

elevations feature alternating horizontal bands of pebblecrete spandrels and horizontal strip windows, and asymmetrically placed projecting balconies along the eastern façade; the lower level has a single projecting concrete balcony. These features serve to emphasise the strong horizontal form of the building (Figure 320–67).

Projecting from the primary façade at the northeast corner of the building is a single-storey structure that houses International House’s administrative offices. The structure is of brick construction with a flat roof clad with corrugated metal sheeting. At the centre is a projecting arched canopy, which denotes the main entrance. There are double timber doors and a glazed external wall set within a timber frame.

The side (north and south) elevations are characterised by expansive brick cladding to the upper levels, and there is some pattern brickwork to the north side. The south side has a landing set on concrete pillars with a concrete canopy above timber doors. It is accessed by a steel staircase. There is also an external staircase in the southwest corner of the building. The north side is distinguished by a balcony with stairs, and below is glazing set within timber frames. This area houses the Junior Common Room, which leads to an external courtyard connecting the Warden’s Residence, Dining Hall and former Ayr Cottage (Figure 324 and Figure 325).



Figure 320. Eastern view of Samuel Wadham Wing. (Source: GML, August 2022)



Figure 321. Western view of Samuel Wadham Wing. (Source: GML, August 2022)



Figure 322. Samuel Wadham Wing (west side). Windows throughout the building are typically sliding windows in aluminium frames. (Source: GML, August 2022)



Figure 323. Samuel Wadham Wing (west side). (Source: GML, August 2022)



Figure 324. North side of the Samuel Wadham Wing showing the Junior Common Room area. (Source: GML, August 2022)



Figure 325. North side of the Samuel Wadham Wing showing the rear of the Dining Hall. (Source: GML, August 2022)

### **Dining Hall, Kitchen and West Wing (1970 and c1971) (Figure 1: Number 7)**

Located between the Clunies Ross Building and the Samuel Wadham Wing is the Dining Hall. Originally constructed in 1956–57, it was renovated in 1970 to a design by Mockridge Stahle & Mitchell. The single-storey building is of brick and timber construction, expressed as a rectangular, box-like structure with a flat roof clad with corrugated metal sheeting. The primary roof form is split over three levels that rise from south to north. Each roof juncture has a south-facing strip of clerestory windows (Figure 326 and Figure 327). West of the Dining Hall is the primary kitchen area. This single-storey element is also of brick construction, with a flat roof clad with corrugated metal sheeting (Figure 329). Internally, the northern section of the kitchen was converted for use as residential apartments in 1996 (Dimmick Apartments).

Directly west of the Dining Hall (fronting Mile Lane) is the West Wing that was constructed in c1971 (Figure 330 and Figure 331). Like the Clunies Ross Building and the Samuel Wadham Wing, this double-storey brick building is a rectangular, box-like structure with a flat roof clad with corrugated metal sheeting and deep overhanging eaves.

An infill addition has been made between the Clunies Ross Building, West Wing, Dining Hall, kitchen area, and Samuel Wadham Wing, which connects all of these buildings. The addition has a flat roof

clad with blue corrugated metal and glazing along the southern side. It is not known when the addition was made (Figure 328).



Figure 326. View of the Dining Hall with infill addition in the foreground. Partial view of Clunies Ross Building (left) and Samuel Wadham Wing (right). (Source: GML, August 2022)



Figure 327. Internal view of the Dining Hall. (Source: GML, August 2022)



Figure 328. View from within the Samuel Wadham Wing, looking towards Dining Hall and infill addition. (Source: GML, August 2022)



Figure 329. View of the kitchen and Dimmick Apartments (left) and the West Wing (right). (Source: GML, August 2022)



Figure 330. View of the West Wing. (Source: GML, August 2022)



Figure 331. View of the West Wing from Mile Lane. (Source: GML, August 2022)

### **Scheps Wing (1971–1972) (Figure 1: Number 8)**

Designed by Civil & Civic Pty Ltd in 1971, the Scheps Wing is a seven-storey, sixteen-sided Modernist tower of brick and concrete construction. Located towards the southeast corner of the site, the building is substantially set back from Royal Parade behind several semi-mature ornamental trees.

Circling the perimeter of the building are 16 prominent concrete columns, which continue upwards over the roof to a crowning structure that is clad with pressed steel louvres. Between each column are seven even bays of horizontal brickwork and aluminium-framed windows with either fixed or awning sashes. The radial form and materiality of the building reflect a design that was required to be both practical and cost-effective (Figure 332–78).

At the southern side of the building there is a main entrance featuring aluminium-framed double doors, which are accessed via a brick staircase (Figure 333). North of this are three bays of timber framed windows with a single door per bay, with a projecting steel canopy. This was the location of the former single-level annexe which was demolished to make way for the George Hicks Building (Figure 335). Towards the west, an access ramp descends below ground level providing access to the basement.

The building reflects a high degree of integrity to its original design, with minimal changes to material fabric, except for the demolition of the annexe.



Figure 332. Scheps Wing looking south. (Source: GML, August 2022)



Figure 333. Ida Scheps Wing main entrance. (Source: GML, August 2022)



Figure 334. Scheps Wing looking west. (Source: GML, August 2022)



Figure 335. View of former annexe area. (Source: GML, August 2022)

**Founders Building (2004) (Figure 1: Number 9)**

Situated along the Mile Lane property boundary is the Founders Building, designed by Peter Elliot Architecture + Urban Design. Constructed in 2004, it is a four-storey building of concrete and steel construction (Figure 336). The building clearly takes inspiration from the Clunies Ross Building (1956–57) and the Samuel Wadham Wing (1963), and is expressed as a rectangular, box-like structure elevated above a podium level.



Figure 336. Partial view of the Founders Building, with the George Hicks Building to the left. (Source: GML, August 2022)

**George Hicks Building (2015) (Figure 1: Number 10)**

Located at the rear of the Former Ida Scheps Wing, and connected via an ancillary link, is the George Hicks Building designed by Peter Elliot Architecture + Urban Design. Constructed in 2015, the four-storey building has a curving form and is of steel and white brick construction (Figure 337 and Figure 338).



Figure 337. View of the link between the Former Ida Scheps Building and the George Hicks Building, built in 2015. (Source: GML, August 2022)



Figure 338. View of the George Hicks Building looking west. (Source: GML, August 2022)

## INTEGRITY

In general, there have been few external modifications to the subject buildings from the period of their original construction, but as a complex of structures built at different periods, the site has a high level of overall integrity.

Of the buildings constructed on the site prior to the acquisition by the University of Melbourne and International House, including Greycourt, former Ayr Cottage, and the former Ida Scheps Building, these places have moderate integrity, retaining their original built form and decorative detailing.

Greycourt is substantially intact, with the exception of timber alterations made to the northern wing of the building, and an addition to the upper level of the northern porch. The porch addition has sought to replicate the original Italianate decorative detailing, which somewhat diminishes its integrity.

The former Ayr Cottage has had significant additions made to the original 1886–87 house, including new wing additions in 1904–05, 1907 and 1937. The earlier additions sought to replicate the decorative detailing of the original building and so are largely sympathetic. The 1937 addition is more intrusive, and its presentation to Leonard Street detracts from the primary façade of the former Ayr Cottage. With that said, the former Ayr Cottage retains its original built form and remains legible as an excellent example of a nineteenth-century Rustic Gothic house.

The former Ida Scheps Building (c1915) is significantly intact with minimal external changes made. It retains its original built form and decorative detailing. The George Hicks Building (2015) attached to

the rear of the property is appropriately set back and allows both buildings to be read and understood as separate built elements.

Of the buildings that were purpose-built for International House in the postwar period, these places reflect a high degree of integrity with minimal material changes. External alterations have been made to the ground floor of the Clunies Ross Building (1956–57), where an external brick wall has been replaced with glazing; however, this is largely sympathetic. The annexe of the Scheps Wing (1971–72) was removed to facilitate the construction of the George Hicks Building; however, this does not serve to detract from the legibility and overall integrity of the building.

## COMPARATIVE ANALYSIS

The University of Melbourne, established in 1852, played a significant role in shaping the Parkville area in terms of adjunct buildings, residential colleges, and staff and student housing.

As the university grew so too did the demand for residential student accommodation. The university allowed for four denominational residential colleges within its grounds (Anglican, Presbyterian, Methodist and Catholic). Though not built immediately, these early residential colleges include:

- Trinity College, 1872 (Anglican)
- Ormond College, 1881 (Presbyterian)
- Queens College, 1887 (Methodist)
- Newman College, 1918 (Catholic).

From 1881 the University of Melbourne accepted female students, which gave way for a need for residential accommodation for women. The following residential colleges were initially established to provide accommodation for women within the University of Melbourne:

- Janet Clarke Hall (formerly Trinity College Hostel), 1891 (Anglican)
- University Women’s College, 1936 (non-denominational)
- St Hilda’s College, 1964 (Methodist and Presbyterian)
- St Mary’s College, 1966 (established 1918) (Catholic).

Like International House, these residential colleges are typically set within a sizable parcel of land and consist of a complex of buildings that house facilities such as residential accommodation, libraries, dining halls, chapels, gyms and other common spaces. These facilities are typically purpose-built and have been erected over several decades as the college has expanded.

Of the residential colleges associated with the University of Melbourne, three are on the Victorian Heritage Register (VHR), including Ormond College, Newman College and Janet Clarke Hall. Trinity College is partially included in the VHR, and Queen’s College is partially included in the City of Melbourne Heritage Overlay. These places have been used as comparators for International House and are discussed below.

### *Ormond College, 29–55 College Crescent, Parkville (H0728 and HO323, City of Melbourne)*

Established in 1881, Ormond College is of architectural and social significance at the local and state level. Ormond College is architecturally significant as a collection of collegiate buildings of exceptional quality designed by the most eminent Victorian architects of the nineteenth and twentieth centuries, including Reed and Barnes, Reed Smart and Tappin, Frederick Romberg, Roy Grounds and Robin

Boyd. The tower forms a notable landmark from both the University of Melbourne and the Melbourne Cemetery, and dominates the row of colleges enclosing the university along Royal Parade, College Crescent and Swanston Street. Notable buildings include:

- Main Wing and Tower, 1879–81, by Reed and Barnes
- South West Wing, 1885, by Reed, Henderson and Smart
- Wyselaskie Hall, 1887, by Reed, Henderson and Smart
- Victoria Wing, 1888–89, by Reed, Henderson and Smart
- Master’s Lodge, 1892, by Reed, Smart and Tappin
- Dining Hall, 1893
- Cloisters and Rear Wing, 1922
- McLean House, 1929
- Master’s Residence and Vice Masters Residence, 1958, by Roy Grounds
- Picken Court, 1961–62, by Frederick Romberg
- Library, 1961, by Frederick Romberg
- McCaughey Court, 1965–68, by Frederick Romberg and Robin Boyd.

Ormond College is socially significant for its association with major figures in Victoria’s social, cultural and educational history. It continues as an important educational and religious institution associated with the University of Melbourne and the Uniting Church.



Figure 339. Ormond College. (Source: Heritage Victoria)



Figure 340. Aerial view of Ormond College (denoted in red outline). (Source: Nearmap, with GML overlay)

*Newman College, 871–945 Swanston Street, Parkville (H0021 and HO344, City of Melbourne)*

Opening in 1918, Newman College is of architectural, aesthetic, historical and social significance at the local and state level. Designed by Walter Burley Griffin, in association with Augustus A Fritsch, in 1915, Newman College is significant for its links with the architecture of Frank Lloyd Wright and the Chicago School, and as an expression of Griffin’s architectural style, having the distinctive use of stone and concrete, of ornament and the controlled use of space as its hallmarks. The original plan for Newman College, dated August 1915, was for a central chapel with two wings symmetrically placed to form a partial enclosure of a cloistered garden square on both sides of the chapel. However, of this plan, only the dining hall and radiating wings (Mannix and Carr), incorporating kitchens, a study and bedrooms, were erected to his designs. Further additions were made to Newman College and form an

essential element in the Griffin plan for Newman College and are sympathetic with the architecture of the original buildings. These buildings include:

- Chapel of the Holy Spirit, 1939–42, by Messrs Connolly, Dale and Payne
- Kenny Wing and Donovan Wing, 1958 and 1961, by TG Payne.

Newman College is also of historical and social importance for its place in the history of tertiary education in Victoria and the development of Catholic lay culture in Melbourne.



Figure 341. Newman College. (Source: Heritage Victoria)



Figure 342. Aerial view of Newman College (denoted in red outline). (Source: Nearmap, with GML overlay)

*Janet Clarke Hall, 57–63 College Crescent, Parkville (H2334 and HO340, City of Melbourne)*

Janet Clarke Hall (formerly Trinity College Hostel) was built in 1891 to a design by architect Charles D'Ebro. It is of historic rarity and has representative and associative significance at the state and local level. Janet Clarke Hall was the first university college in Victoria, and in Australia, built solely for female students, providing residential, recreational and tutorial assistance. It is a fine example of an eclectic late nineteenth-century Gothic Revival institutional building and of a residential university college. It has had several additions made between 1891 and 1962 including the:

- Main Wing (1891)
- Manifold Wing (1927)
- Traill Wing (1929)
- Joske Wing (1956)
- Scantlebury Wing and tennis courts (1962).



Figure 343. Janet Clarke Hall. (Source: Heritage Victoria)



Figure 344. Aerial view of Janet Clarke Hall (denoted in red outline). (Source: Nearmap, with GML overlay)

*Trinity College, 100 Royal Parade, Parkville (HO328 and H0100; HO327, City of Melbourne)*

Founded by Bishop Perry in 1870, Trinity College was the first residential college established in connection with the University of Melbourne, after the model of the English colleges of Oxford and Cambridge. The first building within the college was designed by Leonard Terry (Leeper Wing) in 1869–72; the college opened to residents in 1872. The college expanded with additional building throughout the late nineteenth and twentieth century, of which the Clarke Building (1882–83 and 1887) is significant at the local and state level (HO328 and H0100), and the Behan Building is significant at the local level (HO327). A summary of the development of Trinity College is outlined below:

- Leeper Wing, 1869–72, by Leonard Terry (alterations 1876–78 Terry & Oakden)
- Bishops Building, 1877–78, by Frederick Wyatt
- Clarke’s Building, 1882–83, by Edmund Blackett (Stage 1) and 1887 by Arthur Blackett (Stage 2) (HO328 and H0100)
- Laboratory, 1884, by Reed Henderson & Smart
- Dorothy Kitchen Building, 1884 and 1891, by Blackett Bros and Arthur Blackett
- Chapel, 1914–15, by North & Williams
- Behan A and B, 1935–64, by Kingsley Henderson with W.A.M Blackett (HO327)
- Memorial Wing, 1958, by McGlashan & Everist
- Cowan Wing, 1963–65, by Mockridge Stable & Mitchell
- Warden’s Residence, 1968, by McGlashan & Everist
- Evan Burge Library and Education Centre, 1996, by Bates Smart.



Figure 345. Clarke Building, Trinity College. (Source: Trinity College)



Figure 346. Aerial view of Trinity College (denoted in red outline). (Source: Nearmap, with GML overlay)

*Queen’s College, 1–17 College Crescent, Parkville (HO352, City of Melbourne)*

Designed for the Methodist Church in 1883, Queen’s College was modelled after the traditional residential colleges of Cambridge and Oxford and includes individual buildings which are of architectural and historical significance at the local level. It was originally to have an enclosed quadrangle with a castellated tower and a common gate below. The North Wing and part of the East Wing were designed by Percy Oakden in the Tudor Gothic style, and were opened in 1888 (HO352). The following buildings were added to the college campus over the next few decades:

- South Wing, 1890 and 1905, by Terry & Oakden (HO352)
- East Wing or ‘Cato Wing’ (partial), 1910 (HO352)
- Sugden Tower, Tweddle Tower and Chapel, 1923 (HO352)
- Laboratories, 1930
- Johnston Wing, 1954–60, by Bates Smart & McCutcheon (HO352)
- **Eakins Hall, 1964, by Robert Dunster and Alan Ralton within Bates Smart & McCutcheon.**



Figure 347. Queen's College. (Source: Queen's College)



Figure 348. Aerial view of Queen's College. (Source: Nearmap, 2022)

## Discussion

Like the above examples, International House consists of a complex of buildings set within a sizeable parcel of land, serving as residential accommodation for University of Melbourne students. Like the above examples, the subject site includes buildings constructed from the late nineteenth century through to the twenty-first century.

Like the above examples, most of the purpose-built International House buildings were designed by eminent local architects, including Ray Berg and Hub Waugh (with Leighton, Irwin & Co) and Mockridge, Stahle and Mitchell. These buildings also reflect the application of the Modernist style, which was widely embraced in the design of many new buildings in the postwar period, particularly at Ormond College, Newman College and Trinity College. Designed in 1953–56, the Clunies Ross Building is one of the earliest examples of the application of the style for a residential college building. International House is distinguished from the above examples in that the complex consists of buildings that have been purpose-built and adaptively re-used. The above residential colleges were established within vacant parcels of land reserved by the university, and new buildings were constructed as required. In contrast, International House reflects the gradual acquisition of buildings and land for their use. Although some of the existing buildings were demolished, others were adapted, including Ayr Cottage (the house of notable stained glass manufacturer James Ferguson), the former Carlton College (now Greycourt) and a substantial Federation Queen Anne home. In comparison with the above examples, whose early layers of development are typically substantial purpose-built multistorey wings, these individual buildings demonstrate the original layer of development along Royal Parade, which have been integrated and adapted for a new use.

Due to the gradual acquisition of land allotments by International House over a period of more than two decades, the purpose-built buildings have been incorporated around the early layer of development, and largely continue the rhythm of the original subdivision pattern. As a result, each building is read in the landscape as a distinct entity, contributing aesthetic variety in the mix of architectural styles popular from the respective time period, including Victorian Italianate, Rustic Gothic, Federation Queen Anne and Modernist style.

Historically, International House is also distinguished from the above examples as student accommodation established in the postwar period, with the aim of addressing the lack of suitable housing for international students. Unlike the above examples, which are affiliated with religious institutions, International House is owned by the University of Melbourne. This was only made possible through an amendment of the *University Act 1923* in 1951 that allowed the university to take direct action in the establishment and management of student housing, and to formally launch a building appeal to fund the land acquisition and construction of the first International House building (Clunies Ross Building).

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### CRITERION D

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

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### 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)

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### 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).

