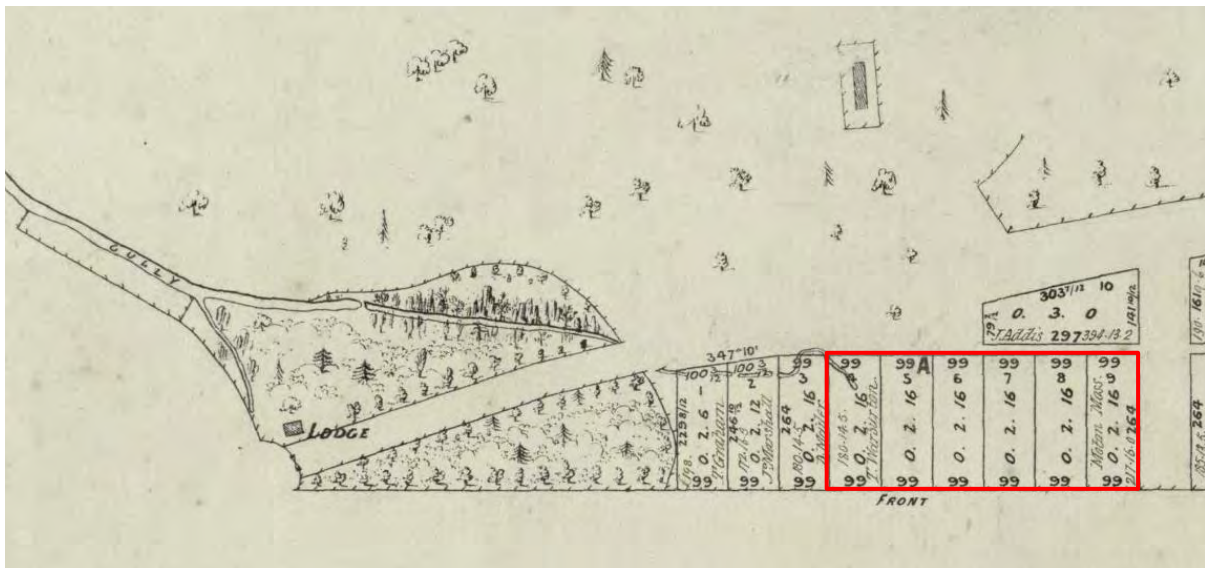


Figure 258. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site is outlined in red. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

Lot 9 Sec A was sold at the 1868 auction to Moton Moss, whose name is annotated on the subdivision plan. No offers were received for Lots 4 to 8, Sec A.

Lots 4–8 Sec A were advertised for auction sale on 17 May 1870 with all sold on the day (*Argus*, 10 May 1870: 7). At this time, Moss sold Lot 9 to James Ferguson.

From the early 1950s, the University of Melbourne incrementally acquired lots 4–9 for use by International House. The first purchase was of lots 7 and 8 in December 1953. By 1969, International House had acquired almost 3 acres of land including lots 4, 5 and 9, constructing or refurbishing five buildings at a cost of \$1.4 million (Larkins 2018: 55). The final land purchase was Lot 6 in July 1976. With this acquisition, the university consolidated its holdings into a continuous strip of land between MacArthur Road and Leonard Street on Royal Parade.

A brief history of lots 4–9, and the buildings erected on each allotment, is presented below. This is followed by a history of International House, and the purpose-built buildings which were erected from 1956.

Lot 4, Sec A (197–205 Royal Parade)—Former Ida Scheps Wing

Lot 4 was sold at the May 1870 auction to Thomas Warburton (CT Vol 435 Fol 972). The allotment was vacant when it was transferred in January 1909 to Alexander Rea Lyall. It changed ownership in August 1912 to Sampson Cohen. A double-storey house was completed on the site in 1915, and Cohen was named the owner and occupier of the brick house until 1928 when it was transferred to Bessie Chapple Hodges (RB 1910–1915; CT Vol 435 Fol 972). She lived here until her death in 1952. Dr Girlie Hodges advertised his practice at 205 Royal Parade in 1957 (*Age*, 16 March 1957: 2).

In May 1960, the property was purchased by the University of Melbourne to house the Department of Oriental Studies. In 1964, with the assistance of a donation from Theodore Alexander (Ted) Scheps, the property was transferred to International House. From 1966, the building was used as student accommodation and named the Ida Scheps Wing in recognition of Ted Scheps's late wife (Larkins 2018: 48 & 52).

The building was sold in April 1988, but re-purchased by the university in 2008. The building was not renamed the Ida Scheps Building as it was no longer used for student accommodation, and now serves as administrative offices and tutorial space (Larkins 2018: 108 & 221).

Lot 5, Sec A (207–215 Royal Parade)—Victorian Terraces

Lot 5 was sold at the May 1870 auction to John McDonald (CT Vol 370 Fol 850). The allotment remained undeveloped in June 1885 when the land was sold to Richard Campbell. By 1887, Campbell had built five double-storey brick terrace houses on the allotment (RB 1887). Each house consisted of eight rooms, plus a balcony and verandah, and were variously tenanted. The footprint of the terrace buildings can be seen in the 1903 Melbourne and Metropolitan Board of Works Detail Plan (MMBW) (Figure 259). The terraces were sold in 1888 and changed ownership several times until 1965 when they were sold to the University of Melbourne (CT Vol 1707 Fol 276; Vol 2011 Fol 120; Vol 7816 Fol 047; RB 1887; Larkins 2018: 53). The terraces were subsequently demolished to accommodate the construction of the Scheps Wing, which was completed in 1972 (Larkins 2018: 53).

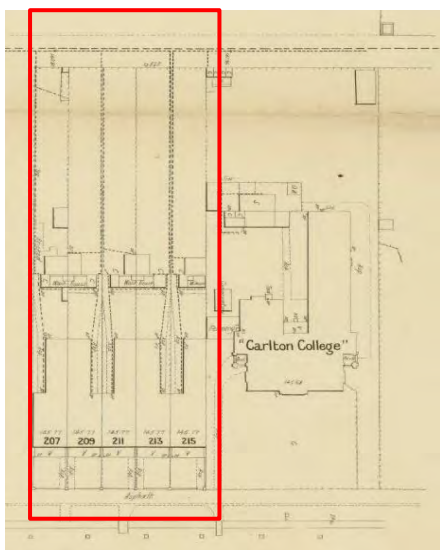


Figure 259. Extract from MMBW City of Melbourne Detail Plan No. 1148, 1900. Lot 5, comprising 207–219 Royal Parade, is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Lot 6, Sec A (217–223 Royal Parade)—Former Carlton College/Greycourt

Lot 6 of Section A was sold at the May 1870 auction to Frederick William Peers (CT Vol 381 Fol 613). The land remained undeveloped in August 1881 when the property was conveyed to Alexander Sutherland, who promptly commissioned architects Henderson and Smart to design a school and residence. The architects invited tenders for the building the same month, which was awarded to Charles Butler (*Argus*, 5 August 1881: 2).

The building is believed to have been completed at the beginning of 1882 when Alexander Sutherland advertised 'Carlton College' in Sydney Road, Royal Park (*Argus*, 26 January 1882: 1). The footprint of the completed building can be seen in the 1903 MMBW detail plan (Figure 260).