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## 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

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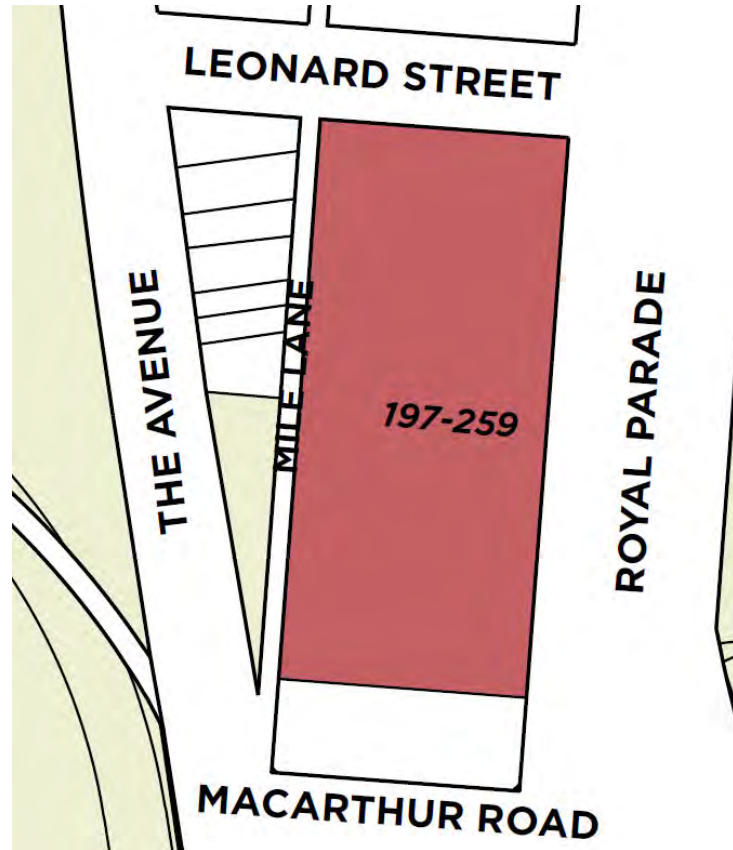
Parkville Historic Area Study 1979 (Jacobs, Lewis, Vines Architects and Conservation Planners),	Former Ayr Cottage, 1–31 Leonard Street: A
Building Identification Forms 1985 (Gould M Architects),	Greycourt, 217 Royal Parade: B
Parkville Conservation Study 1985 (Nigel Lewis and Associates)	197–203 Royal Parade: C

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**STATEMENT OF SIGNIFICANCE: International House Complex, 197–259 Royal Parade, Parkville**

**Heritage Place:** International House Complex

**PS ref no:** HO1445





### **What is significant?**

International House at 197–259 Royal Parade, Parkville, built between 1881 and 1972, is significant.

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

- the complex of buildings at 197–259 Royal Parade, including:
  - 217–223 Royal Parade, Greycourt (1881)
  - 247–255 Royal Parade, Ayr Cottage (1886–87)
  - 197–205 Royal Parade, Ida Scheps Building (c1915)
  - 231 Royal Parade, Clunies Ross Building (1956–57)
  - 241 Royal Parade, Warden’s Residence (1957)
  - 241 Royal Parade, Kitchen, Dining Hall and West Wing (1957 and 1970; c1971)
  - 231–241 Royal Parade, Samuel Wadham Wing (1963)
  - 207–215 Royal Parade, Scheps Wing (1971–72)
- the original external form, materials and detailing of the complex of buildings
- the buildings’ high level of integrity to their original design
- the landscape setting of open lawn with mature specimen tree plantings and ornamental garden beds.

The Founders Building (2004) and George Hicks Building (2015) are not significant.



**Legend**

- |   |   |
|---|---|
| <p><b>1</b> 217–223 Royal Parade, Greycourt (1881)</p> <p><b>2</b> 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937)</p> <p><b>3</b> 197–205 Royal Parade, Ida Scheps Building (1915)</p> <p><b>4</b> 231 Royal Parade, Clunies Ross Building (1956–57)</p> <p><b>5</b> 241 Royal Parade, Warden’s Residence (1957)</p> | <p><b>6</b> 231–241 Royal Parade, Samuel Wadham Wing (1963)</p> <p><b>7</b> 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970)</p> <p><b>8</b> 207–215 Royal Parade, Scheps Wing (1972)</p> <p><b>9</b> 207–223 Royal Parade, Founders Building (2004)</p> <p><b>10</b> 197–205 Royal Parade, George Hicks Building (2015)</p> |
|---|---|

Figure 93. Aerial photograph showing the buildings and additions developed on five separate allotments. (Source: Nearmap, 2022, with GML overlay)

**How is it significant?**

International House at 197–259 Royal Parade, Parkville, is of local historical, aesthetic and social significance to the City of Melbourne.

**Why is it significant?**

International House is of historical significance for the evidence it provides of major change in higher education policy following the conclusion of World War II. Such change was associated with the surge in higher education attendance of both domestic and overseas students. Australia sought to build its relationship with its international neighbours in the Asia-Pacific region and in July 1951 launched the Colombo Plan, resulting in an influx of overseas students to Australia. International House was established to address an acute housing shortage for both domestic and overseas students attending the University of Melbourne, receiving funding from the Australian, Malaysian and Singapore governments to do so. International House is distinguished from other residential colleges within the University of Melbourne, as the first student housing complex to be owned and managed by the university. This was only made possible through an amendment to the *University Act 1923*, which

allowed the University of Melbourne to become directly involved in the provision of housing for higher education students. (Criterion A)

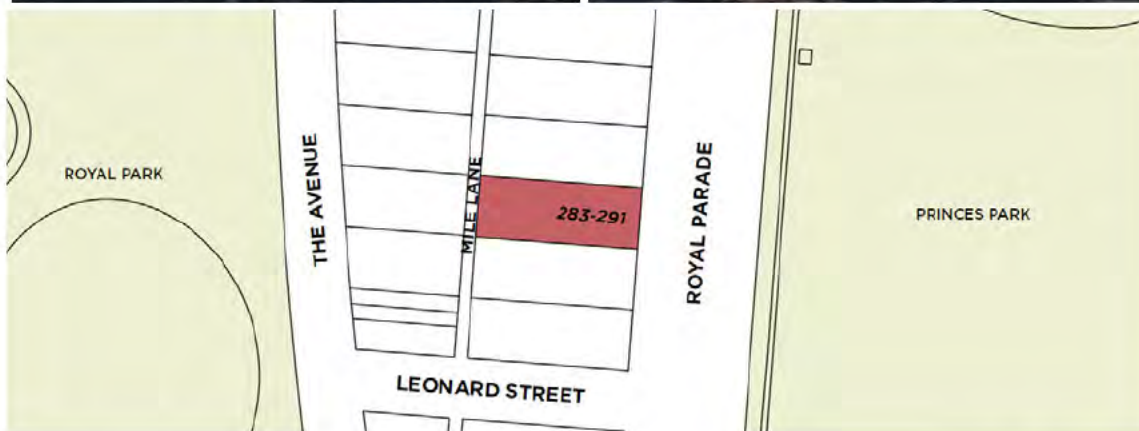
International House is of aesthetic significance as a complex of buildings, both purpose-built and adapted, for use as a residential accommodation for University of Melbourne students. Between 1953 and 1976 the University of Melbourne incrementally acquired land and buildings to create a consolidated 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 new buildings means they can be read in the landscape as distinct built forms—responding sensitively to the earlier buildings in terms of alignment and spacing—and largely continuing the rhythm of the 1868 subdivision pattern along Royal Parade. Each distinct building contributes aesthetic variety in the mix of architectural styles popular from its respective period including Victorian Italianate, Rustic Gothic, Federation Queen Anne and Modernist styles. (Criterion E)

International House is of social significance as an important residential community for both domestic and international University of Melbourne students since 1957. It has social significance for the role it has played in maintaining a student community of current undergraduate and graduate students and alumni from Australia and from 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, and continues to maintain a strong alumni community. (Criterion G)

**Primary source**

Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Park Court  
**STREET ADDRESS:** 283–291 Royal Parade, Parkville  
**PROPERTY ID:** 108498



<b>SURVEY DATE:</b>	May 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	N/A
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE / CATEGORY:</b>	Ungraded / N/A
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Gordon and Bruce Sutherland	<b>BUILDER:</b>	HM Brett
<b>DEVELOPMENT PERIOD:</b>	Interwar Period (c1919–c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1936–37

## 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 Court is an interwar block of flats located on the prominent Royal Parade boulevard. Park Court was built in 1936–37 by HM Brett. Designed by architects Bruce & Gordon Sutherland, it is a two-storey masonry structure in an elongated U-shape with an integrated central courtyard and Moderne detailing. It is an early example of a Moderne block of flats in the City of Melbourne area and is a good example of its type. It demonstrates a high degree of external integrity, and retains much of its original form, fabric and design. It is historically representative of the movement towards high-density inner-city living, and the growing desire for modern and stylish flat accommodation for the middle class. Park Court displays key elements of the Moderne style. It combines clinker face brick with refined rendered details and showcases the interplay of horizontal and vertical motifs which were distinctive of the style.

## 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.

### **SITE HISTORY**

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

It is located on Crown Allotment 3 of Section B Parish of Jika Jika. The allotment was sold to the brewer Alfred Terry of Sydney Road, Carlton, on 14 September 1871 (Figure 1).

### **Royal Park Villa**

Terry promptly built a grand villa on this site as his family home. In the 1873 Rate Book, the property is named 'Royal Park Villa' and Mrs Terry is named as the owner. The Terrys lived here until Alfred's death in 1881. Mrs Terry moved out of the villa, which was subsequently leased to a succession of

tenants. The property changed ownership in 1896 to Alfred Terry's executors, who advertised it for sale as a 'handsome brick villa residence' (*Age*, 9 October 1896: 2). At this date, Royal Park Villa was sold to John Walters.

Melbourne and Metropolitan Board of Works Detail Plan No. 1137 shows the villa, landscaped gardens and ancillary buildings on the allotment in 1896.

Mary Louise Josephine Davey purchased the subject site in 1897, and owned it until 1906, when it was sold to Annie Bell Carter, the then-tenant of the property. The house was renamed 'Bersham' during Davey's ownership. Carter renamed the villa 'Dumfries'.

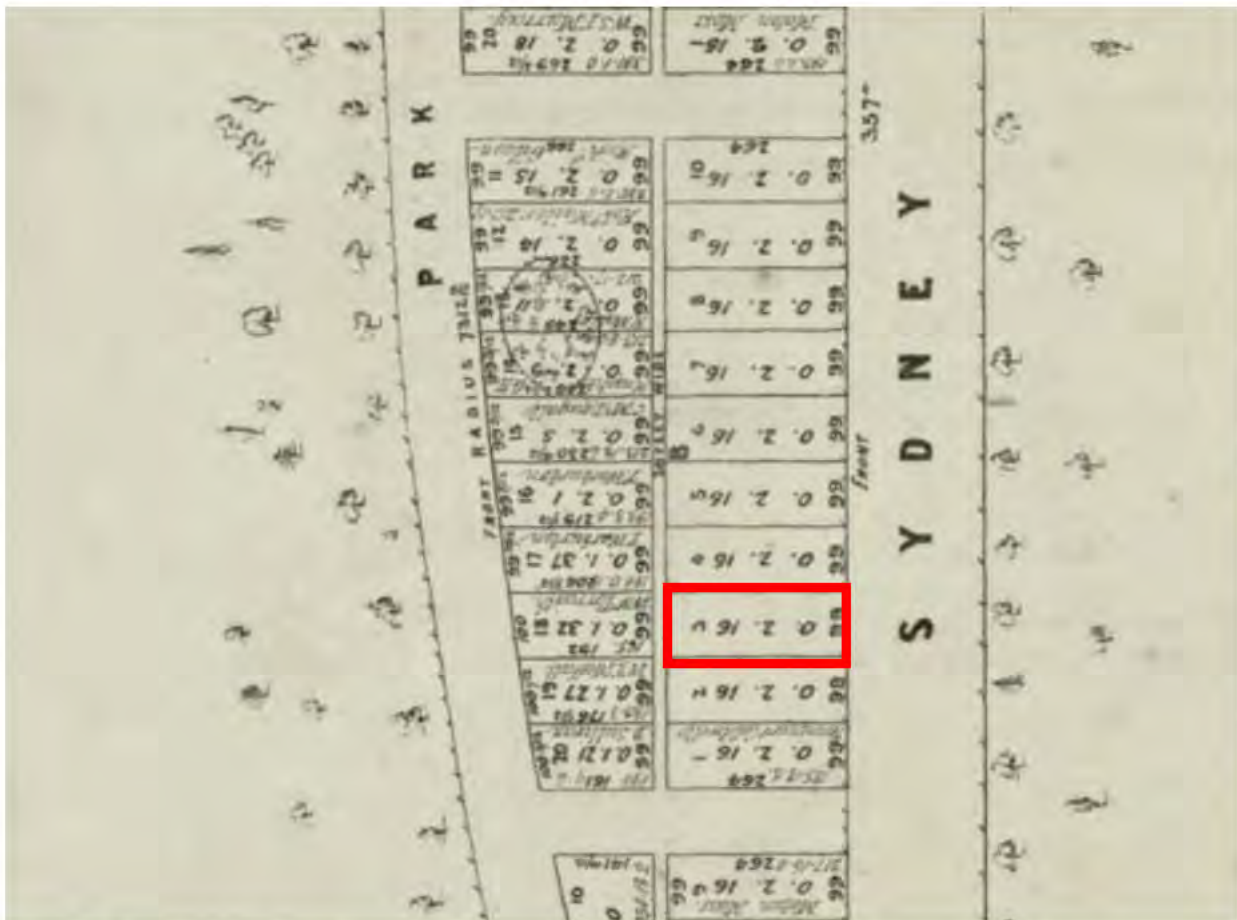


Figure 349. Extract from Plan of Villa Sites Royal Park North Melbourne, November 1886, with subject site outlined in red. (Source: State Library Victoria, Record ID 1317700, with GML overlay)

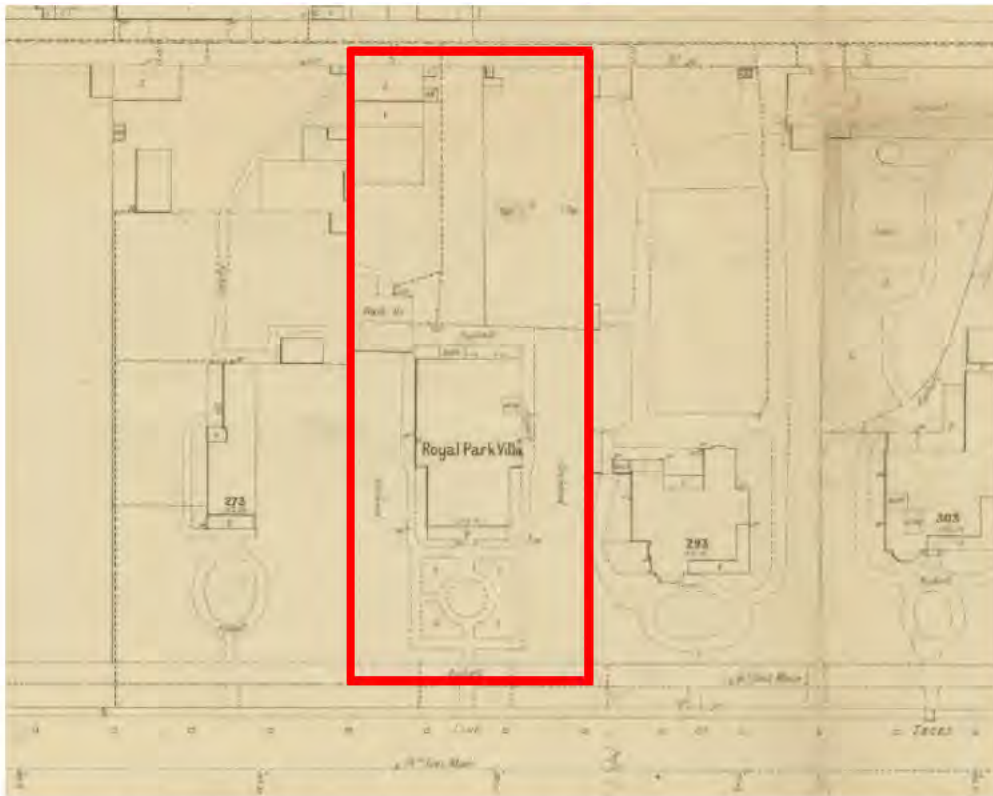


Figure 350. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, with subject site outlined in red. (Source: State Library Victoria, Record ID 1163821, with GML overlay)

George Henry Marsden purchased the subject site in April 1911. Dumfries was occupied for a period as a private single residence but later converted to a guest house offering superior accommodation. Marsden owned the subject site until the 1920s, when it changed hands to Edward Bush. During 1935, 283 Royal Parade was sold to Jacob and Gitel Baron, Polish-born immigrants who had lived in Australia for five years. Jacob was described as a wool waste merchant.

In January 1936, a large quantity of guest house furnishings in 283 Royal Parade were advertised for auction sale (*Age*, 25 January 1936: 2). One month later, M Purdy & Co Pty Ltd advertised the demolition sale of the 12-roomed brick villa at 283 Royal Parade 'to make room for erection of modern flats' (*Herald*, 22 February 1936: 37).

### Park Court

In May 1936, a successful application was submitted to the Council to build residential flats at 283 Royal Parade (MBAI, Application No. 17338). A simultaneous application was submitted to the Council for a fence (MBAI, Application No. H1880). Park Court was advertised to rent as 'ultra-modern flats, completely fitted throughout' in December the same year (*Argus*, 5 December 1936: 9). Park Court was featured in the *Herald* the following month, in an illustrated spread under the title 'Low Rent Parkville Flats' (*Herald*, 13 January 1937: 18). According to the article, the block of 22 flats, then nearing completion, was designed by Gordon and Bruce Sutherland and built by HM Brett of Caulfield.

*The group has been planned specifically to meet the requirements of tenants who seek modern living facilities at moderate rentals. Designed on the "U" shaped plan, with a central garden*

*court laid out in lawns and gardens, all rooms in each fiat, except kitchens and bathrooms, have an outlook either to the front of the building, or into the centre court [sic]. Each flat has a small central passage from which access to every room is obtained.*

*Special attention has been paid to sound-proofing, regarded as an important phase of modern flat construction, and floors arc of reinforced concrete covered with well-seasoned timber. Internal walls are attractively tinted in varying shades, and there is a plentiful use of tiles in bathrooms and kitchens.*

*Planned with an eye to reducing labor to a minimum kitchens are equipped with table model gas stoves, and an adequate supply of cupboard space. All exposed surfaces between cupboards are tiled.*

*Bathrooms are tiled to a height of 4ft. 6in. and have coloured terrazzo floors, to match the colour scheme of the walls. An abundant service of free hot water is supplied to each flat from a central boiler at the rear. The building is completely fireproof, and as an additional precaution there is a three-inch fire service, as well as numerous escape stairs. Fourteen lock-up garages and a large concrete washing area are situated at the rear.*

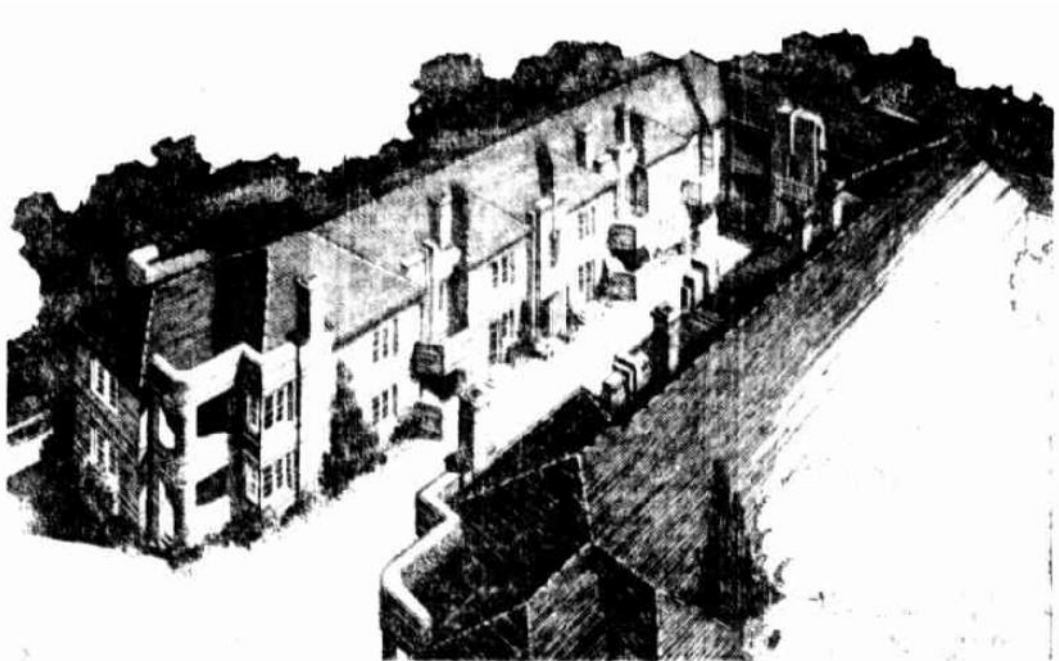


Figure 351. Park Court, 289 Royal Parade. (Source: 'Low Rent Parkville Flats', *Herald*, 13 January 1937: 18)

In the following month, EM Purdy and Co Pty Ltd advertised some '4 and 5 rooms flats' to let in the new complex at low rents (*Argus*, 6 February 1937: 8).

According to the 1937 Rate Book, Park Court was then owned by The Southern Cross Assurance Company Limited, and tenants were identified for most of the 23 flats in the complex.

The Melbourne Building Application Index (MBAI) contains entries for later works to the subject site, including in July 1976, 'stairs to existing block of flats (22 exits)' estimated to cost \$25,000, and in November the same year, 'alteration to flats' estimated to cost \$9000 (MBAI, Application Nos 46929 and 47293).

Park Court changed ownership in March 1977 to Vandon Pty Limited (CT Vol 3492 Fol 327). The title diagram is shown at Figure 4. Two months later, the certificate of title was cancelled and Units 1 to 12, 14–16, 18–21 and 22–40 were registered on titles Vol 9207 Fols 224–261 in registered plan 9682.

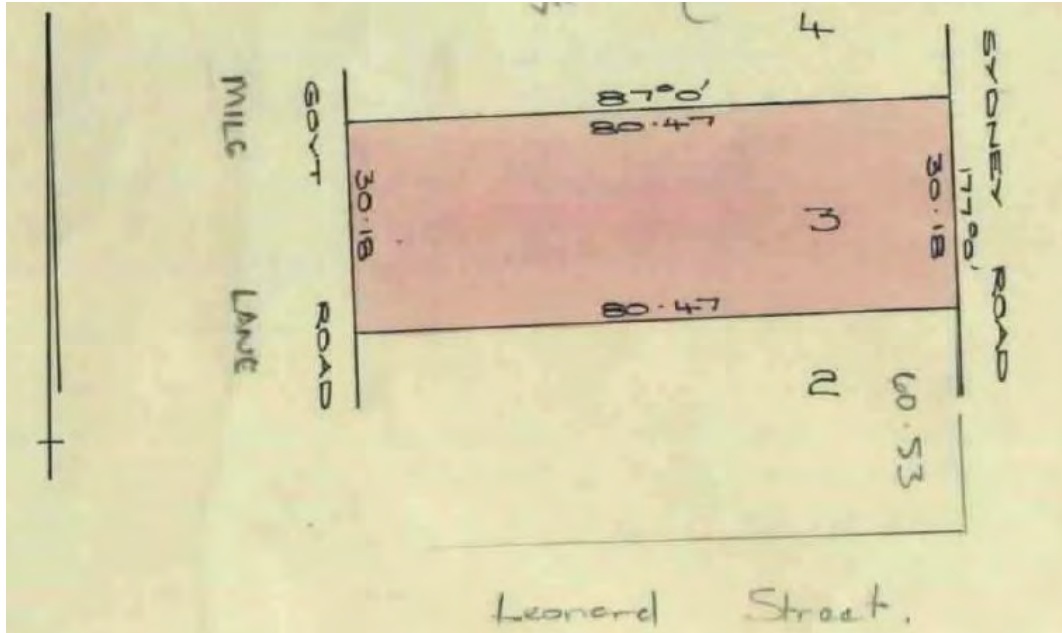


Figure 352. Block plan accompanying Vol 436 Fol 105. (Source: LANDATA)



Figure 353. 1951 aerial photograph showing Park Court. (Source: LANDATA)

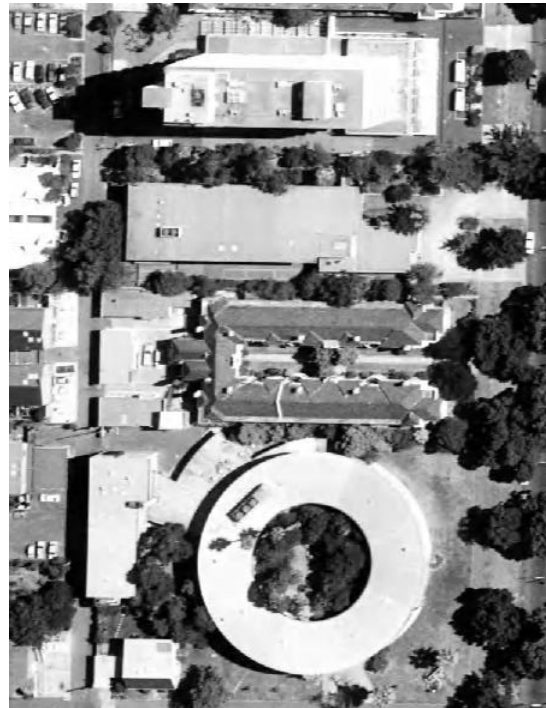


Figure 354. 1984 aerial photograph showing Park Court. (Source: LANDATA)

## SITE DESCRIPTION

Park Court, at 283–291 Royal Parade, Parkville, is a two-storey brick interwar building comprising 22 flats. It is located on the western side of Royal Parade, Melbourne, between Walker and Leonard streets, and faces the grounds of Melbourne University to the east.



Figure 355. Aerial view of the site in 2022, showing the building, its central courtyard, and garages and shedding to the west. The boundary of the site is approximately indicated in red. (Source: Nearmap, 2022, with GML overlay)

The building has a symmetrical elongated U-shape plan form comprising three wings wrapping around a central courtyard. The short central wing is located towards the western end of the site, and two primary wings run east–west. The property occupies a rectangular lot and is enclosed to the north and south by a timber fence. The property fronts Royal Parade to the east, with a shallow setback from the public footpath. To the rear is a private, concrete carpark area, which houses several ancillary masonry structures comprising a single-storey garage, storage areas, and what is potentially a former caretakers' cottage. The garages front Mile Lane and form the western boundary of the property, providing vehicular access to the site.

The building is constructed of masonry, and is predominantly clinker face brick, with panels of cream-painted render articulated across the façades. This striking horizontal motif is carried across the faces of the largely rectangular building wings and a combination of curvilinear and rectilinear elements, including a series of curved and faceted balconies. The projecting eastern bays incorporate curved, rendered balconies, with masonry columns in the Streamline Moderne style. These face inward towards the courtyard. Within the courtyard there are several further faceted balconies that incorporate metal handrails in the Ocean Liner (P&O) style. The building features a hipped and tiled roof, with

rendered masonry chimneys above the projecting bays that extend within the courtyard. The roof has shallow painted gutters, with a row of decorative corbelled brick in a dogstooth design below.



Figure 356. View towards the site showing the two wings surrounding the central courtyard. (Source: GML Heritage, 2022)



Figure 357. View towards the northern wing of the main building. (Source: GML Heritage, 2022)



Figure 358. View towards the southern wing of the main building. (Source: GML Heritage, 2022)



Figure 359. Detail of the upper storey of the southern wing showing the face brick, render, and curved balconies. (Source: GML Heritage, 2022)

The street-facing elevations of the east wing are triple fronted, with two shallow, curved bays, which house verandahs and balconies. The fenestration of the building is generally the same on both floors, with a combination of single and pairs of timber-framed sash windows and casement windows. The majority of windows feature restrained timber detailing, with simple timber surrounds and masonry lintels. Where windows have been replaced, they have generally been sympathetically re-constructed with like materials. However, there are some instances where uncharacteristic aluminium frames, metal security bars, and fly screens have been introduced. Some apartments have introduced internal shutters for privacy, and some windows, which face towards neighbouring properties, retain original patterned louvred glass panels to allow ventilation. The form of the building echoes the design of the neighbouring building at 311–321 Royal Parade (c1938), demonstrating similar elevations to the east, fenestration patterns, and near-identical profiles on the chimneys.

The elevations that face the courtyard are characterised by modulated projecting bays, chimneys and balconies. The primary entry points to the building within the courtyard are provided through doorways set within the projecting bays. These bays incorporate restrained Art Deco detailing with decorative brickwork to the parapets, and a stepped masonry door surround. Private access to the two individual apartments at the rear of the ground floor is provided through discrete timber-framed, patterned glass doors, reached by simple masonry steps from the garden. Stairs to the second floor are located at the rear wing.

Along the northern elevation, a set of concrete stairs provides access to the second floor. Along the ground floor, to the rear of this staircase, private areas are partitioned off by timber fencing to create gardens for the individual apartments. On the first floor there is a balcony that provides a communal hallway, and incorporates a contemporary metal balustrade. To the rear of the property is a small garden area, enclosed by a low balustrade with faux classical columnettes. The rear elevations are plainer than the primary elevations, consisting of face brick with sections of tuck pointing. Areas of the rear walls appear to have been replaced, or restored, with sections of newer brickwork visible. A rear entrance to the central wing is provided through a single-storey room with a skillion roof of sheet metal and a timber door. There is a separate, two-storey structure of face brick with a flat, sheet metal roof, with low masonry parapets to its northern and western elevations. This structure, likely a former caretakers' cottage, features similar windows to the main building, but incorporates simple timber doors. Along the northwestern, northern and northeastern boundaries are a series of single-storey masonry garages and storage areas. These structures have largely been painted cream, with a combination of painted metal rolling doors to the garages, and simple timber doors to the storage areas. All doors have timber frames.

Along the Royal Parade boundary there is hedging and a low, face brick fence with a semi-circular motif, which defines the primary pedestrian entrance for the site. Contemporary mailboxes are located along this entrance route. The building surrounds a narrow courtyard, with a paved path of concrete slabs that is lined by shallow brick gutters. There is landscaping to either side of the path with manicured grass, plantings, and shallow planter beds. Secondary pedestrian routes are provided by concrete paths along the north and south boundaries. Guttering and services are generally discreet, having been painted to match the window surrounds, and do not detract from the overall presentation of the building. To the rear of the property, it appears some pipes and services are original. However, contemporary aerials have been introduced on the roof and are visible from the street.



Figure 360. Detail showing a faceted balcony in the central courtyard. (Source: GML Heritage, 2022)



Figure 361. Detail of the projecting bay with the primary entrance to the rear wing, showing the door surround, and parapet with decorative brickwork. (Source: GML Heritage, 2022)



Figure 362. View of the central courtyard looking toward Royal Parade. (Source: GML Heritage, 2022)



Figure 363. View of the central courtyard looking toward the rear wing. (Source: GML Heritage, 2022)

## INTEGRITY

Park Court at 283–291 Royal Parade, Parkville, is highly externally intact to its 1936–37 construction, with very few changes visible to its original fabric. The building retains its original planning and form, as a large, two-storey apartment complex with Streamline Moderne detailing and a central courtyard.

Significant original details include the elongated U-shaped form of the building; the combination of typically Moderne curved balconies to the primary façade, with angular, faceted balconies within the

courtyard; the material combination of the clinker face brick walls with strong horizontal panels of smooth render; the integrated central courtyard garden and path, including the original brick gutters; the low-rise masonry wall with semi-circular design to the eastern boundary; the decorative brickwork along the roofline and to the parapets; the original fenestration pattern and original timber window frames; the form and finish of the original chimneys; the moulded friezes with the name of the building; the tiled, hipped roof; and the rear, two-storey ancillary structure (likely the former caretakers' cottage).

Changes include the replacement of some windows, including the introduction of uncharacteristic aluminium frames, modern fly screens and contemporary security bars; the introduction of contemporary pipes, services, aerials and mailboxes; areas of new brickwork to the rear of the property; and the introduction of new plantings to the central courtyard garden. These changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity. Internal inspections were not undertaken; however, it is likely that some alterations have taken place to accommodate modern residential usage.

## COMPARATIVE ANALYSIS

During the interwar period, flats became a new and prominent feature of the built environment, providing housing to accommodate a steady growth of residents. While a variety of flats were developed throughout the wider region, the inner suburbs become a fashionable area for the middle class. Here, grander flats provided modern, affordable housing to the suit this expanding demographic, with a focus on efficient design and modern amenity. During the interwar period, luxury flats were built in a number of suburbs that were traditionally more affluent, such as South Yarra, Toorak and Albert Park. Such complexes included spacious flats, often consisting of three or more rooms, well-designed landscape settings and refined architectural detailing. Park Court is emblematic of this changing conception of flats, from being understood as workers' housing to stylish middle-class dwellings, with the traditional, functional, largely rectangular form of separate wings—characteristic of more modest dwellings—elevated by its grander proportions, architectural detailing, and careful landscaping. The building demonstrates elements of the Streamline Moderne style, incorporating characteristic fabrication, horizontal motifs, and the interplay of curvilinear and rectilinear elements across the façade. At the time of its construction, the apartments at Park Court were considered to offer 'modern living facilities' (*Herald*, 13 January 1937: 18), and incorporated a planned courtyard with landscaping to provide both access to natural light, and a pleasant outlook for residents.

The growth in the popularity of flats in the interwar period led to a range of architectural styles and plan types being used throughout Melbourne. Moderne architecture, fashionable between the late 1920s and 1930s, 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 emphasis.

A study of interwar flats in Parkville and the wider Melbourne area suggests that the Moderne style grew in popularity towards the later 1930s. Earlier examples often incorporated a small number of key details, while dwellings constructed towards 1940 demonstrated a greater commitment to the style. The following properties from the City of Melbourne, and the surrounding council areas, are comparable to Park Court regarding period of construction, building form and scale, and architectural style and/or detailing. There are a small number of extant properties designed by Bruce & Gordon Sutherland on the Heritage Overlay, and a review of these properties—such as No. 2 Holroyd Court

and 41 Eildon Road, both in St Kilda—suggests that Park Court may be the architect’s most prominent remnant example of the style.

*Royal Court, 311–321 Royal Parade, Parkville (Contributory in HO4: Parkville Precinct, recommended as significant in of this Review)*

Royal Court is located on the same block as Park Court in Royal Parade, Parkville, and is similar in style and plan form. Likely designed by the same architect, both buildings demonstrate an elongated U-shaped form around a 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, horizontal motifs in the treatment of the façades (including the paint scheme and decorative mouldings), bold chimneys, and metal balustrades and handrails. Constructed in 1938–39, Royal Court demonstrates a high degree of integrity, retaining much of its original form, fabric and setting.



Figure 364. Royal Court, 311–321 Royal Parade, Parkville, viewed from Royal Parade, built 1938–39. (Source: GML Heritage)

*Flats & Maisonettes, 43 & 45 Westbury Street, St Kilda East (Significant in HO6: St Kilda East Precinct, City of Port Phillip)*

Nos 43 and 45 Westbury Street are a pair of flats 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, which have since been replaced by additional flats, as well as two to three car garages. The buildings have a more traditional rectangular form, with the influence of the Moderne style seen through the detailing. Like 283–291 Royal Parade, the Westbury Street properties feature bold bands of render in stark contrast to the face brick, which create a horizontal motif across the building. Similarly, the property also features timber-framed windows, rather than the metal frames that were typical of the style. The building includes further references to the Moderne style with the use of an oculus, or porthole window, and a bold rendered chimney. The two buildings were designed to have a visual relationship by facing each other across a central driveway. Much like the subject building, Nos 43 and 45 Westbury Street have two wings that face each other across a courtyard.



Figure 365. 43 and 45 Westbury Street, St Kilda East, City of Port Phillip, built in 1939. (Source: City of Port Phillip, via Hermes Orion, 199766)

*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 at the primary elevation, creating visual interest through the undulation of the projecting bays. Similar to Park Court, there is great emphasis placed upon the use of horizontal lines, with the motif carried across the panels of windows, and rows of decorative brickwork articulated across the façades. Further, both buildings demonstrate the popularity of clinker brick. Eden Kyle features a central column or 'prow' with decorative brickwork and a masonry chimney that extends above the roofline. Like Park Court, the tiled, hipped roof is not concealed by parapets, being clearly visible from the street. The detailing of this building leans more towards the Ocean Liner (P&O) style, with emphasis placed upon the curved windows and metal balustrades of the balconies. The setting of Eden Kyle has been disrupted by alterations and additions to the parking area at the front of the property, with fencing and plantings concealing views to the site.



Figure 366. Eden Kyle Flats at 30 Verdant Avenue, Toorak, built in 1939. (Source: Hermes Orion, 165704)

*Park Towers, 19–29 Adams Street, South Yarra (Recommended as Significant in HO6: South Yarra Precinct, South Yarra Heritage Review, City of Melbourne)*

The 'Park Towers' complex is a series of two blocks that face each other across a central driveway. Constructed in 1938, the complex incorporates key elements of the Moderne style, including the use of curvilinear elements in the façades and balconies, curved windows, steel balustrades/handrails in the Ocean Liner (P&O) style, and the emphasis on horizontal lines through the use of render. Consideration is given to the access to natural light and views, seen in the stepped design of the flats. Externally, the building appears to retain a good degree of integrity, and has retained significant fabric, such as the decorative panels of glazing. Like Park Court in Parkville, Park Towers in South Yarra demonstrates the popularity of face brick fabrication with rendered details, and the importance placed on open courtyard spaces. Although the curved windows and panels of glazing at Park Towers are more characteristic of the style, Park Court features a greater degree of detailing and commitment to the design style, seen in the bold use of render emphasising the horizontal motif, the decorative brickwork, and the building's parapets.



Figure 367. 19–29 Adams Street in South Yarra, built in 1938. (Source: CoMMaps)

*Kia Ora, 447–453 St Kilda Road, South Yarra (Recommended as Significant in the South Yarra Heritage Review, City of Melbourne)*

'Kia Ora' is a complex of Moderne flats designed by Lewis Levy. Constructed in 1936–37 for Kia-Ora Investments Pty Ltd, Kia Ora features a U-shaped plan; however, unlike Park Court, it comprises two separate, but symmetrical, three-storey buildings, each with its own entrance tower surrounding a central courtyard. Kia Ora is an excellent example of the Moderne style demonstrating the interplay between horizontal and vertical motifs, with bold curved balconies, façades and windows juxtaposed with rendered columns and parapets. The complex is rendered and painted, and displays an aesthetic emphasis on smooth, clean lines. The property is highly externally intact. The scale and detailing of Kia Ora is superior to the subject site, however, which is appropriate to its conception as luxury apartments for upper middle-class residents.



Figure 368. Kia Ora at 447–453 St Kilda Road, South Yarra, built in 1936–37. (Source: GML Heritage, 2021)

*No. 2 Holroyd Court, part of 'Holroyd Court', 1–7 Holroyd Court, St Kilda East (HO388, City of Port Phillip)*

The Holroyd Court Precinct is a series of four two-storey duplex dwellings situated around a cul-de-sac. No. 2 Holroyd Court has been attributed to Bruce & Gordon Sutherland, the architect of 283–291 Royal Parade and, like the subject site, was built in c1936–37. The building has a simple rectangular plan, and is constructed of clinker face brick, with a hipped and tiled roof. The building is a restrained example of Moderne styling, with a small parapet of decorative brickwork, and typical masonry chimneys. The remaining dwellings feature a variety of Moderne detailing from curved bays to decorative bands of render. Designed in the same year as Park Court, there are similarities between 2 Holroyd Court and the wings of Park Court. However, Park Court is a grander property, and a better example of the Moderne style.