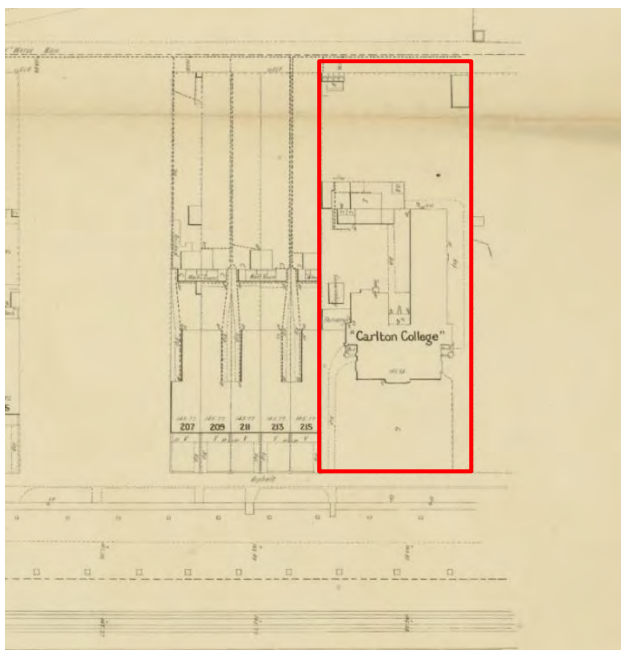


Figure 260. Extract from MMBW City of Melbourne Detail Plan No. 1148, 1900, showing Carlton College outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Carlton College was originally established in 1872 by George H Neighbour in Cardigan Street, Carlton. In 1877, Neighbour handed over the school to Sutherland, who transferred the school to Nicholson Street in Fitzroy before building at the current site in 1882. Sutherland retired in 1892, and handed over management of Carlton College to senior master Gresham Robinson (*Age*, 21 December 1892: 5; Gould 1985).

Robinson ran the school until the end of 1909 when he was forced to close Carlton College after 37 years of operation, during which time 3000 pupils had attended classes (*Argus*, 23 December 1909: 5). Alexander Sutherland retained ownership of the property. At the time of his death in August 1902 he was Registrar of the University of Melbourne and living in a residence on the grounds (*Age*, 11 August 1902: 6). In late 1910, the property was passed to his widow, Elizabeth Jane Sutherland. Subsequently, the Carlton College property was advertised for auction sale as a 'Splendid property ... consisting of a handsomely-designed and massively-constructed building' (*Argus*, 19 February 1910: 4).

The property did not apparently sell at this date; instead Elizabeth Jane Sutherland issued a lease of the former Carlton College to Alfred Arthur Billson, Minister of Education, in December 1910. The *Australasian* reported in May 1911 that the Director of Education, Frank Tate, selected the site as a training college hostel for domestic arts trainees who had qualified in secondary school or university training, in addition to passing the senior public examination. The house accommodated up to 30 trainees who were given special science and domestic course instruction (*Australasian*, 13 May 1911: 47). The hostel operated until 1924, following which the building was renamed ‘Greycourt’ and was operated as a private hotel by the Sutherlands’ daughter, Brenda Sutherland (*Argus*, 11 October 1924: 16; *Argus*, 4 April 1925: 19). In the early 1940s, Greycourt offered a service flat with ‘3 large rooms and bathroom, separate entrance, whole or part board’ (*Argus*, 11 September 1940: 14).

Elizabeth Jane Sutherland passed away in June 1939, and the property was conveyed to Brenda Sutherland in January 1943 (CT Vol 76162 Fol 139).

During the Second World War, Greycourt was occupied by field officers of the Australian Military Forces (AMF). They vacated the property in November 1945 (*Herald*, 26 February 1946: 5). After the war, in 1948, Greycourt was purchased by the Royal Melbourne Hospital (*Argus*, 6 December 1948: 11; *Herald*, 30 December 1948: 5; CT Vol 7110 Fol 981).

In February 1975, International House was granted permissive occupancy, and was purchased by the University of Melbourne in July 1976 (Larkins 2018: 86).



Figure 261. Greycourt, Parkville, 20 September 1945. (Source: Australian War Memorial, 116128)



Figure 262. Greycourt, undated. (Source: International House Archives, University of Melbourne)

Lot 7, Sec A (231 Royal Parade) ‘Heytesbury’ and Lot 8, Sec A (241 Royal Parade), Suffolk Villa

In May 1870, Lot 7 and Lot 8 were sold respectively to Thomas Henderson and Henry Maplestone, (CT Vol 370 Fol 982; Vol 370 Fol 848). The 1872 Rate Books indicate that Henderson and Maplestone are listed as the owners and occupiers of brick houses under construction, each on half an acre (RB 1872). The footprints of the completed buildings can be seen in the 1903 MMBW Detail Plan (Figure 7).

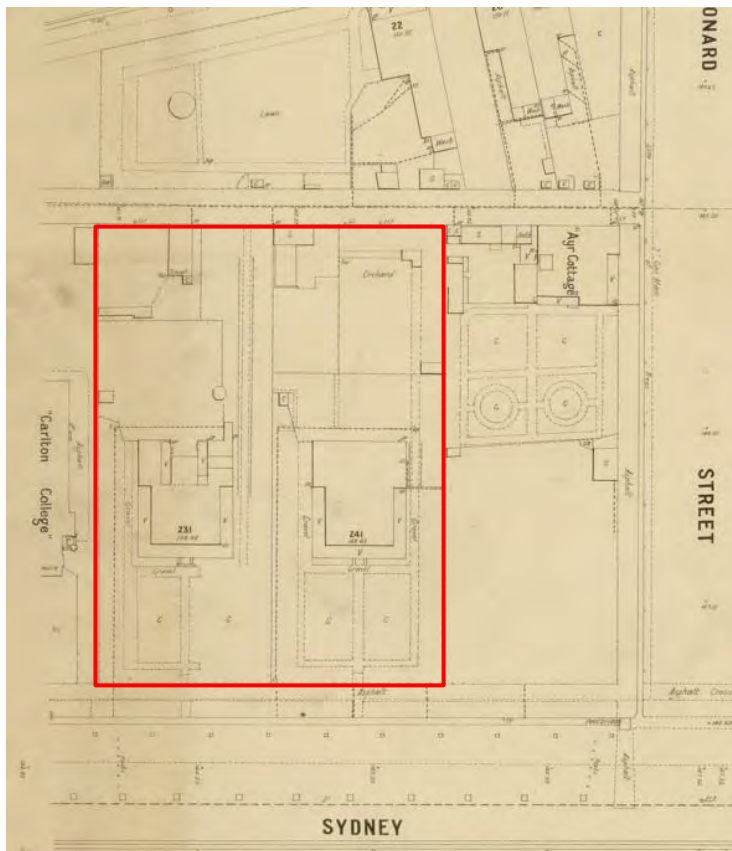


Figure 263. Extract from MMBW City of Melbourne Detail Plan No. 1137, 1903, with 231 and 241 Royal Parade (lots 7 and 8) outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Newspaper articles indicate that 231 Royal Parade was named 'Heytesbury' and 241 Royal Parade was named 'Suffolk Villa' (*Age*, 9 November 1907: 3; *Argus*, 30 April 1873: 1). The properties changed ownership several times through the early to mid-twentieth century, before they were both sold to the University of Melbourne in December 1953 (Larkins 2018: 16). The houses can be seen in photographs shown in Figure 264 and Figure 265. Heytesbury (No. 241) was demolished in preparation for the construction of the Clunies Ross Building, completed in 1957, and Suffolk Villa (No. 231) was demolished in 1958 in preparation for the construction of the Samuel Wadham Wing (Larkins 2018: 17).



Figure 264. 231 Royal Parade visible in the background with its distinctive tower and southeast corner of 241 Royal Parade at centre right. (Source: cited in Larkins 2018: 16)



Figure 265. 231 Royal Parade. (Source: cited in Larkins 2016: 17)

Lot 9, Sec A (247–255 Royal Parade)—Former Ayr Cottage

Lot 9 was purchased at the May 1870 auction by James Ferguson (CT Vol 359 Fol 774). James Ferguson was a partner with James Urie, of the Ferguson & Urie stained glass company of North Melbourne between 1853 and 1899.

In 1886, James Ferguson commenced plans to build his family home, 'Ayr Cottage', on the allotment fronting Royal Parade (then Sydney Road) and Leonard Street. He commissioned architect and builder Harry Lording to design the house, which was located on the back portion of the allotment fronting Leonard Street. The Minister of Lands inspected the plans and informed Ferguson that the proposed design did not conform with the covenants attached to the Crown allotment, which stipulated that 'all buildings should be erected fronting the Sydney-road' (*Australasian*, 13 February 1886: 27).

According to the *Age*, the plans were sent to the Inspector General of Public Works, who reported that if Ferguson's house was built as planned, it 'would be a violation of the condition of the sale' (*Age*, 10 February 1886: 4). Ferguson subsequently agreed to alter the plans accordingly (*Age*, 10 February 1886: 4). However, despite Ferguson's assurances to the Minister of Lands, Ayr Cottage was built as originally conceived, fronting Leonard Street at the rear of the block.

Construction of Ayr Cottage began in the second half of 1886, and was completed in early 1887. The *North Melbourne Advertiser* provided a comment on Lording's completed design, noting that:

Mr Lording's works are characterized [sic] by good taste and boldness of design, one of his best efforts being the residence of Mr Ferguson at Royal Park (North Melbourne Advertiser, 8 October 1887: 2).

The footprint of the completed building can be seen in the 1900 MMBW Detail Plan (Figure 266).

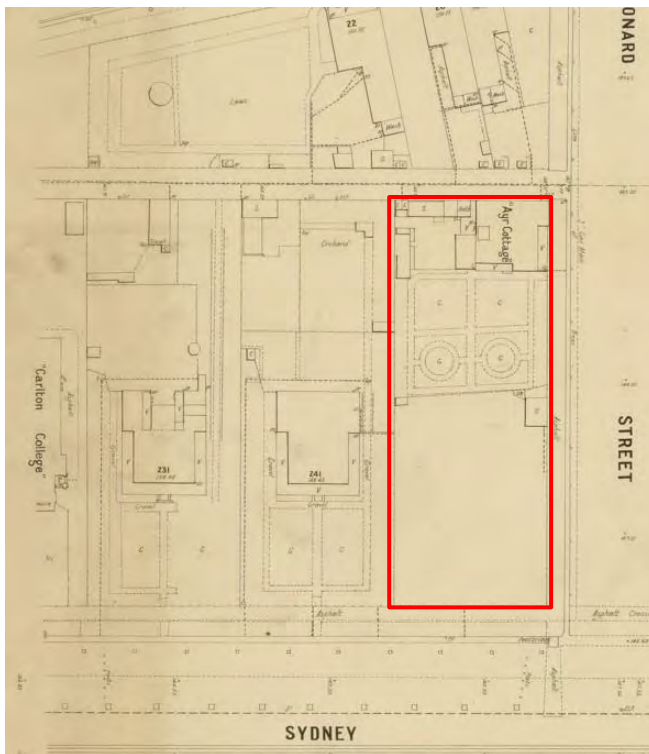


Figure 266. Extract from MMBW City of Melbourne Detail Plan No. 1137, 1900, with Ayr Cottage (lot 9) outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Ayr Cottage included several stained glass windows. Many of these referenced Ferguson’s Scottish heritage, including one depicting a bee on a thistle, and another of a bust of poet Robert Burns (Figure 267 and Figure 268).



Figure 267. Stained glass at former Ayr Cottage depicting Scottish poet Robert Burns by Ferguson & Urie. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)



Figure 268. Stained glass at former Ayr Cottage depicting a depicting a bee on a thistle by Ferguson & Urie. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

Ferguson moved into Ayr Cottage in 1887 with his son James and daughter Margaret. His wife, Jane, had died in April 1886 prior to its construction. In 1890, James’s sister-in-law, Barbara Kennedy, moved in after the death of her husband (Brown 2012).



Figure 269. Ferguson family gathering at Ayr Cottage, 1 January 1888 (standing at the east elevation). Photo by Yeoman & Co. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)



Figure 270. Ferguson family at Ayr Cottage, 1 January 1888. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

James Ferguson died on 17 April 1894, expressing in his will that his children keep Ayr Cottage in the family. The property passed in August to the executors of his estate, James Ferguson junior, Alexander Grant and Andrew Shield. However, contrary to his wishes, Ayr Cottage was sold in December 1895 to Edgar, Violet and Margaret Lockington who owned the house until 1901 (Brown 2012). They vacated the property and advertised the auction sale of the household furniture and effects on 4 July 1901.

The mortgagees ordered the auction sale of the house and land on 31 July comprising:

All that splendid corner block of land at Parkville, having a frontage of 99ft to the Sydney road by a depth of 20ft along Leonard street, on which is erected an excellent two story brick residence containing 11 rooms, with outbuildings stables etc. The building is substantial and in excellent condition; the principal rooms fitted with marble mantelpieces; and there are several very fine artistic stained glass windows throughout. (Argus, 31 July 1901: 2)

The property was sold at the auction to the Victorian Neglected Children’s Aid Society for use as a rehabilitation home (Argus, 18 September 1901: 7). The new home was opened by Lady Clarke on 13 November 1901, under the direction of Miss Selina Sutherland, Agent of the Society, who assumed responsibility for the care and placement of the children (Age, 14 November 1901: 6; Australian Women’s Register 2020). The children of the home were taught household work, both inside and outside labours.

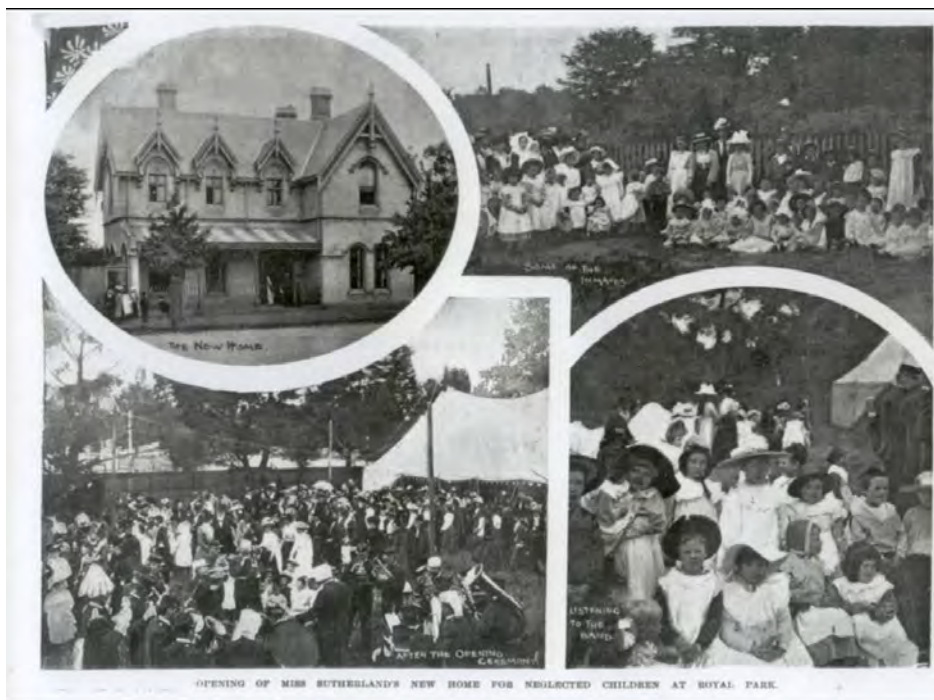


Figure 271. Opening of Victorian Neglected Children’s Aid Society, also referred to as ‘Sutherland’s Home’, in Parkville. (Source: *Weekly Times*, 23 November 1901: 9)

In 1904–05, additions were undertaken to provide a large dormitory, schoolroom, kitchen, bathrooms and lavatories. In July 1906, the school was gazetted as State School No. 3522, and in June 1907, the foundation stone was laid for a new wing that opened on 16 November 1907. This wing provided a

large school room, kindergarten classroom, dormitories and lavatories. In 1937, a wing was added to the 1907 addition, with a façade presenting to Leonard Street (Gould, 1985).