Figure 369. No. 2 Holroyd Court, St Kilda East, attributed to Bruce & Gordon Sutherland, built c1936–37. (Source: City of Port Phillip, via Hermes Orion, 199118)

*41 Eildon Road, St Kilda (Contributory in HO5 St Kilda Hill Precinct, City of Port Phillip)*

The building at 41 Eildon Road was constructed in 1941 to a design by Gordon and Bruce Sutherland. The property was originally built for S. Aloni, and required a special building consent permit due to wartime restrictions on building materials. It is largely rectangular in form, and constructed of pale, brick, on darker brick foundations, with a low-pitched, hipped and tiled roof. The building is characterised by its angularity with modulated bays that project and recede across the primary, southern elevation. It features a bold fenestration panel, with wide panels of glazing with timber mullions, and angular corner windows. Its ornamentation is centred around two projecting bays with narrow, vertical panels of glass bricks with stepped, Art Deco style parapets of masonry above. A similar projecting bay and parapet faces Grey Street on the eastern elevation. At the southwestern-most apartments, there are two simple, rounded balconies. The design of the building shows an evolution of Gordon and Bruce Sutherland’s work, moving towards the end of the interwar period. Its restrained design and the use of pale brick is typical of early 1940s flats, although the design incorporates key elements seen in their earlier work, such as the rounded balconies and stepped parapets. Although larger in scale than other comparative examples, such as No. 2 Holroyd Court, the property lacks the grandeur seen at the subject site, Park Court.

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

*Cairo, 98 Nicholson Street, Fitzroy (VHR H1005, HO185 City of Yarra)*

Constructed between 1935 and 1936, ‘Cairo’ is a two-storey U-shaped complex of 28 one-bedroom flats built to the design of architect Best Overend. The complex is aesthetically minimal and is an example of the Modernist architecture popular in the early years of the 1930s. The complex was constructed of blue clinker brick with projecting curved balconies, and was designed to provide maximum amenity in the minimum space for the lowest rent. The flats were complemented by a communal dining room, an in-house meal and laundry service, central heating, garages at the rear, and a communal outdoor flat roof space. Similarly to Park Court, Cairo demonstrates the popularity of

the U-shaped form for flats during the interwar period, with the arrangement allowing all flats to enjoy views towards a central courtyard. The curve of the awnings demonstrates an early move towards the Streamline Moderne style; however, the overall design of the building is restrained. The scale of the building and original emphasis on communal spaces suggest that Cairo was built for a less affluent market, with Park Court demonstrating grander proportions and detailing. However, both properties include wide, rectangular panels of windows, emphasising the desire for natural light.



Figure 370. 98 Nicholson Street, Fitzroy, viewed from Hanover Street. Built in 1935–36. (Source: Hermes Orion)

## Discussion

Park Court at 283–291 Royal Parade, Parkville, is a fine example of its type, as an early example of interwar Moderne flats with an integrated courtyard. Constructed in 1936–37, Park Court exemplifies the emerging popularity of the Moderne style towards the later years of the 1930s, and compares well to the above examples located within Heritage Overlays in the City of Melbourne and surrounding municipalities. Located on Royal Parade, an area historically associated with more affluent middle-class residents, due to its central location and boulevard character, Park Court is a relatively grand example of its typology. However, the property was designed to provide modern living at affordable prices, suggesting that despite its location, the property was not considered a luxury property. Thus, although it is comparable in its grand scale to buildings comprising a single wing/structure, such as Eden Kyle, it remains a more modest example than flats designed for a luxury market such as those seen at Kia Ora.

In its immediate context on Royal Parade, Park Court is one of several interwar flats, with one other property, Royal Court, designed in the Moderne style. The similarity of the form, fenestration and detailing suggests that the two properties may have been designed by the same architect. Park Court pre-dates Royal Court, suggesting that Royal Court was an evolution of this building. The two properties share two key external finishes used in similar Moderne buildings. Park Court is executed in clinker brick with bands of render, whereas Royal Court has been painted, likely to imitate the use of render. Both properties demonstrate an excellent degree of external integrity and intactness, retaining significant original fabric.

Similarly, in the broader Melbourne context, both Park Court and Royal Court demonstrate a wider trend of incorporating planned courtyards/open spaces and landscaping into communal living developments. Park Court features a central courtyard that forms the visual focal point of the site and

allows for natural light and views to each individual apartment. The U-shaped plan of the building maximised the number of flats that could be incorporated into the building while still allowing for open space, characteristic of the 1930s interest in health and wellbeing. Constructed in 1936–37, Park Court is an early example of this typology in Melbourne, with later examples seen at Royal Court, Parkville; Park Towers, South Yarra; and Westbury Street, St Kilda East. Cairo at Fitzroy is also an early example of the U-shaped plan; however, its smaller proportions, single bedroom format, and emphasis on communal facilities suggest that the building was designed for a less affluent or more transient clientele, and is thus demonstrative of different historical values. Similarly, Cairo’s design is more restrained, with less emphasis on the Moderne design elements.

The use of face brick with rendered detailing is associated with Moderne architecture, and often used in more modest examples of the style. This materiality is seen at Eden Kyle Flats, Park Towers and the Westbury Street flats. Park Court is a comparatively grand example of its type. Its larger proportions are emphasised through the bold use of rendering in the panels, which emphasise the interplay between its vertical and horizontal elements. The use of rendered bands is also seen at the Westbury Street flats; however, their execution lacks the finesse of Park Court. Similarly, although the use of curvilinear elements is restrained to the balconies of the triple-fronted elevations at Park Court, they show a greater commitment to the style than is seen at Cairo or the Westbury Street buildings. Although Eden Kyle demonstrates a finer degree of decorative brickwork, and a greater use of curvilinear façades, Park Court is overall a more dynamic design, combining a variety of key elements into a cohesive scheme. While its overall form and detailing may lack the grandeur of luxury apartments such as Kia Ora, Park Court demonstrates a refined and very successful integration of typically Moderne elements.

Park Court is a highly externally intact example of interwar flats with Moderne detailing. It is significant for its design and planning. Despite its low-rise scale, the building is substantial, with its form and massing optimising the area of the building’s footprint within the narrow lot. Further, the integration of the central courtyard shows a regard for both the aesthetic setting of the site, and the 1930s interest in health and wellbeing. Although a restrained example of the Moderne style, it is a good example of its type, incorporating key elements of the style, and showcasing the significant design principles of the period. It holds landmark quality in its immediate setting, and contributes strongly to the streetscape of Royal Parade. In so doing, Park Court offers an articulate understanding of the significant interwar period of development in Parkville.

## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

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

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

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### CRITERION C

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

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### 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)

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### 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).

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### CRITERION H

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

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## 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

N/A

## REFERENCES

*Age*, as cited.

*Argus*, as cited.

Context 2012. 'Residential Flats in the City of Stonnington'. Prepared for City of Stonnington.

*Herald*, as cited.

Hermes Orion record for 'Cairo Flats, 98 Nicholson Street and 14 Hanover Street Fitzroy', Yarra City, accessed 24 May 2022.

Hermes Orion record for 'Eden Kyle Flats, 30 Verdant Avenue', Toorak, accessed 25 May 2022.

Hermes Orion record for 'Flats & Maisonettes, 43 & 45 Westbury Street', St Kilda East, accessed 25 May 2022.

Hermes Orion record for 'Holroyd Court, 1–7 Holroyd Court', St Kilda East, accessed 26 May 2022.

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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.

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

## PREVIOUS STUDIES

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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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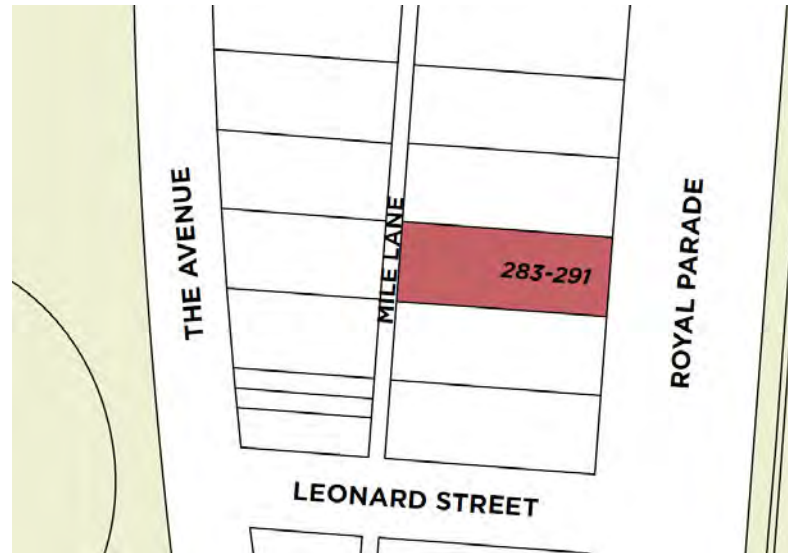
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## STATEMENT OF SIGNIFICANCE: Park Court, 283–291 Royal Parade, Parkville

**Heritage Place:** Park Court



**PS ref no:** HO1446



### What is significant?

Park Court at 283–291 Royal Parade, Parkville, built 1936–37, 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
- building's high level of integrity to its original design
- pattern and size of original fenestration
- clinker face brick and painted render of the upper walls
- hipped and tiled roof
- original Moderne elements and detailing, including the curved and faceted balconies, metal handrails, decorative brickwork and moulding, stepped brick door surrounds, parapets and chimneys, and the strong horizontal and vertical compositional emphasis and detailing
- integrated central courtyard and landscape plan, including the brick gutters
- form of the front brick fence with its curvilinear motif.

### How it is significant?

Park Court at 283–291 Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

### Why it is significant?

Park Court is historically significant as an early surviving example of flats designed in the Moderne style, for a middle-class market in the interwar period. Designed by Gordon and Bruce Sutherland, and constructed in 1936–37 by HM Brett, the building demonstrates the emerging popularity of the Moderne style. It evidences the importance placed upon modern living during the interwar era, through its spacious apartments, natural light, and pleasant outlooks. It is notable as an example of a new

typology, the low-rise flat complex with an integrated central courtyard, which emerged in Melbourne at this time. The arrangement of the building, in an elongated U-shape, shows ingenuity by maximising the availability of natural light and providing views to a central courtyard. This is historically representative of the focus placed upon health in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. The property demonstrates the movement towards higher-density living in Melbourne, and is historically suggestive of the transition of flats from traditionally workers' accommodation towards being stylish and desirable middle-class housing. (Criterion A)

Park Court has representative significance for its highly intact exterior that demonstrates the emerging design principles of the later interwar period. The complex was not conceived as luxury accommodation. Rather, it provided spacious, modern, affordable accommodation for the middle class in Melbourne's inner suburbs, balancing the desire for a stylish design and liveability, with economic design solutions. The U-shape plan of the building became a popular form throughout the later 1930s, providing light and views to residents, and maximising the utilisation of land on site. The largely rectangular plan of the wings is enhanced by the use of Moderne detailing. The integration of the central courtyard maximises the availability of natural light and views to each individual flat. The Moderne style was popular in the City of Melbourne during the late 1930s, with Park Court forming an early example of its type. The building illustrates key stylistic elements such as combination of clinker brick and render, and the emphasis on horizontal motifs. (Criterion D)

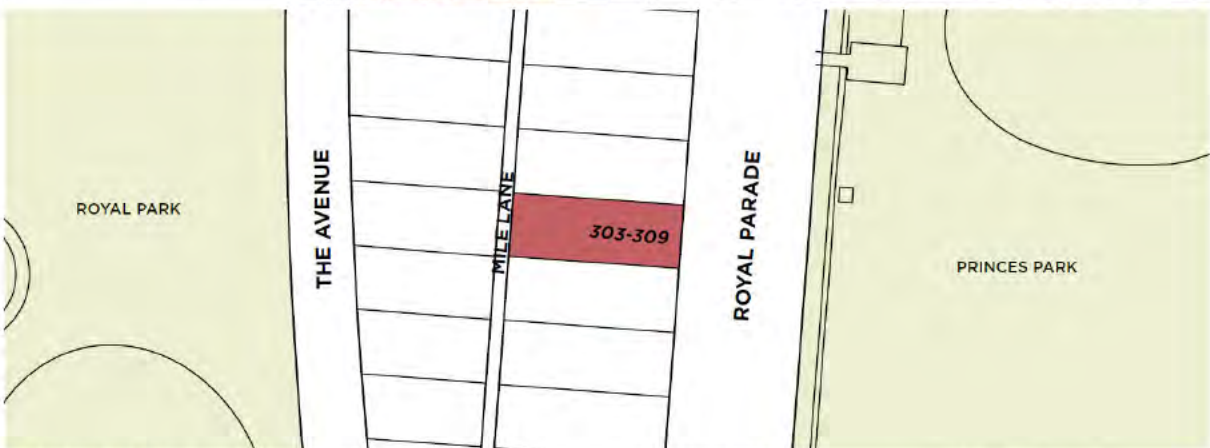
Park Court has aesthetic significance for its early adoption of the U-shaped form, its integrated courtyard and landscaping, and its restrained use of Moderne detailing. The building demonstrates key aesthetic characteristics of the Moderne style, seen in the interplay between horizontal and vertical motifs and massing; the use of curved balconies and triple-fronted elevations; and smooth, painted render that is juxtaposed with clinker face brick. The building also features a restrained use of decorative, geometric brickwork and moulding, which enhances the design. Although low in scale, and comparatively modest in relation to the surrounding development, the bold, open design of the building and its courtyard invites views from the public domain and gives the site a high degree of landmark quality in its immediate setting on Royal Parade. (Criterion E)

#### **Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Former Zebra Motel  
**STREET ADDRESS:** 303–309 Royal Parade, Parkville  
**PROPERTY ID:** 108500



<b>SURVEY DATE:</b>	January 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	N/A
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE / CATEGORY:</b>	Ungraded / N/A
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Buchan, Laird and Buchan	<b>BUILDER:</b>	Dillingham Corporation

<b>DEVELOPMENT PERIOD:</b>	Postwar Period (1945–1975)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1969–70
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## THEMES

<b>ABORIGINAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
N/A	N/A
<b>HISTORICAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
3.7 Commercial development	3.7.5 Motels

## 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 Zebra Motel, built in 1969–70, is an 11-storey postwar Modernist commercial building designed by Buchan, Laird & Buchan. It was used as a motel until 1978, when it was sold and converted for use by the Salvation Army as an Officer Training College. In 2014, it was converted by the University of Melbourne for use as student accommodation. The building retains a high level of integrity to its original design and use as a postwar motel.**

## 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.

### **Motels**

Motels were introduced to Australia in the 1950s, following their development in the United States. Encouraged by the high rates of car ownership in Australia from the 1950s, they were essentially an updated form of hotel that provided accommodation to those with motor vehicles. Imitating their precursors on the west coast of the US, they boasted modern conveniences and some provided a swimming pool and outdoor dining. Upmarket motels provided luxury features. In tourist literature, motels presented a modern and even glamorous view of domestic travel. The long boom after the Second World War that brought improved standards of living also saw a boom in domestic tourism in Australia.

Embracing the needs of the motor car, motels were designed for both functionality and sophistication. This brought some key design characteristics, including the provision of a space or garage adjacent and an off-road entrance for vehicles. Access to private rooms was often provided directly from the car space, rather than from a common service corridor.

The practical requirements for motor car access meant that few, if any, motels were built in central Melbourne and instead they were more often built in the suburban areas of the City of Melbourne, including Carlton and Parkville. Several motels were built on Royal Parade, Parkville, in the 1950s and 1960s, including the Caravilla Motel de Ville (1958), Parkville Travelodge (also known as the Ramada Inn; 1960), Motel Parkroyal (c1961–62) and the Zebra Motel (1969). Following the opening of Tullamarine Airport in 1970, these motels catered for increasing numbers of interstate and overseas visitors to Melbourne. As well as serving as a 'gateway' to the city of Melbourne for tourists, Parkville was also a destination for those who worked in education or scientific and medical research. Within close proximity to the University of Melbourne, motels catered to visiting academics and were also close enough to the CBD to be a convenient location to be utilised as a venue for industry conferences and seminars.

## SITE HISTORY

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

The subject site is located on Crown Allotment 5, Section B at Royal Park, Parish of Jika Jika, County of Bourke. The allotment was purchased in June 1870 by Charles Campbell of Collins Street, West Melbourne, for the cost of £145 (CT Vol 377 Fol 290). The allotment can be seen in the 1868 detail plan of villa sites.

In September 1872, Campbell conveyed the allotment to Anthony Bray Lindley, a timber merchant living in Nicholson Street, Carlton (CT Vol 532 Fol 322). Lindley constructed a brick house with seven rooms for his own use. The footprint of the house, outbuildings and main landscape elements is shown in the 1900 Melbourne and Metropolitan Board of Works Detail Sheet (Figure 372). Lindley owned and occupied the property until January 1884.