In 1920, the Victorian Neglected Children’s Aid Society changed its name to the Victorian Children’s Aid Society. The home at Parkville accommodated boys and girls, aged between 4 and 14. In 1958, the place was renamed ‘Swinburne House’ in honour of Mrs Ethel Swinburne, President of the Society in the 1920s (*Age*, 1 August 1958: 8).



Figure 272. Victorian Children’s Aid Society, Leonard Street, Parkville, July 1966. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)



Figure 273. Swinburne House, Parkville 1965. Photo by John L O’Brien. (Source: University of Melbourne Archives)

By 1966, the Victorian Children’s Aid Society considered the building no longer economical to maintain and considered options to demolish and rebuild or sell and buy elsewhere. The society opted to sell and relocate the home, moving the home and headquarters to Black Rock in 1966 (Brown 2012).

In February 1966, the Minister for Education and Science, Sen Hon JG Gorton, announced that the Federal Government was granting \$71,000 to the University of Melbourne towards the cost of purchasing and renovating the Victorian Children’s Aid Society property adjoining International House, matching a grant from the Victorian Government (Parliament of Australia, Press Release, 28 February 1966; *Age*, 1 March 1967: 9). The property was conveyed in February 1967 to the University of Melbourne (CT Vol 359 Fol 774). The university renamed the property for International House benefactor Dame Hilda Stevenson (Larkins 2018: 54).

International House

The concept of International House was initially born out of an acute housing shortage for students following the conclusion of World War II, when Australia experienced an unprecedented demand for university education. In the immediate postwar years, higher education policy was considered essential for economic, social and political progress. It was also an important part of national policy aimed at Australia improving and building its relationship with international neighbours, particularly in the Asia-Pacific region (Larkins 2018: vi). However, as early as 1949, the University of Melbourne identified more than 1000 students living in substandard housing conditions, a problem that particularly impacted the international student cohort (Larkins 2018: 4). The problem was exacerbated in the 1950s by the influx of international students under the Colombo Plan.¹ As part of the Colombo Plan, the Australian Government offered scholarships and other assistance for students from the member countries to study and gain practical training in Australia (The Colombo Plan, 2022).

Simultaneously, from the late 1940s, the Student Representative Council (SRC) of the University of Melbourne became particularly proactive in promoting the provision of housing accommodation for all students. The election of Indian architecture student Abinasti Jerath to the SRC in 1950 also helped to give voice to the unique challenges faced by international students in securing appropriate accommodation, such as race discrimination (Larkins 2018: 5). By June 1950, the International Hostel Committee (IHC), sponsored by the SRC, was established with Samuel Dimmick (Secretary of the SRC) as Chair, Abinasti Jerath as Secretary and Rajaratnam Sundarason, a medical student from Singapore, as a member (Larkins 2018: 6).

The SRC and IHC approached the Vice Chancellor and the Chancellor of the university to sponsor a building appeal. Although the university supported the proposal, the *University Act 1923* precluded it from taking responsibility for student housing. Instead, the university approached the Federal Government for grant assistance, and the government provided a £50,000 grant towards International House (Larkins 2018: 7). By 1951, the university sought an amendment to the *University Act 1923*. The amendment was considered essential before the university could formally launch an appeal. The amendment was approved and empowered the university to become directly involved in the provision

¹ The Colombo Plan for Cooperative Economic and Social Development in Asia and the Pacific was conceived at the Commonwealth Conference on Foreign Affairs held in Colombo, Ceylon (now Sri Lanka), in January 1950 and was launched on 1 July 1951 as a cooperative venture for the economic and social advancement of the peoples of South and Southeast Asia.

of housing, though not a residential ‘college’. This distinction was significant because the residential colleges established within the grounds of the University of Melbourne predominantly had religious affiliations and governance structures, which were separate from the university.

The university subsequently established a Hostels Committee as a University Council standing committee. In November 1951, the Committee noted that:

The aim would be to provide residential accommodation for equal numbers of overseas and Australian students under a Warden appointed by the University. A start could be made with 100 students and of the 50 Australian a number, probably a majority, would be country students (Larkin 2018: 8).

Further funding support for International House was provided by the Singapore and Malaysian governments, as well as various community groups, businesses and individuals. Academics’ wives and women-led auxiliary groups played a significant role in organising fundraising events and appeals. By the end of 1953, the building appeal stood at £32,000.

Clunies Ross Building (1956)

In September 1953, the University Building Committee appointed architects Leighton, Irwin & Co to design the first International House building. The consulting architects were Ray Berg and Herbert (Hub) Waugh of the University of Melbourne (Larkins 2018: 17; Built Heritage 2022).

It was originally intended to build three residential wings, one of which was to house women, with each wing accommodating approximately 42 students. In October 1954, the Building Committee reported that the estimated cost for the first wing was £128,000, of which £100,000 had been raised to date (Age, 5 October 1954: 5). The Building Committee approved the construction of the first wing, as well as a dining hall and Warden’s Residence; however, lack of adequate funding prevented the construction of the other two wings as planned (Larkins 2018: 17). The architects invited tenders for the construction of the first section of International House, and the contract was awarded to GA Winwood Pty Ltd (Age, 30 October 1954: 59).



Figure 274. Postcard showing the original design for three buildings for International House, c1950s. (Source: International House Archives, University of Melbourne)

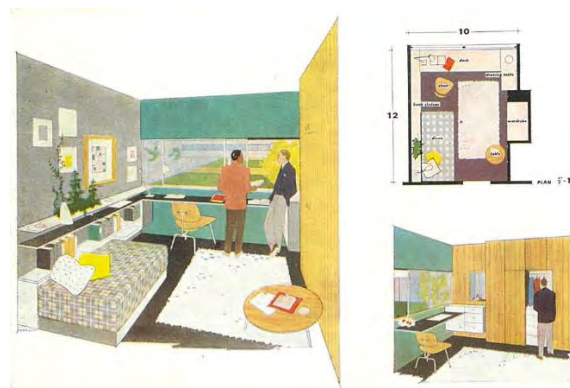


Figure 275. Proposed floor plan and internal design of a student studio, 1950s. (Source: International House Archives, University of Melbourne)



Figure 276. International House nearing completion, October 1956. (Source: University of Melbourne, Cross Section, No. 49, 1 November 1956)



Figure 277. View of recreational and dining rooms at the first of three parallel blocks to be built. Photograph by Architecture People Occasions Photographers. (Source: University of Melbourne, Cross Section, No. 49, 1 November 1956)

In February 1957, 42 residents, half being international students, moved into residence at International House (*Age*, 5 February 1957: 2). There was an unofficial opening celebrated with a dinner on 21 March (*Age*, 20 March 1957: 2).

International House was officially opened by Prime Minister Robert Menzies on 24 May 1958. Diplomatic representatives from Canberra, Ian Clunies Ross (the first Chair of the International House Council), Arthur Dean (Chancellor of the University of Melbourne), George Paton (Vice-Chancellor of the University of Melbourne), Brian Jones (the first Warden of International House) and hundreds of volunteers and other supporters of the International House project attended the official opening. By this date there were 76 students in residence.

The first International House building was named the Clunies Ross Wing in recognition of the leading role Ian Clunies Ross played in establishing International House (Larkins 2018: 18).



Figure 278. Prime Minister Menzies at the official opening of International House, 24 May 1958. The Clunies Ross Wing is in the background. (Source: International House Archives, University of Melbourne)

Samuel Wadham Wing (1963)

The Samuel Wadham Wing was the second purpose-built accommodation wing at International House. In April 1960, Sir Samuel Wadham, Chairman of the International House Council, announced that provisional plans for an extension to International House were under consideration, with the intention to commence construction in September (*Age*, 21 April 1960: 10). In September 1960, Lord Richard Casey, a committed supporter of International House, launched a building appeal to raise £250,000 to construct accommodation for an additional 118 residents (Larkins 2018: 50–51).

In preparation for the construction of the new Samuel Wadham Wing, the lounge and front office of the original complex were demolished in 1962. The architectural firm of Mockridge Stahle & Mitchell, which specialised in ‘religious, university, college and school buildings’, was appointed to design the new building (Callister 2012). Construction commenced in April 1962, and the building was completed in February 1963.

The new building was named after the second chair of the International House Council, Sir Samuel Wadham. It was officially opened on 23 March 1963 by Lord Casey (Larkins 2018: 50–51).

Upon opening, the Samuel Wadham Wing contained study-bedrooms for 63 students and tutors, four tutorial rooms, a library, music room, a gymnasium, common rooms, staff offices and the formal entry to International House. It was completed for the sum of £220,000 (*Age*, 25 March 1963: 4).

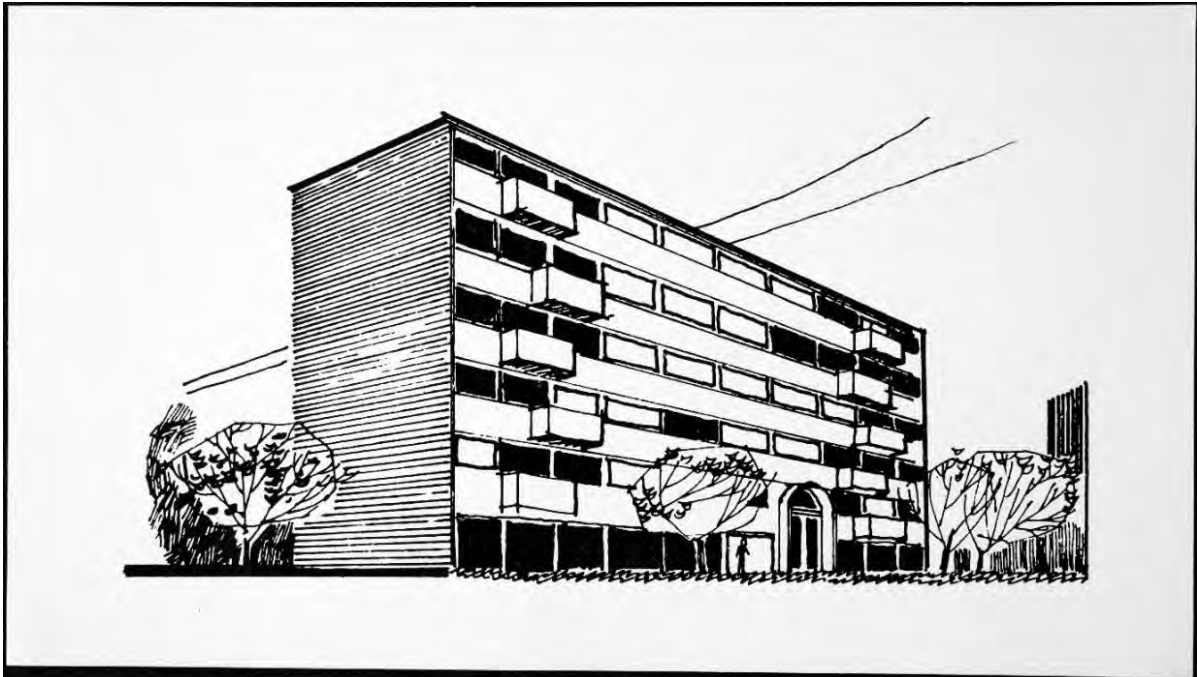


Figure 279. Architect's rendering of proposed new building at International House, c1960s. (Source: University of Melbourne Archives)



Figure 280. Samuel Wadham Wing at International House under construction, c1963. (Source: International House Archives, University of Melbourne)



Figure 281. Samuel Wadham Wing, July 1967. (Source: International House Archives, University of Melbourne)



Figure 282. Samuel Wadham Wing. (Source: International House Archives, University of Melbourne)

Dining Hall and Scheps Wing (1970 and 1972)

Fundraising for the next residential building began as early as 1966 when the International House Council established an appeal committee with the goal of raising \$500,000. The appeal was launched by Governor Sir Rohan Delacombe at Government House in July 1967. The new wing was intended to accommodate an additional 125 students and 10 tutors (Larkins 2018: 49; *Age*, 31 July 1967: 6). By the end of the appeal in April 1968, the amount raised after expenses was only \$138,321 (Larkins 2018: 49). In 1969, works to extend the dining hall and domestic services area were required. The works cost \$289,620, of which only \$200,000 was available through State and Commonwealth Government funding, and so the balance was drawn from the building appeals fund (Larkins 2018: 55). Mockridge Stahle & Mitchell was engaged to undertake these works, which were completed in 1970 (Larkins 2018: 84).

Despite the financial setbacks, the International House Council was progressing plans for the new residential building, and again engaged architects Mockridge Stahle & Mitchell to prepare the design in 1969. The proposed design was a five-storey, rectangular Modernist block similar in style to the Clunies and Wadham wings (Figure 283). Ultimately, however, the International House Council resolved that due to ongoing funding constraints the project could not proceed at this time (Desai 2022).

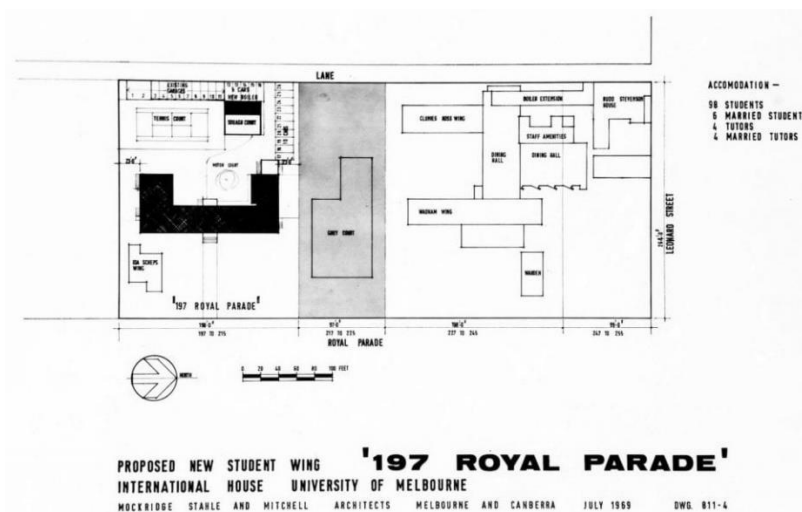


Figure 283. Initial plan for the proposed new residential wing by Mockridge Stahle & Mitchell, July 1969. (Source: International House Archive, University of Melbourne)

From 1971, the Executive and Finance Committee began to investigate a less costly approach for the new residential building. In March 1971, it was announced that Civil & Civic Pty Ltd was successful in its proposal to design and construct the new residential building. Its proposal entailed a seven-storey, 16-sided building, including furnishings, which was cost-efficient and quick to build (Desai, 2022) (Figure 284). The building's polygonal shape allowed for a radial distribution of rooms, with each room having access to a window and a view outward. The building would accommodate an additional 79 students and six tutors (Larkins 2018: 84). Civil & Civic Pty Ltd commenced works in June 1971 and the building was completed in February 1972, ready to be occupied at the beginning of the new academic year (Larkins 2018: 84–85; Age, 7 June 1971: 20) (Figure 284 and Figure 285).