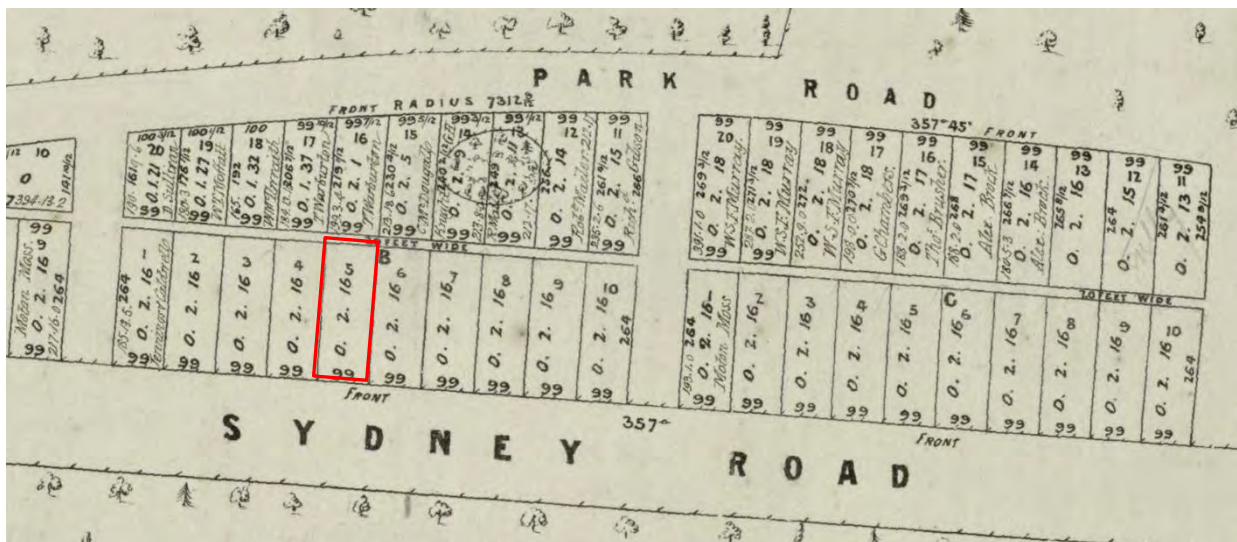


Figure 371. Detail from Plan of Villa Sites Royal Park North Melbourne, c1868. Subject site outlined in red. (Source: State Library Victoria, with GML overlay)

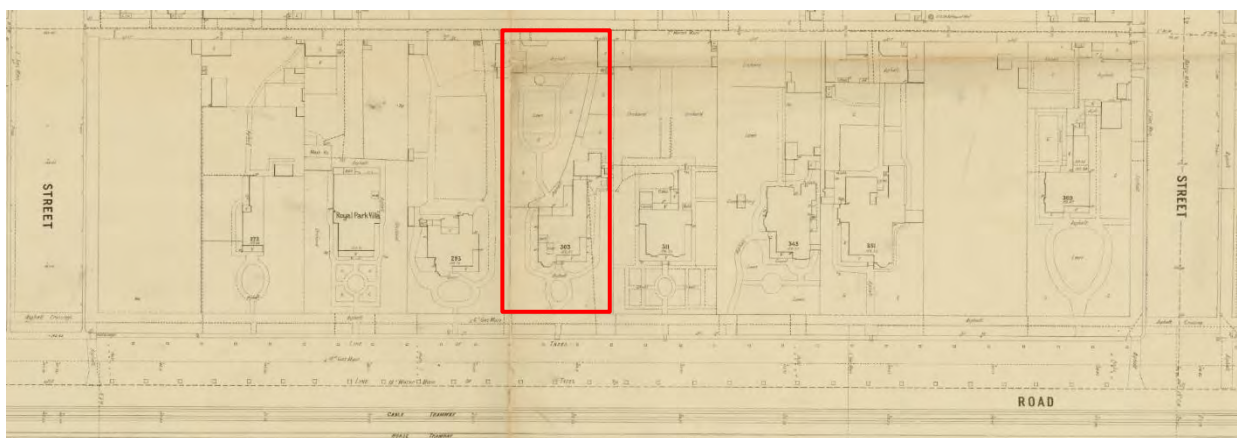


Figure 372. Detail from Melbourne and Metropolitan Board of Works, Detail Plan No. 1137, City of Melbourne, 1900. Subject site outlined in red. (Source: State Library Victoria, Record ID 9911638213607636, with GML overlay)

The property changed ownership several times from 1884, and in May 1969 was advertised for auction. The advertisement promoted the site as ‘a magnificent development site of approx. 26,000 sq ft ideally suited for a variety of development purposes’ (*Age*, 11 May 1968: 23). In August 1969, Latec Finance Pty Ltd became the owner of the property (CT Vol 532 Fol 322).

### Zebra Motel

In August 1969, the *Age* reported that the construction division of Dillingham Corporation of Australia was to build the 127-room Zebra Motel in Parkville for the Latec group (*Age*, 6 August 1969: 13). A month later, Latec Finance submitted a building application to the City of Melbourne for the construction of a motel at a cost of \$1,000,000 (MBAI 40805). The building was designed by Buchan, Laird & Buchan (*Architecture in Australia* 1971).

The new Zebra Motel was completed and open for business in 1970. Photographer John Squires took a series of photographs of the motel between 1970 and 1975 (Figures 3–8).



Figure 373. Exterior view of the Zebra Motel, Parkville (c1970–75), from across the lawn towards the principal façade of the motel. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/102)



Figure 374. Exterior view of the new Zebra Motel, Parkville (c1970–75), showing the motel carpark. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/103)



Figure 375. Exterior view of the new Zebra Motel, Parkville (c1970–75), looking straight up at floors of the motel. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/104)



Figure 376. Exterior view of the new Zebra Motel, Parkville (c1970–75), showing the entrance with the name above the door. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/101)



Figure 377. The interior of the Zebra Motel, Parkville (1970–75), showing the lobby and reception desk in background and large chandelier above carpeted space. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/100)



Figure 378. The interior of the Zebra Motel, Parkville (1970–75), showing the motel bar. Photograph by John Squire. (Source: State Library Victoria, Accession No. H2016.34/106)

By 1975, there were 98 Zebra motels and hotels across Australia. According to the *Australian Women's Weekly*, the Zebra Motel chain were 'all friendly, comfy and reasonable' (*Australian Women's Weekly*, 22 October 1975: 20). The Zebra Motel in Parkville was described as:

*127 suites. Luxury international standard. Extensive city and parkland views. Rooftop licensed restaurant. Cocktail bar. Convention facilities. Executive suites. Some with kitchenettes. Air conditioned. Some color T.V. Room service. Ample parking. 1 mile from GPO (Australian Women's Weekly, 22 October 1975: 20).*

In October 1978, Latec Finance announced the sale of the Zebra Motel to the Salvation Army for the sum of \$2.88 million (*Age*, 12 October 1978: 21). At the time of the sale, the Salvation Army lodged a successful building application to upgrade the building to be used as an officer training college. The proposal received numerous objections from the community, citing issues of worsening traffic problems and 'loss of jobs for Melbourne University students, facilities such as the bar and restaurant and accommodation for sporting groups' (*Age*, 4 April 1979: 17). The Council approved the development, stipulating the installation of sound proofing to muffle band rehearsals, and to improve the landscape design and parking on site. On behalf of the William Buckland Foundation, the Trustees Executors and Agency Co Ltd gave \$30,000 to the Salvation Army towards the cost of this new training college (*Age*, 21 June 1979: 15).

The Salvation Army retained ownership of 303–309 Royal Parade until 2014, when the property was acquired by the University of Melbourne (CBRE 2014). Following the sale, the building was converted for use as student accommodation. Completed in 2019, the new accommodation complex was named Lisa Bellear House after Lisa Bellear (1961–2006), who was an Indigenous Australian poet, photographer, activist, spokeswoman, dramatist, comedian and broadcaster. Lisa Bellear (1961–2006), the daughter of Aboriginal activist Sol Bellear, died at the early age of 45, and was a significant loss to the Aboriginal community. She was involved in the early teaching program of Aboriginal history at the University of Melbourne in the early 1990s (Doyle, pers com).

### **Alterations and additions**

The property was the subject of four building applications between 1969 and 1978. This included: installation of an underground water tank for the cost of \$1200 in 1969; alterations and additions for the estimated cost of \$200,000 in 1975; alterations to the hotel valued at \$30,000 in December 1976; and 'change of use from hotel to restaurant' costing \$500,000 in October 1978 (MBAI 1916–1993).

Following the purchase of the building by the Salvation Army in 1978, a series of building applications were lodged in 1979, comprising various works to facilitate conversion of the former motel to an officer training college (MBAI 1916–1993).

Following the purchase of the building by the University of Melbourne in 2014, the building was converted for use as student accommodation. The works were designed by Hayball Architects and built by Harris HMC, involving extensive internal refurbishment, façade rejuvenation and a six-storey rear addition (Hayball 2019).

### **Buchan, Laird & Buchan, architects**

In 1890, Laird & Buchan was founded in Geelong, Victoria, by architect Angus Laird. Following Laird's death in 1937, the practice became Buchan, Laird & Buchan, which was a partnership between Laird's

son Ewen Laird, and father and son Thomas Johnston Buchan and (Sir) John Buchan. One of the firm’s early projects was the Pilkington’s Glass Factory on Melbourne Road in Geelong (1936–37), which ‘became an early icon of modernism in Australia’ (Willis 2012: 111).

Following World War II, John Buchan set up a Melbourne office in 1946. In the postwar period, the firm expanded, becoming involved in large-scale commercial and industrial projects, including the Ford administration building in Broadmeadows (1964), and significant town planning and housing projects for the Housing Commission of Victoria. In the 1960s and 1970s, the firm gained particular prominence for its designs for office buildings. Notable works from this period include Shell House at the corner of William and Bourke streets (1960, since demolished; in collaboration with Skidmore Owings & Merrill); the former Stock Exchange House, Collins Street (1968); Nubrik House, 269–75 William Street (1972); and the State Savings Bank of Victoria, 45–63 Swanston Street (c1974), all located in Melbourne. The firm became Buchan, Laird & Bawden in 1982, and continues today as the Buchan Group, formed in 1990.

## SITE DESCRIPTION

Constructed in 1969, the Former Zebra Motel at 303-309 Royal Parade, Parkville, is an 11-storey Modernist building. It is situated on the west side of Royal Parade, overlooking Princes Park, and the lot extends to Mile Lane to the rear. The building has a shallow setback and landscaped front garden on Royal Parade. A contemporary extension is located on the western property boundary to the rear of the original building.

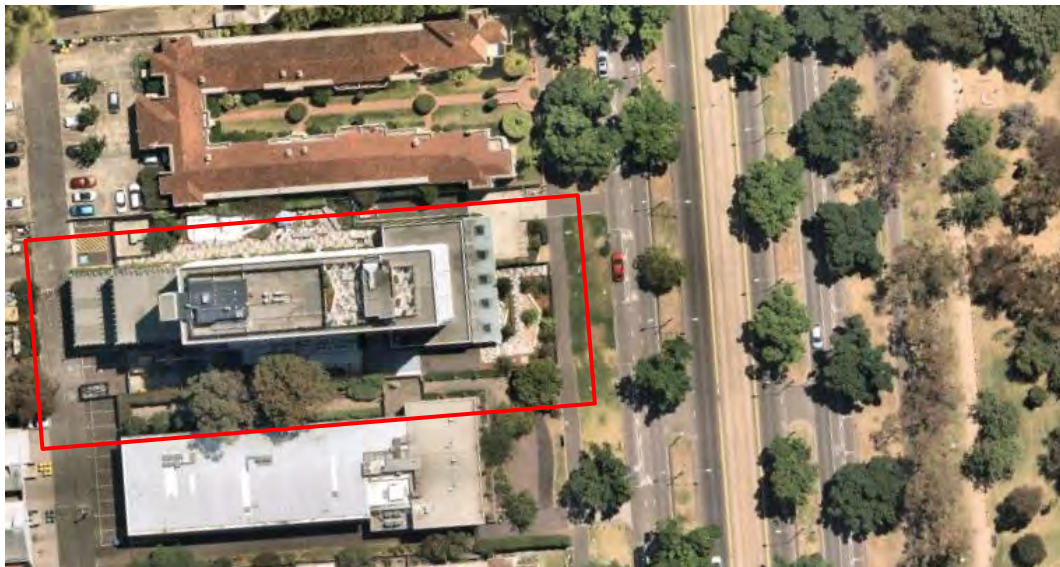


Figure 379. Former Zebra Motel at 303-309 Royal Parade, Parkville, indicated in red outline. (Source: Nearmap, 2023, with GML overlay)

The building has a broadly rectangular footprint. It comprises an 11-storey rectangular tower that is orientated east–west, and incorporates a broad two-storey podium with canopy, and a vehicular drop-off point to the eastern end of the building where it is accessed from Royal Parade.

The building is of concrete construction, with the structure clearly and rhythmically expressed on the external façades of the tower. Continuous vertical columns create three bays to the eastern and western façades, and eight bays to the northern and southern façades. Where the columns meet at

the edges of the building, they are set back, creating a strong vertical emphasis at each of the building's corners. Projecting precast concrete balustrade cum spandrel elements span between the columns, forming a strong grid-like pattern. These panels have out-turned edges, adding a vertical motif to each end of the horizontal façade elements. The top floor balustrades are flat with no out-turned edges, and at parapet level, the columns extend seamlessly to form pointed arches over each bay. The building is bordered by a steel balustrade at roof level, and there is a narrow, concrete service tower at the centre of the rear façade. Glazing elements are inset to the rear of the column and balustrade elements; original glazing has been replaced as part of recent building renovations.

The façade treatment of the double-storey podium contrasts with that of the tower, characterised by a smooth façade surface with large rectangular openings. The ground floor level is notably taller than the upper level, and features a full-width canopy with downturned edge beams. The podium has a roof terrace with a metal balustrade, similar to that on the top of the tower. A sign that reads 'Lisa Belleair House' is located above the upper-level window openings.

At the rear of the building there is a six-storey addition, which steps down to two storeys at Mile Lane. It was completed in 2019 as part of the University of Melbourne student accommodation refurbishment. The building is of concrete and steel construction and punctuated by a range of rectangular aluminium-framed windows of various sizes. The ground floor features a horizontal band of glazing above a concrete base.

The building is surrounded by contemporary landscaping, featuring a mix of garden beds with concreting edging and various hard surfaces. The property boundary is bordered by a semi-transparent paling fence.

A basement carpark under the building is accessed from the eastern end of the building on Royal Parade.



Figure 380. Former Zebra Motel, 303–309 Royal Parade, Parkville. (Source: GML, January 2022)



Figure 381. Former Zebra Motel, 303–309 Royal Parade, Parkville. (Source: GML, January 2022)



Figure 382. Former Zebra Motel, 303–309 Royal Parade, Parkville. (Source: GML, January 2022)



Figure 383. View of the rear of the Former Zebra Motel from Mile Lane. (Source: GML, February 2023)

## INTEGRITY

The Former Zebra Motel, including the original form and detailing of the exterior of the building, remains moderately intact to its original 1969 construction. The complete re-glazing of all windows throughout the tower and podium have altered the original design; however, because these elements are inset this change does not unduly impact the original design intent. Other changes include the introduction of facilities to the rooftop and associated fencing, landscaping, and the six-storey addition at the rear of the building.

Despite these changes, the building retains its architectural integrity to a high degree, with the striking, rhythmic precast concrete fabric, form and detailing of the façade remaining fully intact. Although the building has undergone alterations, these changes do not diminish the ability to understand and appreciate the place as a fine example of a postwar Modernist commercial building.

## COMPARATIVE ANALYSIS

Australia's domestic tourism surged in the postwar period due to the increased accessibility and popularity of the motor car, which enabled people to travel across the country. The need for inexpensive, easily accessible overnight accommodation, close to main travel routes, led to the emergence of a new building type: the postwar motel. The postwar motel was typically low-rise, with ample provision for on-site car parking. The motel differed from postwar hotels, which were typically high-rise buildings located off major roads in established urban areas, featuring contained rooms connected via staircases, elevators and internal corridors, and providing additional services such as restaurants, and conference and seminar spaces.

Given that the postwar motel is a relatively recent building typology, it is not well represented on the Heritage Overlay in the City of Melbourne, or across Victoria more broadly. In the immediate vicinity, other postwar motels, including the Caravilla Motel de Ville at 461 Royal Parade (1958), and the Parkville Travelodge (also known as the Ramada Inn) at 539 Royal Parade (1960), both designed by Peter Jorgensen, have been demolished. The only other surviving example is the former Motel Parkroyal at 441 Royal Parade, which is recommended as an individually significant place as part of this Review. While there is a lack of representation of postwar motels in the City of Melbourne, the Former Zebra Motel can be compared with commercial hotel buildings, including the Former Hosie's Hotel and Former Bryson Centre, in terms of form, style and intactness. The following examples have been used as comparators for the subject property.

### *Former Hosie's Hotel, 1–5 Elizabeth Street, Melbourne (HO1327 City of Melbourne)*

The Former Hosie's Hotel was built in 1954–56 to a design by architects and civil engineers Mussen Mackay & Potter for the owner, Carlton and United Breweries Ltd. Built to provide modern accommodation in time for the 1956 Melbourne Olympic Games, the Former Hosie's Hotel is of historical and representative significance as a fine example of a postwar commercial hotel building. The building strongly reflects the style which was emerging in the mid-1950s and popular by the late 1950s, particularly in central Melbourne. Constructed to the prevailing 40 m (132 foot) height limit of the time, the Former Hosie's Hotel clearly demonstrates typical characteristics of a 1950s structure with a grid-like south-facing curtain wall façade, and contrasting east-facing solid masses. It also features typical materials such as aluminium window frames, sashes and spandrel facings, and ceramic tile cladding.



Figure 384. Former Hosie's Hotel, 1–5 Elizabeth Street, Melbourne (HO1327 City of Melbourne). (Source: GML 2020)

*Former Motel Parkroyal, 441 Royal Parade, Parkville (recommended Significant in the Parkville Heritage Review)*

The Former Motel Parkroyal was designed in 1960 by Theodore Bergman, and is of historical and representative significance. It is a fine representative example of a postwar motel, which emerged to provide short-term or overnight accommodation for motorist travellers. Its position on Royal Parade (a major transport corridor), low-rise form, L-shaped plan and inward orientation of apartments to an external common area are typical characteristics associated with this class of place. The Former Motel Parkroyal is distinguished by its modular grid façade with large floor-to-ceiling clear glazed windows, and a distinctive arched-support entry, which became a signpost of the Parkroyal chain of motels designed by architect Theodore Bergman.



Figure 385. Former Motel Parkroyal, 441 Royal Parade, Parkville. (Source: GML 2022)

*Former Bryson Centre, 174–192 Exhibition Street, Melbourne (built 1970–72) (HO1332 City of Melbourne)*

Constructed in 1970–72 to a design by Perrott Lyon Timlock & Kesa, the Former Bryson Centre is of historical and representative significance. It is a fine and highly intact representative example of a postwar Modernist commercial building. This multifunctional building that combines office space, hotel accommodation, public amenities and retail space strongly reflects an architectural style which was popular from the 1960s through to the mid-1970s, particularly in central Melbourne, and demonstrates an innovative approach to commercial development in the 1970s. Constructed as a 23-storey structure, the Former Bryson Centre clearly demonstrates typical characteristics of a later postwar commercial building, including a dominant podium base, grid-like walls, which clearly express the trabeated structural system, alternating horizontal strips of glazing and solid projecting spandrels/balconies, as well as the use of materials such as precast concrete panels.



Figure 386. Former Bryson Centre, 174–192 Exhibition Street, Melbourne. (Source: Context)

As a motel built in the postwar domestic tourism boom, the Former Zebra Motel is directly comparable with the Former Motel Parkroyal, also on Royal Parade (recommended individually significant). Like the Former Motel Parkroyal, the subject site is located on a major travel corridor into Melbourne, and as one of many sites in the national Zebra Motel chain, it was established to provide accommodation and services to motorised tourists in the postwar period. The places share elements that mark the original vehicle drop-off point and entrance, including a prominent concrete canopy in the case of the Former Zebra Motel, and an arched-support entry in the case of the Former Motel Parkroyal. These elements serve as important signposts of the building's original motel use. However, while these places share distinct Modernist design characteristics, such as clean lines and grid-like structural expression on the façades, they differ in terms of form and scale. The Former Motel Parkroyal is low-rise in scale, which is more typical for the postwar motel typology.

Due to its height, the Former Zebra Motel can be compared with Modernist commercial hotel buildings, including the Former Hosie's Hotel (HO1327) and the Former Bryson Centre (HO1332). While the Former Hosie's Hotel is similar in form and scale (10 storeys) and was also designed to provide visitor accommodation in the postwar period, it is far more representative of the Modernist style that was popular in the late 1950s. This is signified through its expansive south-facing curtain wall façade and emphasis on glazing. The subject site is more directly comparable with the Former

Bryson Centre, with both demonstrating the characteristics of 1960s to mid-1970s multistorey commercial building design, through the use of solid cladding materials for tower buildings such as precast concrete. While the subject site shares characteristics with the Former Bryson Centre, including a dominant podium base, grid-like walls, and the use of materials such as precast concrete panels, the Former Zebra Motel is distinguished aesthetically by the sculptural interplay between the continuous column elements and projecting horizontal precast concrete cladding elements with their out-turned edge details. This serves to enliven the clean lines of the building, and produces a distinct rhythmic expression to the external façades.