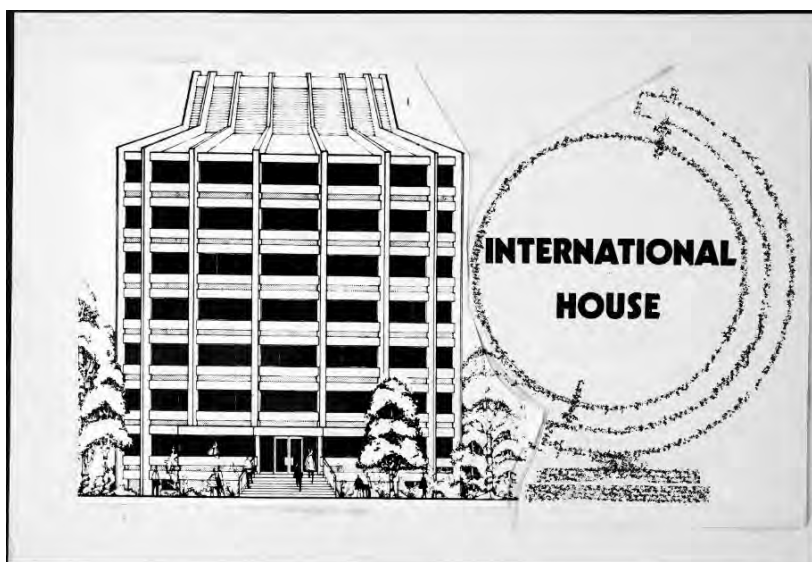


Figure 284. Architectural rendering of Scheps Wing, c1971. (Source: International House Archives, University of Melbourne)



Figure 285. Scheeps Wing under construction, August 1971. (Source: International House Archives)

Historical images indicate that a small number of cedar trees (including *Cedrus deodara*, *Cedrus atlantica*, *Cedrus atlantica* ‘*Glauca*’) were planted at the time of the building’s construction (Figure 286 and Figure 287).



Figure 286. Scheeps Wing, 1974. The cedar tree plantings are shown in the foreground of the photograph. (Source: International House Archives)



Figure 287. Scheeps Wing, International House, c1980s, showing the established cedar tree plantings. (Source: University of Melbourne Archives)

Simultaneously, International House Council resolved in June 1971 that female students from both Australia and overseas would be accepted into residence in 1972. International House thereby became the first University of Melbourne co-educational college (Figure 288) (Larkins 2018: 79).



Figure 288. International House residents in the Scheps Building, early 1970s. (Source: International House Archives, University of Melbourne)

The building was officially opened by diplomat Sir Keith Waller on 6 May 1972. It was named Scheps Wing, in recognition of Theodore and Ida Scheps, major International House benefactors (Larkins 2018: 85).

In 1984 the International House Council named the dining hall the Dimmick Dining Hall, in recognition of Sam Dimmick, co-founder of International House (1950–1955) and former warden (1960–1970). Prime Minister Robert Hawke officially named the place during a ceremony on 1 October 1985 (Larkins 2018: 105). In 1996 an underutilised area within the dining hall and amenities building was converted into two apartments and named the Dimmick Apartments (Larkins 2018: 139).

In 2014 a single-level annexe which housed a common room and games area, and later the International House gym, was demolished to make space for the George Hicks Building (Figure 289) (Stone 2020).



Figure 289. The Scheps Wing at International House, including the annexe section housing the gym which has since been demolished. (Source: International House Archives)

Founders Building (2004)

In July 2002, Peter Elliot Architecture + Urban Design was appointed to design a new student accommodation wing. Located on the site of the former squash courts, construction commenced in November 2003 and was completed in November 2004 (Larkins 2018: 165).

In May 2008, the building was officially named the Founders Building by Jenny Macklin, the Federal Minister for Families, Housing, Community Services and Indigenous Affairs, who had been a resident at International House from 1972 to 1975. The name was to recognise the many people who had played a significant role in enabling the vision for an International House to be realised (Larkins 2018: 165).

George Hicks Building (2015), comprising the Former Ida Scheps Wing

In 2014, George Lynton Hicks provided a generous donation to International House for the construction of a new building for graduate residents. A site was selected at the rear of the Former Ida Scheps Wing, and Peter Elliott Architecture + Urban Design was commissioned to design the new building. It was officially opened on 18 March 2015 (International House Collection 2021).

George Lyndon Hicks was a resident at International House from 1958 to 1959. The building was named in honour of George Lyndon Hicks and his father, the businessman and philanthropist George Franklin Hicks (International House Collection 2021).



Figure 290. Founders Building, International House, January 2005. (Source: International House Collection, University of Melbourne)



Figure 291. George Hicks Building, International House. (Source: Graduate Student Apartments, International House, University of Melbourne, 2022)

Henderson & Smart

Henderson & Smart was the partnership of architects Anketell Matthew Henderson and F J Smart. In 1883 architect Joseph Reed joined the practice, forming Reed, Henderson & Smart in 1883. In 1890 Henderson withdrew after disagreements and in 1906, he formed a partnership with his son Kingsley (known as AK Henderson). The office continues to operate today as Bates Smart (Saunders 2006).

Ray Berg

Ray Berg was born Raymond Schmerberg (1913–1988) in South Melbourne. He was encouraged to pursue architecture by Percy Everett, then principal of Brunswick Technical College, and later Chief Architect for the Victorian Public Works Department. Berg won an RVIA Scholarship to complete the Diploma of Architecture course at the University of Melbourne, during which he gained a series of honours for his work, including the John Grice Prize (Goad & Willis 2012: 80).

Following graduation in 1935, Berg worked with Marcus Martin, then with Leighton Irwin & Co, where he worked as a senior designer. He travelled to London where he worked with Louis de Soissons and Brian O'Rorke (Goad & Willis 2012: 80).

In 1949 Berg joined the newly formed Faculty of Architecture at the University of Melbourne, at the invitation of Brian Lewis, the Foundation Chair of Architecture. Berg remained at the University of Melbourne until 1962 when he returned to private practice and formed a partnership with Douglas Alexandra. Berg & Alexandra completed important civic projects in regional Victoria in the 1960s, including Hamilton Art Gallery (1959–1961), Shepparton Town Hall (1965), Mildura Arty Gallery and Performing Arts Centre (1966) (Goad & Willis 2012: 80).

Herbert Waugh

Hubert Locksley (Hub) Waugh (1901–1969) was born in Hawthorn, Victoria. Waugh completed the Diploma of Architecture course at the University of Melbourne from 1918 to 1922, and the diploma was conferred in March 1923 (Built Heritage 2023).

Waugh gained his registration as an architect in Victoria and began working for the office of Henderson, Alsop & Martin; his application was refereed by Rodney Alsop himself. By the early 1930s, Waugh was employed with Irwin & Stephenson, where he rose to the senior position of office manager; others working in that office at the time included Ray Berg and Roy Simpson (Built Heritage 2023).

In the late 1940s, Hub Waugh became a key figure in the newly formed Faculty of Architecture at the University of Melbourne, which included some of Melbourne's leading architects such as Roy Grounds, Frederick Romberg, Fritz Janeba and Ray Berg. In the early 1950s, university colleagues Berg and Waugh entered into an informal partnership, which saw them design a triangular-planned house at Dandenong (1953) (since demolished). Waugh remained on the faculty staff for many years (Built Heritage 2023).

Mockridge Stahle & Mitchell

The practice Mockridge Stahle & Mitchell was established in 1948 by John Pearce Mockridge, James Rossiter Stahle, and George Finlay Mitchell. The three principals of the practice met while they were studying at the Architectural Atelier, Melbourne University, in 1940. During World War II, all three were enlisted in 1942, and when the war ended, they commenced practices at various government departments. By 1947, all three architects reunited at the firm Buchan Laird & Buchan (Austin, Reeves & Alexander 2018: 60). After the first 12 months at Buchan, Laird & Buchan, Mockridge, Stahle and

Mitchell resigned to form their own firm, and Mockridge became the main designer in the partnership. Stahle became specialised in specifications, and Mitchell in administration.

The firm initially took up residential projects and was involved in Small Homes Service (directed by Robin Boyd at that time). By 1949 the firm was increasingly involved in non-residential works including various projects for Brighton Grammar School and Melbourne Grammar School. Melbourne Grammar School kept on Mockridge Stahle & Mitchell as the school's official architects for the next 30 years (Austin, Reeves & Alexander 2018: 60).

During the 1950s, Mockridge Stahle & Mitchell continued with residential work along with more substantial commissions. Altogether, 100 houses were built to their designs throughout Melbourne and regional Victoria. The firm had gained a reputation for its innovative designs and was regularly featured in various architectural publications as well as *Australian House and Garden* and *Australian Home Beautiful* (Austin, Reeves & Alexander 2018: 60). By the early 1960s, the firm largely turned its attention away from residential projects and concentrated on educational commissions for schools, major universities and ecclesiastical buildings.

During the firm's existence between 1948 and 1983, it received numerous awards including the ACT Canberra Medallion (1964) for the H C Coombs Building at the Australian National University in Canberra (Callister 2012: 461). In 1977, Mockridge's residence in Carlton, which was Melbourne's first warehouse conversion, won the Royal Australian Institute of Architects' House of the Year Award (Austin, Reeves & Alexander 2018: 61).

Civil & Civic Pty Ltd

Civil & Civic was founded by Dick Dusseldorp in 1951 on behalf of Dutch building companies Bredero's Bouwbedrijf and The Royal Dutch Harbour Company as an Australian building contractor. Its first contract was to supply and erect 200 prefabricated houses for the Snowy Mountains Authority (*Sydney Morning Herald*, 12 January 1954: 11).

Civil & Civic went on to become Australia's leading provider of project management services in the construction industry, delivering a number of landmark projects including Stage I of the Sydney Opera House, Australia's first all-concrete skyscraper (Caltex House, Sydney), and the world's first high-rise strata title apartment building (Blues Point Tower, Sydney) (*Cumberland Argus*, 13 November 1957: 10; *Sydney Morning Herald*, 27 September 2002).

In 1961 Civil & Civic was acquired by Lend Lease Corporation, but the company continued to trade under the Civil & Civic name, also constructing the world's tallest lightweight concrete construction building (Australia Square), and the tallest building in the world outside North America (MLC Centre) at the time of completion (Lendlease 2017).

In July 1999 Civil & Civic was rebranded Lend Lease Projects.

COMMUNITY CONNECTION

International House has been an important residential community for both domestic and international students at the University of Melbourne since 1957. It has social significance for the role it has played in maintaining a community of current undergraduate and graduate students and alumni from Australia

and more than 40 countries around the world. Since 1957, International House has provided residential accommodation, as well as social, cultural and sporting programs, which have enriched the higher education experience of their residents living and studying in Parkville (Larkins 2018: 222–225). International House maintains a strong alumni community who continue to return to the college for events and reunions (International House 2023).

SITE DESCRIPTION

The International House complex is situated within a large rectangular allotment on the western side of Royal Parade bounded by MacArthur Road to the south, Leonard Street to the north and Mile Lane to the west. The complex consists of 13 buildings built between 1881 and 2015.

The following descriptions of the landscape and buildings within the subject site are to be read in conjunction with the site plan (

Figure 257).

Landscape

Between 1953 and 1976 the University of Melbourne incrementally acquired land and buildings to create a consolidated site for International House. As a result, the new purpose-built buildings have been carefully incorporated within the earlier layers of built-form development. The careful siting of each new building can be read in the landscape as distinct built forms, responding sensitively to surrounding buildings in terms of alignment and spacing. Weaving between and around the collection of the buildings are walking paths and open lawn, creating areas for congregation. The built forms are softened by ornamental garden beds at the base of buildings and extensive mature specimen tree plantings, both Australian native trees and deciduous and evergreen introduced trees, particularly along the Royal Parade property line. Other features include timber seating and salvaged nineteenth-century street gas lamps from Collins Street, Melbourne (N Caplan 2022, personal communication, 22 August).

Greycourt (1881–82) (Figure 1: Number 1)

Greycourt is a double-storey Victorian villa that was designed by Henderson & Smart in 1881. Located centrally on the site, the building has a substantial setback from Royal Parade, where an ornamental garden and gravel driveway is situated. The building is bordered by ornamental garden beds (Figure 292).

Founded on bluestone, Greycourt is of rendered brick construction with a hipped corrugated iron roof with masonry eave brackets. The primary façade is symmetrically arranged around a projecting bay. Set back from the front façade, on either side of the building, there are porches with a room above (north and south) (Figure 293). A wing extends west from the northeast portion of the building. The overall detailing is restrained but employs decorative elements typical of the Victorian Italianate style. The building features details including timber double-hung sash windows, segmental arched window heads with key stone mouldings, moulded course bands and string course bands at impost height, pilasters, moulded quoining, decorative buttresses at the side porches and symmetrically placed chimneys with moulded caps.

A timber addition was made to the north and south side of the west extending wing, completed in the early 1910s when the property was converted for use as a training college hostel (Figure 294–40). An addition was later made to the upper room at the northeast corner of the building, which is rendered and has replicated decorative elements such as buttresses, key stone moulds and eave brackets to blend with the original fabric. A contemporary staircase has also been added to the rear of the building (Figure 297). Despite this, the property reflects a high degree of integrity and intactness to its original design.



Figure 292. View of Greycourt from Royal Parade.
(Source: GML, August 2022)



Figure 293. View of southern side porch with buttresses.
(Source: GML, August 2022)



Figure 294. View of addition to northern side porch.
(Source: GML, August 2022)



Figure 295. View of addition to northern wing.
(Source: GML, August 2022)



Figure 296. View of Greycourt looking northeast.
(Source: GML, August 2022)



Figure 297. Rear elevation. (Source: GML, August 2022)

Former Ayr Cottage (1886–87) (Figure 1: Number 2)

Built in 1886–87, former Ayr Cottage is a double-storey house designed in the Rustic Gothic style. It is located at the corner of Leonard Street and Mile Lane, with the primary frontage to Leonard Street (Figure 298). The building is composed of several additions (1904–1905; 1907; and 1937) to the original 1886–87 house, which form a U-shape plan that encloses a central courtyard and features several established ornamental trees (Figure 299 and Figure 300). The building is of brick construction with rendered exterior walls and slate clad roofing.



Figure 298. Original 1886–87 section of the building viewed from the corner of Leonard Street and Mile Lane. (Source: GML, August 2022)



Figure 299. View of the internal courtyard and U-shaped plan of the building additions from Leonard Street. The 1904–05 addition is located at the centre, with the 1907 and 1937 additions situated to the east. (Source: GML, August 2022)



Figure 300. View of the 1937 addition, with partial view of the 1907 addition behind. (Source: GML, August 2022)

The original 1886–87 section of the building fronts onto Leonard Street. It consists of a steeply pitched transverse gable roof with three gable dormer windows and a projecting gable-ended bay to the western end of the façade, which extends to the south along Mile Lane (Figure 298). Along the east elevation are two dormer windows, inset from the main transverse gable roof form (Figure 301). The original section of the building features ornamental details typical of the Rustic Gothic style, including decorative timber barge boards and finials, moulded Gothic clovers and brackets at the dormers, decorative window mouldings and a decorative cornice line along the front façade delineating the floor line of the second storey. Other decorative features include a front verandah clad with galvanised iron and cast-iron posts and frieze, and a double timber entry door with stained glass surrounds. Stained glass is used extensively throughout the interior of the property, including within the front partition wall (Figure 302 and Figure 303).