Although the integrity of the Former Zebra Motel has been impacted through the complete re-glazing to accommodate internal alterations, the original form and aesthetic of the 1969 design remains clearly legible. The six-storey addition at the rear of the building is only visible from Mile Lane, drawing inspiration from the original building, while not detracting from the bold concrete form and detailing of the Former Zebra Motel, which retains visual dominance.

Overall, the Former Zebra Motel is a fine representative example of a postwar Modernist accommodation building, and strongly reflects the style which was popular in the 1960s to the mid-1970s.

## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

✓

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

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### CRITERION B

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

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### CRITERION C

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

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### CRITERION D

✓

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

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### CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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### CRITERION F

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

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### 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).

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### CRITERION H

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

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## 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

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## PREVIOUS STUDIES

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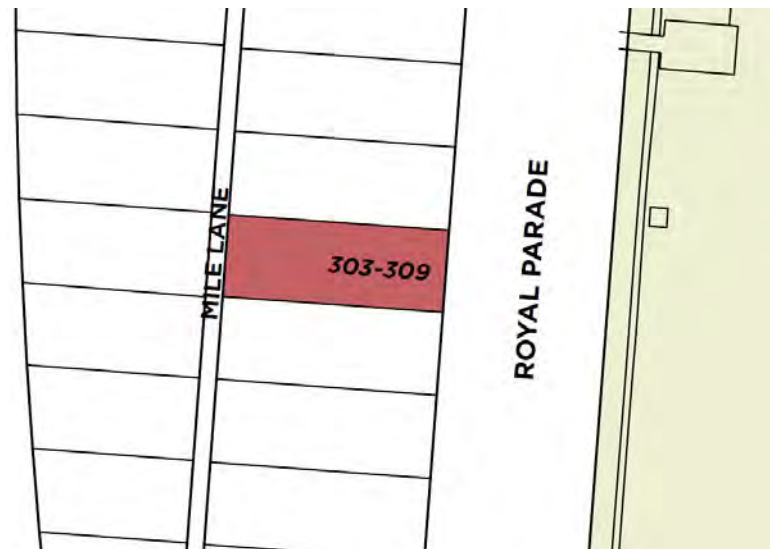
Parkville Historic Area Study 1979  
(Jacobs, Lewis, Vines Architects and  
Conservation Planners),  
Building Identification Forms 1985 (Gould M Architects), Ungraded  
Parkville Conservation Study 1985 (Nigel  
Lewis and Associates)

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**STATEMENT OF SIGNIFICANCE: Former Zebra Motel, 303–309 Royal Parade, Parkville**

**Heritage Place:** Former Zebra Motel

**PS ref no:** HO1447



**What is significant?**

The Former Zebra Motel at 303–309 Royal Parade, Parkville, built in 1969–70, 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
- prominent podium base and concrete canopy
- building’s high level of integrity to its original design.

More recent alterations and additions, including the recent re-glazing, six-storey rear addition and landscaping, are not significant.

**How it is significant?**

The Former Zebra Motel at 303–309 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

**Why it is significant?**

The Former Zebra Motel is historically significant for its association with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car, which enabled people to travel across the country. As a major traffic corridor into Melbourne, Royal Parade saw the development of several motels in late 1950s and 1960s, which was in line with demand for roadside accommodation. However, the Former Zebra Motel remains as one of only two surviving examples of 1960s motels built along Royal Parade in Parkville. (Criterion A)

The Former Zebra Motel is significant as a fine representative example of a postwar commercial accommodation building, and strongly reflects Modernist stylistic characteristics popular in the 1960s to the mid-1970s. Constructed as an 11-storey building incorporating a broad two-storey podium

addressing the Royal Parade entrance, the Former Zebra Motel clearly demonstrates typical characteristics of a later postwar commercial building, including a dominant podium base, grid-like structural expression, and the use of materials such as precast concrete. The clean lines of the building are enlivened by the sculptural interplay between the continuous column elements and projecting horizontal precast concrete cladding elements with their out-turned edge details. The building is distinguished from many other later postwar commercial buildings within the City of Melbourne by its prominent concrete canopy featuring downturned edge beams. This element marks the original drop-off point of the building, and signposts the building's original use as a motel. (Criterion D)

**Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Royal Court

**STREET ADDRESS:** 311–321 Royal Parade, Parkville

**PROPERTY ID:** 108501



**SURVEY DATE:** May 2022 **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:** Possibly Bruce & Gordon Sutherland **BUILDER:** Not known

<b>DEVELOPMENT PERIOD:</b>	Interwar Period (c1919–c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1938
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## THEMES

<b>ABORIGINAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
N/A	N/A
<b>HISTORICAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
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

Royal Court is an interwar flat building located on the prominent Royal Parade boulevard. Constructed in 1938–39, possibly to a design by architects Bruce & Gordon Sutherland, it is a two-storey masonry structure in an elongated U-shape with an integrated central courtyard, in the Moderne style. It is a fine example of its typology in the City of Melbourne and demonstrates a high degree of external integrity, retaining much of its original form, fabric and design. Royal Court displays key elements of the Moderne style, such as the emphasis on the juxtaposition of horizontal and vertical motifs and massing, and with its contrasting paint scheme, is striking in the streetscape. It is historically representative of the movement towards high-density inner-city living, and particularly of the growing desire for modern and stylish flat accommodation among the middle class.

## 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 twenty 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 north-west 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 and 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 low rise, with 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 Great 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 in Melbourne**

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Road West, South Yarra, were spacious and designed for families. Flat buildings in Parkville catered to wealthier middle-class families and professionals, often offering spacious, modern accommodation with a choice in smaller bachelor flats and or larger apartments for families. The economic downturn 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.

## 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 Crown Allotment 6 Section B at Royal Park, Parish of Jika Jika. The allotment was transferred on 14 November 1887 to Joseph Birtwistle of Barry Street, Carlton, meat salesman. The allotment is shown in the 1868 subdivision plan (Figure 387) and the block plan on the land title (Figure 388).

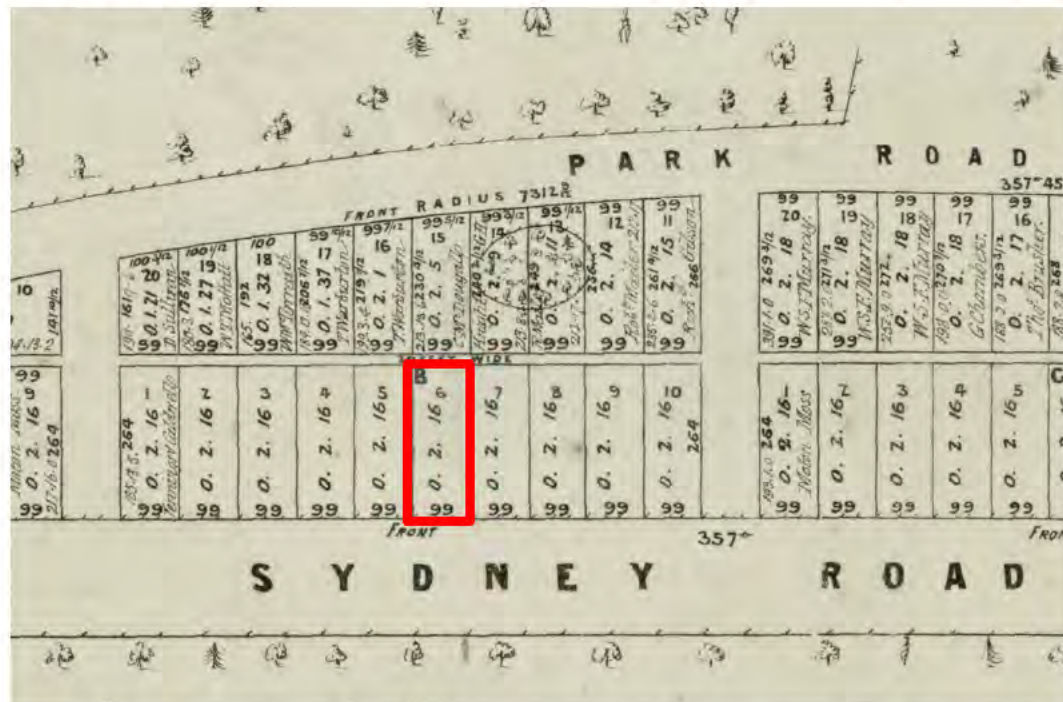


Figure 387. Detail from Plan of Villa Sites Royal Park, North Melbourne, 1868. The subject site is outlined in red. (Source: State Library Victoria, Record ID 1317700, with GML overlay)

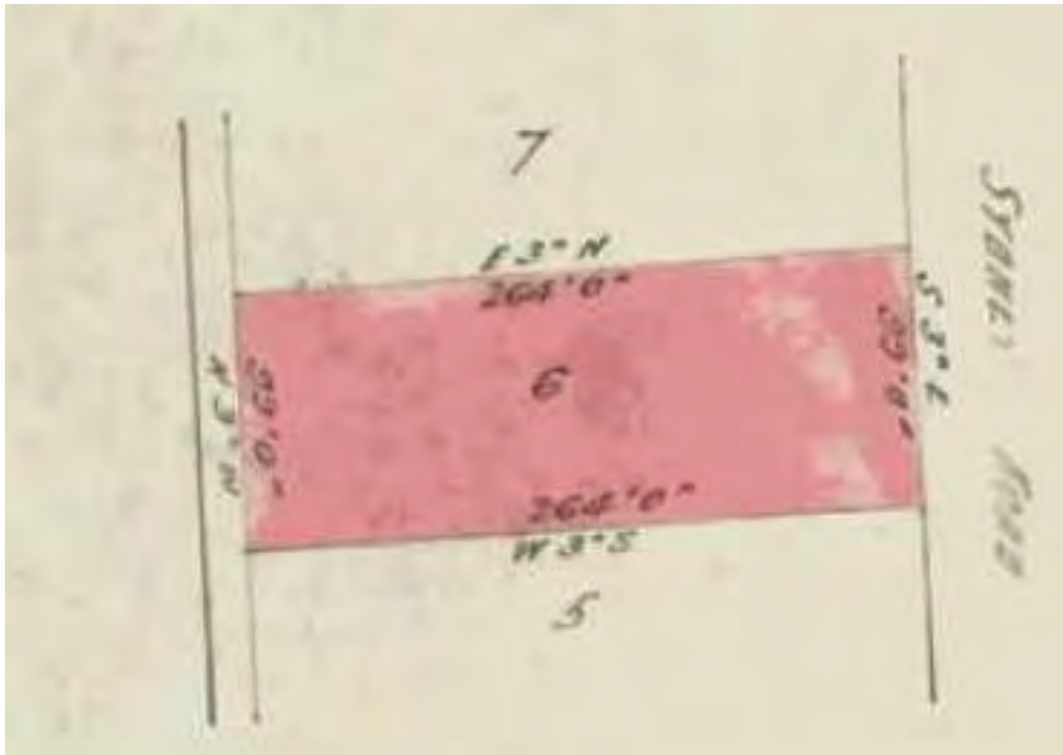


Figure 388. Block plan of Crown Allotment 6 Section B at Royal Park, Parish of Jika Jika on Vol 995 Fol 987. (Source: LANDATA)

Birtwistle erected on this allotment a large residence called 'Elton Villa' and his family was living here by 1883. He committed suicide in 1899 and the property was conveyed to his widow, Annie Maria Birtwistle.

Figure 389 shows 311 Royal Parade with grand landscaping at the primary entrance from Sydney Road (later renamed Royal Parade) and an orchard behind the residence to the rear laneway.

The Birtwistle family had vacated Elton Villa (or Elton) by this date. The subject site changed hands in quick succession to Edward Ainsworth Pleasants (1906), Marian Sarah Russ (1914) and Ilma Melville (1918). Ilma and Charles Edward Melville are listed at 211 Royal Parade in electoral rolls from 1919 to 1937. A change of ownership was registered in October 1938 to Jacob Baron of Fitzroy, merchant (CT Vol 995 Fol 987). One month earlier an auction sale of valuable household furnishings in Elton, 311 Royal Parade, was advertised for 27 September 'owing to the property having been sold' (*Argus*, 10 September 1938: 16). A demolition sale of the 10-roomed brick villa was held on 3 October 1938 on the property Elton, 311 Royal Parade (*Argus*, 1 October 1938: 19).

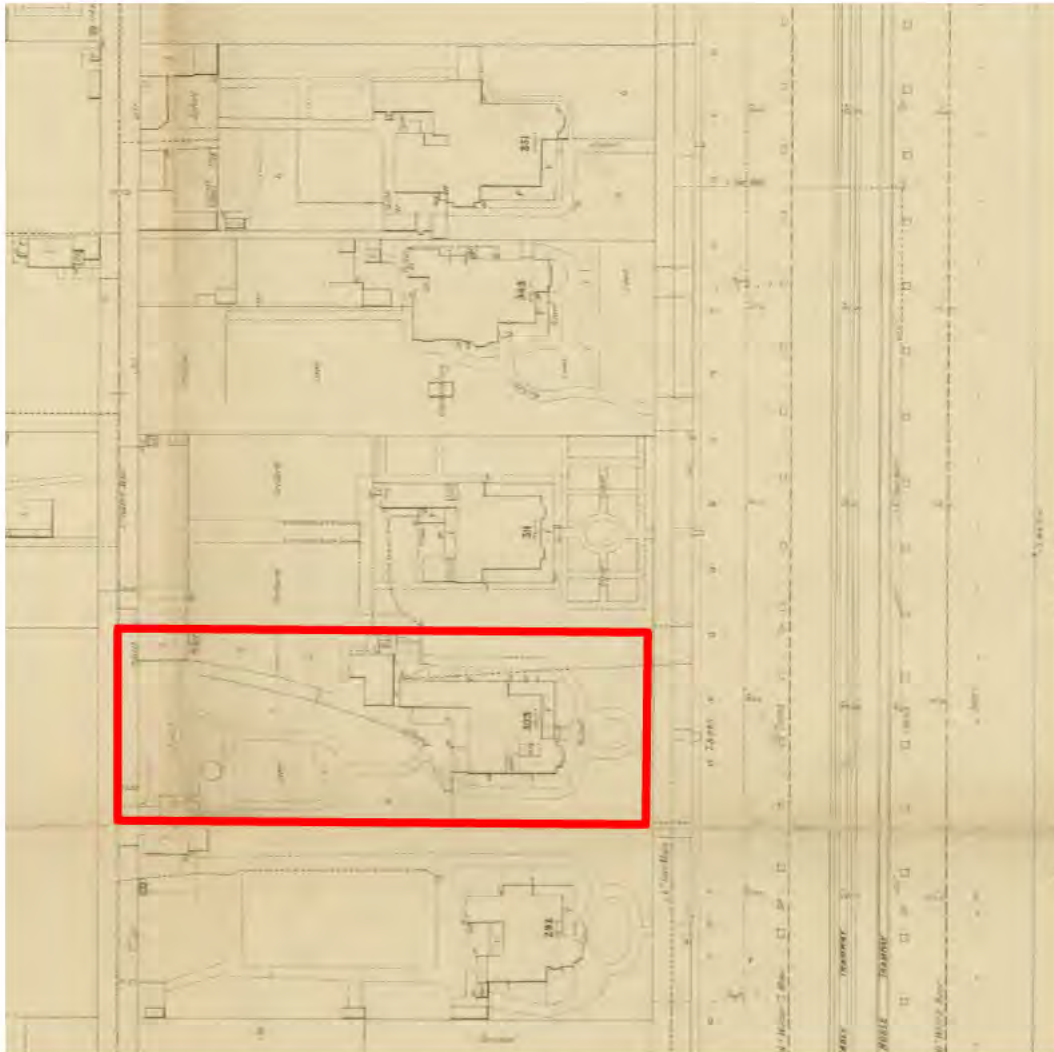


Figure 389. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, showing the former residence on the subject site (outlined in red). (Source: State Library Victoria, Record ID 1163821, with GML overlay)

An application was lodged to the Council in November 1938 to erect residential flats estimated to cost £20,000 (Melbourne Building Application Index (MBAI), Application No. 19897). The application was approved and in June 1939 a rental advertisement for 'Royal Court' stated that a 'modern block of 27 flats is now ready for occupation and there are only 10 flats still available' to rent. The flats were described as having 'spacious living room, bright, air bedrooms, modern airconditioned kitchen, fully tiled bathroom, free hot water service, etc.' (*Argus*, 10 June 1939: 23).

The owner applied to the Council in June 1939 to erect a fence (MBAI, Application H2268). The 1940 Rate Book lists Royal Court at 311 Royal Parade and described it as brick flats comprising 27 units.

The MBAI references an application made in October 1975 for alteration to a block of flats estimated to cost \$500 and, in March 1980, for alteration to class 2B flats costing \$10,000. One year earlier the subject site had changed hands to Parkville Court Pty Ltd (Vol 2816 Fol 147). That company subdivided the property in December 1982 into 47 separate land titles under Registered Plan 18471 (Vols 9496 Fols 062-108).



Figure 390. Flats on Royal Parade, Parkville, 1996. Photographed by Phillip Rogers. (Source: State Library Victoria, Record ID 9918975683607636)

### **SITE DESCRIPTION**

Royal Court at 311–321 Royal Parade, Parkville, is a two-storey brick interwar complex of 27 residential flats in the Moderne style with elements of Ocean Liner (P&O) detailing. Royal Court is located on the western side of Royal Parade, Melbourne, between Walker and Leonard streets, facing the grounds of the University of Melbourne to the east.



Figure 391. Aerial image showing the U-shaped plan of the building. The boundary of the property is approximately indicated in red. (Source: Nearmap, 2022, with GML overlay)

The property comprises a single structure, divided into three wings which generally form an elongated U-shape wrapping around a central courtyard. The short central wing is located towards the western end of the site and two primary wings run east–west. The property fronts Royal Parade to the east, with a shallow setback from the public footpath. It is enclosed by a low painted masonry wall with a central concave entry area and bands of decorative brickwork, which echoes the Streamline detailing of the building façades. This fence incorporates mailboxes and serves as the primary pedestrian entry point to the site. A paved brick path leads through the courtyard, featuring circular landscape features, and is surrounded on either side by manicured landscaping, with decorative topiary hedges and plantings which frame the approach throughout the complex. Rows of hedges and plantings line the elevations of the building within the courtyard. To the rear, the vertical bay faces out to an open concrete carpark. The carpark is not enclosed from Mile Lane to the rear. To the north and south, the building extends almost to the property line and is enclosed by timber fencing.



Figure 392. A view towards the property from Royal Parade showing the modulation of the elevations, the hedging and the boundary fence. (Source: GML Heritage, 2022)



Figure 393. View towards the property from Royal Parade looking southwest, showing the relationship between the two wings. (Source: GML Heritage, 2022)



Figure 394. View of the southern wing of the building showing contemporary development on the adjoining site. (Source: GML Heritage, 2022)



Figure 395. View of the front fence, showing the semi-circular motif, and brick paving. (Source: GML Heritage, 2022)

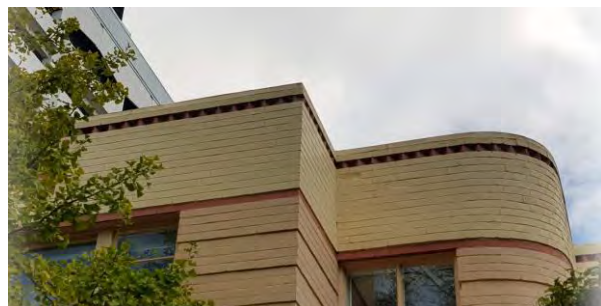


Figure 396. Detail showing the upper portion of the primary façade, showing the painted masonry, decorative brickwork and paint schemes. (Source: GML Heritage, 2022)



Figure 397. View of the central courtyard looking west towards the rear wing. (Source: GML Heritage, 2022)



Figure 398. View of the central courtyard looking east towards Royal Parade. (Source: GML Heritage, 2022)

The building has painted masonry foundations and walls, and has a tiled hipped roof. The roof is partially concealed by parapets. The primary elevations typically feature a combination of rectilinear and curvilinear elements, with decorative bands of brickwork articulated across the façades. The prevailing horizontality of the design is emphasised through a combination of texture and colour, with the brick painted cream (likely to imitate the appearance of render or blond brick) with bands of pale salmon pink and coral following the line of the windows on both floors. The two street-facing elevations to the east of the horizontal wings are triple fronted, with two shallow, curved bays, which are complemented by the curved verandahs and balconies towards the rear of the courtyard. The fenestration of the building is the same on both floors with a combination of groups of two or three timber-framed sash windows and casement windows. The majority of windows appear original and feature restrained timber detailing, with simple masonry sills. Where windows have been replaced, they have generally been sympathetically re-constructed with like materials.