Figure 301. Original 1886–87 section of the building viewed from the internal courtyard. Image shows the two dormer windows, inset from the main transverse gable roof form. (Source: GML, August 2022)

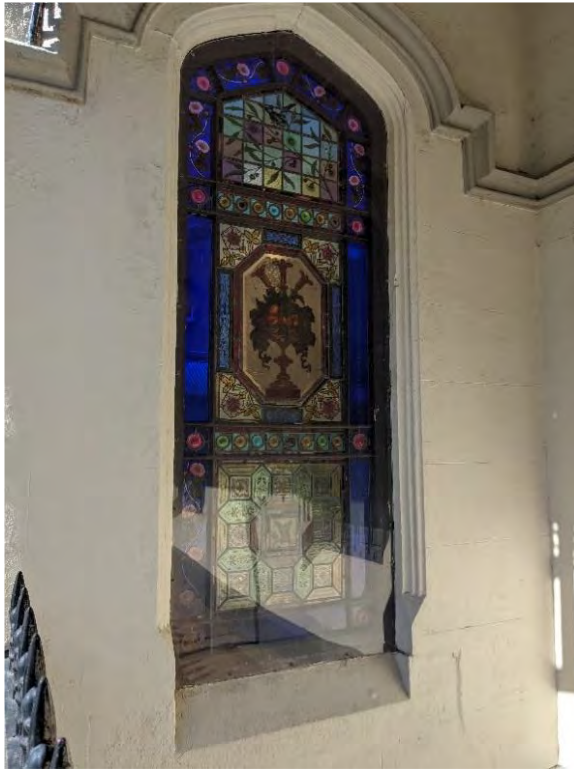


Figure 302. Stained glass set within the partition wall of the original 1886–87 house. (Source: GML, August 2022)



Figure 303. Internal view of the front door of the original 1886–87 house. (Source: GML, August 2022)

There have been significant additions made to the original 1886–87 building. The 1904–05 sections consist of a double-storey extension to original gable roof forms to the south, and a new gable-roofed addition to the southeast (Figure 304–51). These additions have sought to replicate the design of the original building, featuring a steep slate roof and Rustic Gothic detailing, a timber verandah and decorative timber barge boards.



Figure 304. Rear view of the 1904–05 addition. Evidence remains of a window (right; indicated by red arrow) which had likely been removed to accommodate the southeast addition. (Source: GML, August 2022)



Figure 305. Evidence of former window placement prior to southeast addition (indicated by red arrow). (Source: GML, August 2022)



Figure 306. View of the southeast, the 1904–05 addition. (Source: GML, August 2022)



Figure 307. View from the verandah looking east along the 1904–05 addition, with a partial view of the 1907 addition (left). (Source: GML, August 2022)

Built to the east of the 1904–05 addition, the 1907 addition has a rectangular footprint that runs north–south (Figure 308). This addition does not replicate the narrow steep gable forms of the earlier built forms, though some decorative detailing has been replicated.



Figure 308. View of the 1907 addition with partial view of the 1904–05 addition (right) and 1937 addition (left), from the internal courtyard. (Source: GML, August 2022)



Figure 309. View of the 1937 addition from the internal courtyard. (Source: GML, August 2022)

In 1937, a further addition was made to the 1907 section (Figure 309). Presenting to Leonard Street, the double-storey addition is of rendered brick construction and expressed as a box-like structure with a flat roof. Decorative details are reserved but consist of timber double-hung sash windows and some decorative mouldings at the windows. The completion of the 1907 and 1937 additions served to create the small internal courtyard.

East of the former Ayr Cottage is a tennis court, which extends to the boundary of Royal Parade.

Former Ida Scheps Building (c1915) (Figure 1: Number 3)

Built in c1915, the Former Ida Scheps Building is a substantial double-storey house designed in the Federation Queen Anne style, with Arts and Crafts influences (Figure 310 and Figure 311). Located on the southeast corner of the site, the house is set back from Royal Parade, and is bordered by a low hedge and ornamental garden. Asymmetrical in form and of red brick construction, the building is set beneath a hipped terracotta tile roof with a projecting half-timbered gable end and half-timbered gable dormer. The casement windows with over-lights are symmetrically arranged beneath the gable ends. Along the front is a prominent double-storey verandah with timber posts, filigree and balustrades, which incorporate decorative detailing influenced by the Arts and Crafts style. Other decorative details that are typical of the Federation Queen Anne style include bands of rough-cast render and string course banding at the windows and gable ends; canted bay windows at the projecting room; masonry

shingles; asymmetrically placed chimneys with decorative brackets, topped with clay pots; clay roof finials; and a timber entry door with leadlight surrounds.



Figure 310. Former Ida Scheps Building. (Source: GML, August 2022)



Figure 311. Former Ida Scheps Building. (Source: GML, August 2022)

Clunies Ross Building (1956–57) (Figure 1: Number 4)

Built in 1956–57, the Clunies Ross Building is a three-storey residential apartment building designed in the Modernist style by Ray Berg and Hubert Waugh in association with Leighton Irwin & Co. Located towards the rear of the site, directly west of the Samuel Wadham Wing, the building runs parallel to Mile Lane.

Expressed as a rectangular, box-like volume with a flat roof, set within a protruding concrete frame, the building is elevated on a pilotis and so provides amenity space underneath (Figure 312 and Figure 313). The building has baked enamel spandrels set between three rows of horizontal strip windows with protruding concrete mullions. Along the western elevation these horizontal windows are bookended by vertical panels of baked enamel that are framed by protruding concrete. These panels each contain two horizontal windows that are offset to the windows in the central pane (Figure 314 and Figure 315).

On the eastern side of the lower level, the glazed external walls are set within timber frames, and there is a double steel-framed entrance door at the northeast corner of the building. Historical images from 1957 indicate that the glazing has replaced an original brick wall (Figure 316). On the western side, the brick exterior has been retained, and there is a strip of aluminium-framed windows. External concrete stairs with metal railings provide access to the upper levels. Despite changes to the lower level, the building features a high level of integrity to its original design.



Figure 312. View of Clunies Ross Building (east side).
(Source: GML, August 2022)



Figure 313. View of Clunies Ross Building (west side).
(Source: GML, August 2022)



Figure 314. View of Clunies Ross Building (west side).
(Source: GML, August 2022)



Figure 315. View of Clunies Ross Building (west side).
(Source: GML, August 2022)



Figure 316. View of the lower level (east side) with main entrance door in the background. (Source: GML, August 2022)

Warden’s Residence (1957) (Figure 1: Number 5)

Located in the northeast corner of the site is the Warden’s Residence, which was completed in 1957. The building is set back from Royal Parade behind a high timber fence, with the primary entrance located on the southern side.

The double-storey building is of brick construction with a flat roof clad with corrugated sheet metal. The plan form of the building is broadly L-shaped and consists of two components: a longer rectangular built form running east–west, and a smaller built form to its northwest (Figure 317–63). The building is reserved in terms of decoration; however, it reflects elements typical of the Modernist style including expansive glazing and deep overhanging eaves, as seen at the centre of the two wings. Other details include aluminium-framed sliding windows.

The double-storey carport with driveway access to Royal Parade is attached to the northwest part of the building.



Figure 317. South elevation of the Warden's Residence viewed from in front of the Samuel Wadham Wing. (Source: GML, August 2022)



Figure 318. Partial view of the Warden's Residence from Royal Parade. (Source: GML, August 2022)



Figure 319. Partial view of the Warden's Residence from Royal Parade. (Source: GML, August 2022)

Samuel Wadham Wing (1962–63) (Figure 1: Number 6)

Built in 1962–63, the Samuel Wadham Wing is a five-storey residential apartment building designed by Mockridge Stahle & Mitchell in the Modernist style. The building is located centrally towards the north of the site, with a substantial setback from Royal Parade. It is positioned in parallel to Royal Parade, and is largely concealed from street view behind several semi-mature ornamental trees.

The building is a rectangular, box-like volume with a flat roof, set within a protruding concrete frame. Projecting above the roofline is a single structure set beneath a skillion roof. The east and west