The plan of the building is symmetrical with elevations which face onto the courtyard characterised by modulated projecting bays, chimneys and balconies. Rendered masonry chimneys extend above the roofline of the projecting bays, interrupting the horizontal banding of the elevations. Entrance points from the courtyard are similarly located within the projecting bays and are characterised by a series of geometric masonry parapets which are ornamented by inset casement windows, and simple brick designs. To accommodate undulations in the topography, some entrances incorporate masonry steps, but all are reached from the central paved pathway. Doorways are set within substantial rendered masonry surrounds, ornamented to resemble voussoirs. On the top floor these bays are ornamented by shallow Juliet balconies with decorative metal balustrades, with planter boxes on either side at ground floor. The presentation of the entranceways is slightly marred by modern intercom systems. There is a combination of original and contemporary doors, all of which are constructed of painted timber frames with panels of glazing to match the windows. The balconies are characterised by curvilinear rendered masonry balustrades with tubular metal handrails, in the Ocean Liner (P&O) style. Guttering and services are discreet, generally located in corner niches and painted to match the façades, and do not detract from the overall presentation of the building.



Figure 399. Detail of the primary entrance to the rear wing showing the door surrounds, Juliet balcony and parapet. (Source: GML Heritage, 2022)



Figure 400. Detail showing the curved, Ocean Liner (P&O) style balconies. (Source: GML Heritage, 2022)



Figure 401. Detail of a projecting bay in the central courtyard showing a chimney. (Source: GML Heritage, 2022)



Figure 402. Detail of a projecting bay in the central courtyard showing a parapet. (Source: GML Heritage, 2022)



Figure 403. Detail of the curved façade of the northern wing. (Source: GML Heritage, 2022)

## INTEGRITY

Royal Court at 311–321 Royal Parade, Parkville, is highly externally intact to its 1938–39 construction, with very few changes visible to its original fabric. The building retains its original planning, and form, as a grand, two-storey apartment building with an integrated courtyard and Moderne detailing. Significant original details include the elongated U-shaped form of the block of flats; the combination of typically Moderne curved balconies, with Ocean Liner (P&O) style handrails to the larger balconies within the courtyard; the treatment of the façades with decorative bands of bricks articulated across the façade, and the decorative paint scheme which emphasises the horizontality of the design; the integrated central courtyard garden and path, including the circular landscape features; the low-rise masonry wall with curvilinear design to the eastern boundary; the decorative brickwork along the roofline and to the parapets; the original fenestration scheme and original timber windows and frames; the form and finish of the original chimneys; and the finishes of the door surrounds at the entranceways.

Changes include the alteration of some windows, including the introduction of modern fly screens; the introduction of contemporary pipes, services, mailboxes and security systems; and the introduction of new plantings to the central courtyard garden. These changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity. It is unclear whether the current paint scheme was original. It is possible that the building was originally face brick which has since been overpainted; however, given the lack of rendered detail, it is also possible that

the building has been painted since construction. Internal inspections were not undertaken; however, it is likely that some alterations have taken place to accommodate modern residential usage.

## COMPARATIVE ANALYSIS

The interwar period saw a movement towards higher-density inner-city living, with a rapid increase in the number of blocks of flats constructed. Flats increased in popularity in this period, frequently occupying land subdivided from the remnant lands of former Victorian estates. Once seen as traditionally workers' housing, with the emergence of new design principles centred around health and wellbeing, and a new attention to architectural design, new developments became a stylish and affordable form of accommodation for the middle class in the inner suburbs of Melbourne. Luxury flats were built in a number of suburbs that were traditionally more affluent, such as South Yarra, Toorak and Albert Park, during the interwar period. This was often the result of the subdivision of larger estates or redevelopment of allotments previously occupied by large houses that were unable to be maintained during the 1929 Depression. Such complexes included spacious flats, often consisting of three or more rooms, with well-designed landscape settings and refined architectural detailing. Royal Court at 311–321 Royal Parade, Parkville, was considered a 'modern' block of flats, having 'spacious living room, bright, airy bedrooms, modern airconditioned kitchen, fully tiled bathroom' (*Argus*, 10 June 1939: 23). As such, it represents this interwar-era shift in the conception of flats as being acceptable accommodation for the middle class. The largely rectangular plan of its component wings is functional, but the design is elevated by the use of Moderne detailing, and there is an internal focus on spacious rooms with modern conveniences.

The rapid development of blocks of flats in this period led to a range of architectural styles and plans being utilised throughout the Melbourne area. Moderne architecture, fashionable between the late 1920s and 1930s, 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 emphasis. Royal Court comprises one of three interwar blocks of flats located on Royal Parade, and one of the two of this group designed in the Moderne style. The remaining block of flats is in the Interwar Old English Revival style, and presents in a different form, thus it has not been included in the below discussion. A review of current heritage overlays in Parkville suggests that the two interwar Moderne blocks of flats are rare examples of their typology in their local context.

A study of interwar flat buildings in Parkville and the wider Melbourne area suggests that the Moderne style grew in popularity towards the later years of the 1930s, with earlier examples incorporating a small number of key details, whereas dwellings constructed towards 1940 demonstrated a greater commitment to the style. Grander examples of the typology tend to be located in areas such as South Yarra that have been historically associated with more affluent residents. The following properties from the City of Melbourne and the surrounding municipalities are comparable to Royal Court in regard to period of construction, building form and scale, and architectural style and/or detailing.

### *Park Court, 283–291 Royal Parade, Parkville (recommended as Significant within this Review)*

Constructed in 1936–37 to a design by Bruce & Gordon Sutherland, 'Park Court' demonstrates 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. Park Court is located on the same block as Royal Court and shows such similarity in style and form as to suggest that they may have been designed by the same architect. Constructed a year earlier than Royal Court, Park Court is a more modest example of the Moderne style, with a greater deal of visibility of the hipped roof (which is concealed from street view at Royal Court), and a more restrained use of curvilinear elements.



Figure 404. Park Court, 283–291 Royal Parade, built in 1938. (Source: GML Heritage, 2022)

*Marne Close, 12–18 Marne Street, South Yarra (recommended as Significant to HO6 South Yarra Precinct of the South Yarra Heritage Review, City of Melbourne)*

'Marne Close' comprises two three-storey blocks of flats situated on either side of a garden forecourt, with a brick linking bridge. The complex was designed by LL W Read and constructed in 1939 by WF and HA Perdix. It was later painted in 1984, and it is unclear whether it was originally face brick. Marne Close shows the growing popularity of integrated landscaping in blocks of flats. Similar to Royal Court, Marne Close shows the importance of the interplay of horizontal and vertical motifs in the Moderne style, seen in the restrained use of curved elements, largely contained to balconies.



Figure 405. Marne Street, South Yarra, built in 1939. (Source: CoMMaps)

*Kia Ora, 447–453 St Kilda Road, South Yarra (recommended as Significant in the South Yarra Heritage Review, City of Melbourne)*

'Kia Ora' is a complex of Moderne blocks of flats designed by Lewis Levy and built in 1936–37 for Kia-Ora Investments Pty Ltd. Similar to Royal Court, Kia Ora is designed in a U-shaped plan; however, it comprises two separate, but symmetrical, three-storey buildings, each with its own entrance tower surrounding a central courtyard. Kia Ora is an excellent example of the Moderne style, demonstrating the interplay between horizontal and vertical motifs, with bold curved balconies, façades and windows juxtaposed with rendered columns and parapets. The complex is rendered and painted and displays an aesthetic emphasis on smooth, clean lines. The property is highly externally intact. Its proportions and detailing are characteristic of luxury blocks of flats designed for an affluent, upper middle class. The usual arrangement of the bays, in contrast to the largely rectangular plan of the wings seen at Royal Court, is demonstrative of the greater level of design ingenuity typical of such developments.



Figure 406. Kia Ora, 447–453 St Kilda Road, South Yarra, built in 1936–37. (Source: GML Heritage, 2021)

*Flats, 109 Nimmo Street, Middle Park (Significant to H0444: Middle Park and St Kilda West Precinct, City of Port Phillip)*

Built in 1937, the complex at Nimmo Street, Middle Park, comprises 24 flats designed by C. Stewart Russell. The property is of masonry construction with painted render finish. It demonstrates key elements of the Moderne style with curved balconies, stepped pediments, and the use of concrete render. At the time of its construction, it was noted for the installation of separate radio units and free refrigeration for all flats. The building is relatively externally intact, although most windows have been replaced. Similar to Royal Court, the flats at Nimmo Street demonstrate the desire for functional, modern living, with spacious rooms and natural light. Both buildings show similarly restrained forms which have been ornamented with typically Moderne detailing, including the use of curved balconies, wide panels of windows, and the use of light paint schemes which emphasise the clean, ‘streamlined’ design of the building.



Figure 407. 109 Nimmo Street, Middle Park, built in 1937. (Source: Hermes Orion 198852)

*Cairo, 98 Nicholson Street, Fitzroy (VHR H1005, HO185, City of Yarra)*

'Cairo' is a two-storey U-shaped complex of 28 studio and one-bedroom flats built to the design of architect Best Overend in 1935–36. The complex is aesthetically minimal and is an example of Modernist architecture. The complex was constructed of blue clinker brick with projecting curved balconies and was designed to provide maximum amenity in the minimum space for the lowest rent. The flats were complemented by a communal dining room, an in-house meal and laundry service, central heating, garages at the rear and a communal flat roof space. Similarly to Royal Court, Cairo demonstrates the popularity of the U-shaped form for blocks of flats during the interwar period, with the arrangement allowing all flats to enjoy views towards a central courtyard. The curve of the awnings demonstrates an early move towards the Moderne style; however, the overall design of the building is restrained. Both properties include wide, rectangular panels of windows, emphasising the desire for natural light. However, the modest scale of the building's form, the simplicity of its detailing, and the emphasis on communal facilities suggest that this property was designed for a more modest market than Royal Court.



Figure 408. 98 Nicholson Street, Fitzroy, viewed from Hanover Street, built in 1935–36. (Source: Hermes Orion)

Royal Court at 311–321 Royal Parade, Parkville, is an excellent example of its type as an interwar block of flats with an integrated courtyard, in the Moderne style. Constructed in the late 1930s, it exemplifies the popularity of the Moderne style, and compares well to the above examples located within Heritage Overlays in the City of Melbourne and surrounding Council areas. Located on Royal Parade, an area historically associated with more affluent middle-class residents, Park Court is a relatively grand example of its typology due to its central location and boulevard character. Its design focused on providing modern and bright accommodation, with its U-shaped plan showing the importance placed upon health and wellbeing in the 1930s. While it remains a more modest example than blocks of flats specifically marketed for a luxury market, such as those seen at Kia Ora, Royal Court's grand proportions and bold Moderne detailing separate the property from simpler blocks of flats such as those seen at Nimmo Street and Park Court. Within Parkville, Royal Court is a rare example of its type, and no examples of the typology are currently recognised in the Heritage Overlay. This is because buildings from the interwar period were frequently not considered to possess heritage significance in earlier heritage studies of Parkville, with similar trends in earlier heritage studies for other parts of the City of Melbourne, including South Yarra. In its immediate context on Royal Parade, Royal Court is one of three interwar blocks of flats, with an earlier property, Park Court, designed in the Moderne style. The similarity of the form, fenestration and detailing suggests that the two properties may have been designed by the same architect. As Park Court pre-dates Royal Court, it is possible that Royal Court was an evolution of the earlier building, with Royal Court showing a greater movement towards bold, Moderne detailing. Both properties demonstrate an excellent degree of external integrity and intactness, retaining their original form and significant original fabric. The similarity of design, and close proximity between the two buildings is suggestive of the wider popularity of the typology in the period.

In the broader Melbourne context, Royal Court is demonstrative of the emergence of new design principles, namely the desire for integrated open spaces and access to natural light. The U-shaped plan of Royal Court maximised the number of flats that could be incorporated into the building while

still allowing for open space, characteristic of the 1930s interest in health and wellbeing. The U-shaped plan can be seen at earlier buildings such as Cairo and Park Court; however, later buildings such as Royal Court and Kia Ora perfected the style, incorporating visual interest through landscaping. Further, compared to Cairo, Royal Court can be seen as an evolution of the typology. Moving away from the emphasis on communal facilities suggests that the building was designed for a more affluent clientele, and is thus demonstrative of different historical values. Similarly, aesthetically, Cairo's design is more restrained, with less emphasis on the Moderne design elements.

Constructed in 1939, Royal Court represents a later period of interwar development, during which Moderne elements became a key aspect of the physical form and detailing of such blocks of flats. Further, although it is unclear if the current paint scheme is original, the use of pale colours to imitate the look of render is typical of the style. It compares well to earlier versions of the typology with its decorative brickwork and curvilinear elements, which show a level of finesse and superior compositional resolution not seen in more modest properties such as Cairo and Marne Close. Although similarly bold designs are seen at the Nimmo Flats, Royal Court is particularly intact and the integration of careful landscaping and planned open spaces contribute to its overall presentation. Its striking design and open courtyard belie its low scale and gives Royal Court a high degree of landmark quality in its immediate setting.

Overall Royal Court is highly externally intact, retaining much of its original form and fabric. It is dynamic in design, combining a variety of key Moderne elements to create a strong example of the style. Although the layout of luxury apartments, such as Kia Ora, may be more intricate, as is typical of such luxury properties, Royal Court's grand form and elaborate detailing are reflective of its position as housing for a more affluent middle-class market, showcasing the emerging design and planning principles of the period.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### 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).
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### CRITERION F

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

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### 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).

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### CRITERION H

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

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## 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

N/A

## REFERENCES

*Argus*, as cited.

Hermes Orion record for 'Cairo Flats, 98 Nicholson Street and 14 Hanover Street Fitzroy', Yarra City, accessed 24 May 2022.\*

Hermes Orion record for 'Flats, 109 Nimmo Street', Middle Park, accessed 25 May 2022.\*

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

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

## PREVIOUS STUDIES

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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)

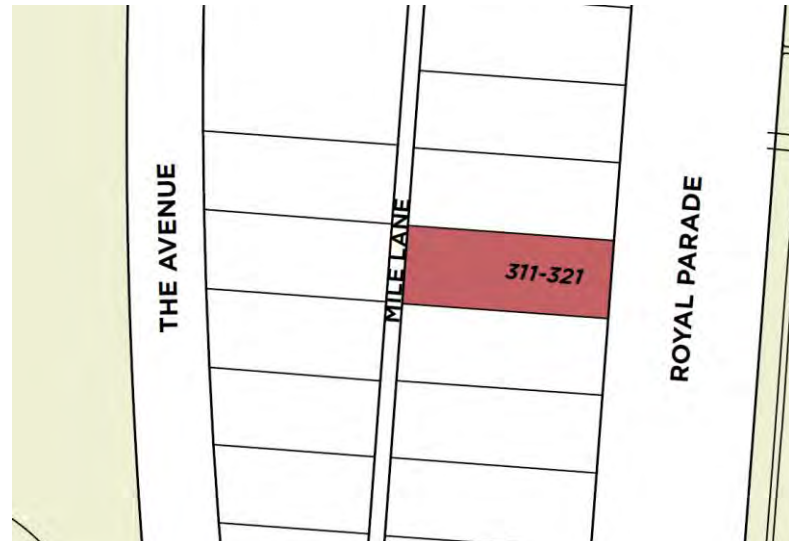
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## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Royal Court



**PS ref no:** HO1448



### What is significant?

Royal Court at 311–321 Royal Parade, Parkville, built 1938–39, 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
- building's high level of integrity to its original design
- integrated central courtyard and landscape plan with brick pathway;
- pattern and size of original fenestration
- treatment of the façade with bands of decorative brick and colour-blocking articulated across the external walls
- hipped and tiled roof and concealing parapets
- original Moderne elements and detailing, including the curved balconies, metal handrails, decorative brickwork and moulding, the ornamentation of the door surrounds, parapets and chimneys, and the strong horizontal and vertical compositional emphasis and detailing
- form and matching paint scheme of the front brick fence with its curvilinear motif.

### How it is significant?

Royal Court at 311–321 Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

### Why it is significant?

Royal Court is historically significant as a highly intact example of a block of flats designed in the Moderne style at the end of the interwar period. Constructed in 1938–39, possibly to a design by Bruce & Gordon Sutherland, as an evolution of the firm's neighbouring design at Park Court, the building demonstrates the balance between the growing popularity of high-density inner-city housing and the importance placed upon spacious modern living. It is notable as a fine example of its typology

as a low-rise block of flats with an integrated courtyard which had grown in popularity in Melbourne throughout the later 1930s. The building's U-shaped plan demonstrates the maximisation of space in narrower lots from the remnant land of earlier Victorian estates. The retention of its bold detailing and landscape plan, and its siting on the affluent and desirable Royal Parade boulevard, reflect Parkville's character as a middle-class area. Royal Court is a key remnant example of the typology in the area, reflecting the development of middle-class housing prior to the emergence of high-rise apartments. (Criterion A)

Royal Court has representative significance as a highly externally intact block of flats demonstrating the emerging design principles of the later interwar period. The complex was designed to provide spacious, modern, affordable accommodation for the middle class in the inner suburbs, catering to the desire for a stylish design and liveability. The largely rectangular plan of the wings is elevated by the use of Moderne detailing, and the integration of the central courtyard, which maximises the availability of natural light and views to each individual flat. This is historically representative of the focus placed upon health in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. Opened in 1939, Royal Court is a later example of a Moderne building in the City of Melbourne and is a bold example of the style. It showcases characteristic elements of the style, and, together with the neighbouring property at Park Court, is representative of the widespread popularity of the typology in the period. (Criterion D)

Royal Court has aesthetic significance for its integration of planned landscaping and built form. It is a striking example of the Moderne style in Parkville, showcasing the characteristic juxtaposition of geometric motifs and massing. The key Moderne details include triple-fronted elevations to the east, curved balconies, bands of horizontal brickwork, and prominent projecting bays within the courtyard. The contrasting colour scheme and decorative landscaping enhance the design. Although low in scale, and comparatively modest in relation to surrounding development, the bold, open design of the building and its courtyard invites views from the public domain and gives the site a high degree of landmark quality in its immediate setting. (Criterion E)

#### **Primary source**

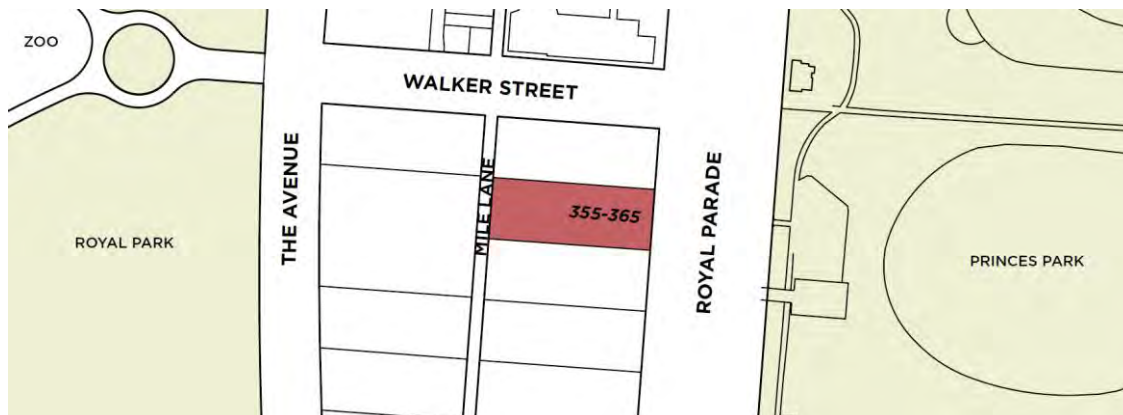
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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Kynges's Keepe

**STREET ADDRESS:** 355–365 Royal Parade, Parkville

**PROPERTY ID:** 108504



<b>SURVEY DATE:</b>	June 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	N/A
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE / CATEGORY:</b>	Ungraded/NA
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Bernard Evans	<b>BUILDER:</b>	Bernard Evans
<b>DEVELOPMENT PERIOD:</b>	Interwar Period (c1919–c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1933

## 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

Kynge’s Keepe is an interwar block of flats in the Old English Revival style, located on the prominent Royal Parade boulevard. Constructed in 1933 to a design by prolific architect and later Lord Mayor of Melbourne Bernard Evans, it is a substantial two-storey structure of rendered and painted masonry in an irregular J-shaped plan. It is an excellent example of its typology in the City of Melbourne, and a rare extant example of Bernard Evans’ interwar flat design in the Old English Revival style. It demonstrates a high degree of external integrity and intactness, retaining much of its original form, fabric and design.

The striking design illustrates key elements of the Old English Revival style, such as the use of half timbering, Tudor arches, and diamond windowpanes, juxtaposed with a typically interwar emphasis on angularity and the interplay of horizontal and vertical motifs in the glazing and decorative mouldings. Its irregular plan once incorporated a central courtyard and garden (which, despite later additions, remains legible on the site). Kynge’s Keepe was designed to maximise space, minimise external noise, and provide natural light and views to all apartments, making it historically representative of the move towards high-density inner-city living, particularly the growing desire for modern and stylish flat accommodation for the middle classes.

## 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 the First World War, including Fawkner Mansions in South Yarra; Whitehall in Bank Place, Melbourne; and Cliveden Mansions in East Melbourne (O'Hanlon 2008).

During the interwar period, most blocks of flats were constructed 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 earlier 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.

### **SITE HISTORY**

The subject site is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin. Kynge's Keepe, 355–365 Royal Parade in Parkville, is on Crown Allotment 9, Section B at Royal Park, Parish of Jika Jika. The allotment was granted by purchase in 1874 to Law Oldfield, William Rawling Bennetts and Edward Delbridge. The allotment changed hands numerous times until 1912, when it was sold to Vance Gregg.

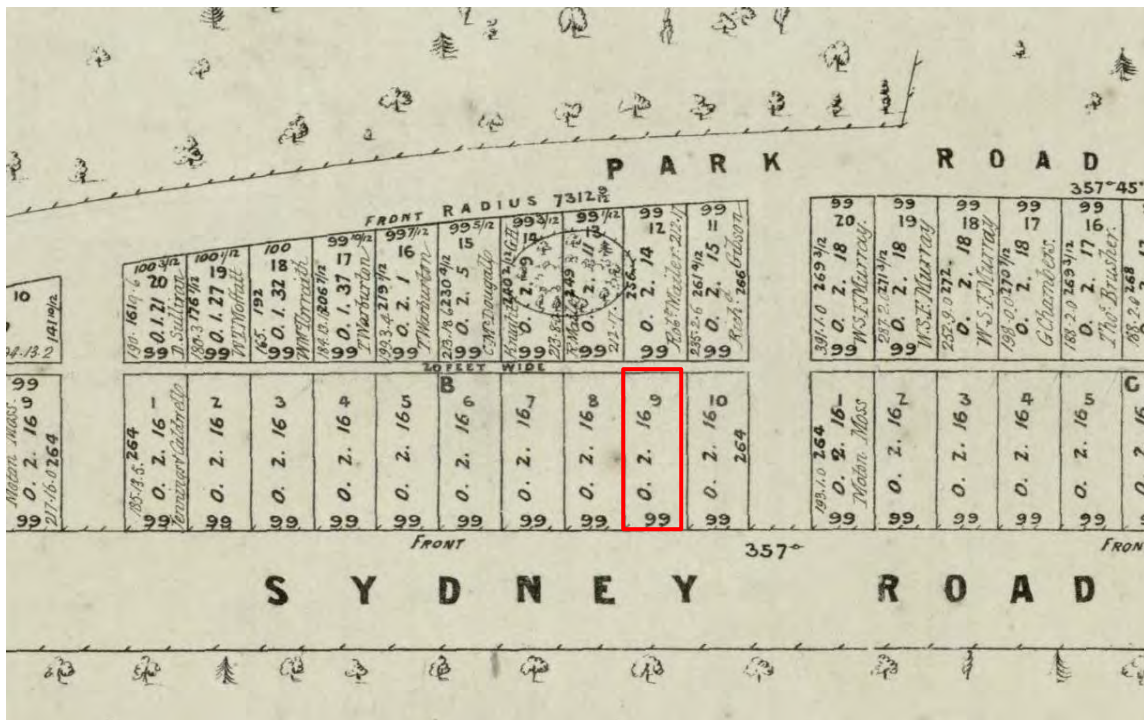


Figure 409. Detail from Plan of Villa Sites at Royal Park in 1868, showing the subject site. (Source: State Library Victoria, Record ID 1317700, with GML overlay)

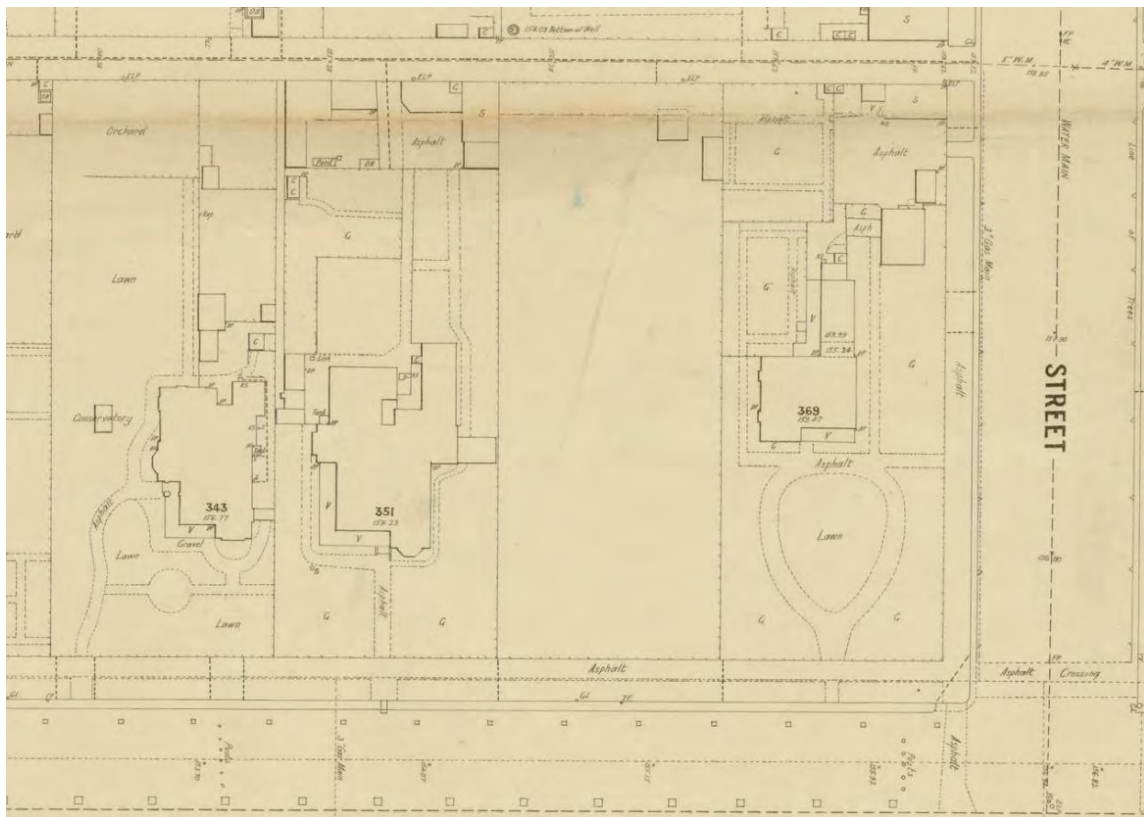


Figure 410. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, showing the subject site as vacant land. (Source: State Library Victoria, Record ID 1163821, with GML overlay)

The subject site remained undeveloped during Gregg’s ownership. In September 1932, Gregg ordered the auction sale of ‘this magnificent block [which] is the only vacant allotment on this glorious boulevard’ (*Argus*, 3 September 1932: 2).

In March 1933, Gregg sold the allotment to Direct Investment and Mortgage Company Pty Ltd (LANDATA, CT Vol 1302 Fol 254). The new owner lodged a building application with the City of Melbourne in the same month, to erect a building on the site with an estimated value of £13,500 (MBAI, Application No. 14275). Later that year Council approved an application for a fence (MBAI, Application No. H1629).

According to an *Argus* article published in October 1933, the new block of flats was ‘recently completed’ by Bernard Evans of Hampton. The illustrated article provided an in-depth description of the flat design, which included original features to ensure privacy and diminish noise within the complex (*Argus*, 12 October 1933: 11).



Figure 411. The new block of flats recently erected on Sydney Road (now Royal Parade), Parkville, by Bernard Evans of Hampton. The end of the block is curved to face the road. (Source: *Argus*, 12 October 1933: 11)

The building was also featured in an illustrated article in a *Herald* Real Property & Architecture column in December 1933. The article provided details about the new flats designed and built by noted Melbourne architect Bernard Evans, which featured a battlemented tower above the central entrance:

*Every flat overlooks a delightful landscape garden with flagged lilypond and rustic summer house and although outwardly conforming to an old world atmosphere, the interior embodies the latest American ideas of house-planning.*

*Through the foyer access is obtained to a lengthy loggia off which each flat has its separate entrance.*

*The interior treatment has been arranged so that the rooms are grouped round the entrance hall.*

*An attempt has been made to meet the requirements of most flat-dwellers by having flats ranging in size from six of the bachelor type to others with four rooms, kitchen and bathroom. The smallest flats have a living room with a cupboard, the doors of which swing outwards on a pivot disclosing a folding bed. In the daytime, the room may be furnished as a lounge. These flats also have a bathroom, kitchen and entrance hall.*

*Built-in furniture has been installed throughout, and indirect lighting is used. The kitchens and bathrooms are tiled and tinted in panel shades, and a free hot water service is provided. The exterior arrangements include ample garage accommodation, two laundries, drying areas and separate wood bins. (Herald, 20 December 1933: 22)*



A BATTLEMENTED tower above the central entrance to this block of 18 flats in Royal Parade Parkville resembles the keep or stronghold of a castle of feudal days. Every flat overlooks a delightful landscape garden with flagged lilypond and rustic summer house and although outwardly conforming to an old world atmosphere, the interior embodies the latest American ideas of house-planning. Through the foyer access is obtained to a lengthy loggia off which each flat has its separate entrance. The interior treatment has been arranged so that the rooms are grouped round the entrance hall. An attempt has been made to meet the requirements of most flat-dwellers by having flats ranging in size from six of the bachelor type to others with four rooms, kitchen and bathroom. The smallest flats have a living room with a cupboard, the doors of which swing outwards on a pivot disclosing a folding bed. In the daytime, the room may be furnished as a lounge. These flats also have a bathroom, kitchen and entrance hall. Built-in furniture has been installed throughout, and indirect lighting is used. The kitchens and bathrooms are tiled and tinted in panel shades, and a free hot water service is provided. The exterior arrangements include ample garage accommodation, two laundries, drying areas and separate wood bins. (Herald, 20 December 1933: 22)

Figure 412. An artist's rendering of the flats in the *Herald* article. (Source: *Herald*, 20 December 1933: 22)

In November 1933, before the building was completed, the ownership of the property was transferred to Bradoc Investments Pty Ltd (CT Vol 5878 Fol 447). Once completed, the building was named 'Kynge's Keepe. In December 1933, an advertisement offered '18 residential mansion flats furnished and unfurnished' (*Argus*, 16 December 1933: 28).

The property changed hands in January 1935, to Southern Cross Assurance Company Ltd (CT Vol 5778 Fol 447). That company owned the subject site until August 1946, when it was reportedly sold for £24,910 to George William Mowling, Ruby Frances Widedemann, Sarah Evelyn Scott and Beatrice Jessie Dagleish, as tenants in common (CT Vol 6898 Fol 425; *Age*, 16 August 1946: 6).

George Norris, Mary and Mary Ada Carter, tenants of the property, became the registered proprietors of the property in December 1949, as tenants in common. During the Carters' ownership, a single building application was lodged with the City of Melbourne in April 1965, for alterations valued at £11,500 (MBAI, Application No. 37579).

In 1970, the property changed ownership to Niksid Pty Ltd (CT Vol 7352 Fol 224). Building works were required in 1975 to reinstate fire-damaged stairs in the block of flats. The cost of the work was

estimated to be \$8,500 (MBAI, Application No. 46210). Niksid lodged a building application in 1979 to undertake renovations and alterations to the existing flats, valued at \$150,000 (MBAI, Application No. 50652). A substantial addition was introduced into the courtyard garden, comprising a rectangular two-storey block. It is unclear when it was constructed; however, aerial photography shows that it was built after 1951 and before 1984. It seems that the current carports to the rear of the building were constructed by 1984, and these probably replaced an earlier structure. The eastern carpark and the front garden plantings also appear to have been introduced by 1984.



Figure 413. An aerial photograph showing the former courtyard garden, 1951. (Source: LANDATA)



Figure 414. An aerial photograph showing the residential addition in the courtyard garden, with the carports to the rear, 1984. (Source: LANDATA)

### **Bernard Evans, 1905–1981**

Sir Bernard Evans was an architect, Melbourne city councillor for the Gipps Ward (1949–73), twice-elected lord mayor of Melbourne (1959, 1960), and an army officer. The introduction of the large blocks of strata-titled flats typology to Melbourne (preceding the strata-titled legislation that developed in the late 1960s) is largely attributed to Evans (Heritage Alliance 2008: 104).

Evans began his architectural education studying architectural drawing at the Working Men’s College (now RMIT University) at night while working for his father and then as a builder for Box Hill timber merchant Albert Weston. In 1928, he established Hampton Timber & Hardware Pty Ltd and the Premier Building Co. Pty Ltd. Early architectural works included villas at Brighton and Hampton and the design and supervision of the construction of houses for the State Savings Bank of Victoria, and hospitals for the Victorian Bush Nursing Association. During the Depression, Evans and his father moved to Perth and worked for the mining magnate Claude Albo de Bernales. With backing from de Bernales, Evans was replacing run-down mansions with flats in the Moderne or period revival style by 1935. His military service included overseas deployment to the Middle East engaging in the defence of Tobruk, Libya, in 1941; the Battle of El Alamein, Egypt, in 1942; training in Australia and the capture of Lae, New Guinea, in 1943. Following military service, Evans was relieved of his command, and then transferred to the Reserve of Officers as an honorary brigadier in 1945.

Returning to civilian life, his architectural practice Bernard Evans & Associates became one of Victoria’s largest architectural firms. The firm developed shared-ownership buildings and the ‘own-your-own’ concept in flats. Notable buildings included major office buildings such as AMPOL House,

Carlton; the CRA Building; and the Legal and General Assurance buildings in Collins Street. Notable residential blocks of flats include Emerald Hill Court, South Melbourne; Greyfriars, St Kilda; and Brookwood Flats, Melbourne. The company was also responsible for large subdivisions such as Witchwood Close, South Yarra, and industrial estates in Moorabbin (Goad and Willis 2012: 237; Dunstan 2007). Evans advocated for taller buildings and greater residential habitation in the city following European city models, and for greater open space and new buildings to be set back from the street (Dunstan 2007).

In 1962, Evans was knighted and in 1971 appointed to the Order of the Star of Italian Solidarity (Dunstan 2007).

## SITE DESCRIPTION

'Kynge's Keepe', at 355–365 Royal Parade in Parkville, is a two-storey interwar brick block of flats in the Old English Revival style. It is on the western side of Royal Parade between Walker and Leonard streets, facing the grounds of the University of Melbourne to the east.



Figure 415. Aerial view of the building, showing the J-shaped plan of the building. (Source: Nearmap, 2021)

'Kynge's Keepe' occupies a rectangular lot that is oriented east–west. The property addresses Royal Parade to the east, with a shallow setback from the public footpath.

The site comprises the primary building situated along the northern portion of the site, a central courtyard that houses an ancillary residential structure to the south, and a driveway and parking area to the east. The primary building is a single J-shaped structure that curves to the rear in the west. The building curves around the central courtyard, and was originally designed and situated to take advantage of views to Princes Park.

The primary building is constructed of rendered and painted brick on polychrome brick foundations, with a tiled hipped roof. The roof has overhanging eaves with painted timber soffits. The street-facing eastern elevation is characterised by a shallow gable with timber panelling and a bold, rendered

masonry chimney. The building features a juxtaposition of historically inspired Old English Revival details with typically interwar geometric motifs. Street and courtyard facing elevations feature typical interwar Old English Revival detailing, with the rendered façades ornamented by Tudor-style half timbering, to areas of the upper floor. This is complemented by accents of polychrome brick, with stepped bands articulated across the façades, faux quoins on the corners, and decorative brickwork around some windows and doorways.

The elevations that face towards the courtyard feature a series of modulated vertically composed bays. These bays feature a combination of gabled bays with Old English Revival style half timbering and parapets, and a central entrance way with two towers and crenulated, battlemented parapets. There are also two, two-storey panels of glazing with Tudor arches and decorative timber mullions which house doorways to the block of flats.

To the rear, the façades facing Mile Lane are finished to match the eastern-facing elevations. A series of verandahs and balconies run along the ground and upper floors. They feature solid masonry columns and balustrades. Tudor arches with contrasting polychrome brick detailing run between the columns. Access to the upper floor is available via a staircase with a metal and timber balustrade.

Fenestration to the primary elevations of the building generally comprises a series of panels of three timber-framed sash windows with diamond panes, ornamented by label moulding, moulded sills, and brick corbels. These windows are complemented by arched windows on the projecting bay. The fenestration was planned to take advantage of natural light, allowing indirect light to the courtyard-facing apartments. The majority of windows appear original, and where they have been replaced, they have generally been replaced with sympathetic frames. Fenestration to the secondary elevations (to the north and Mile Lane to the west) comprises single, timber-framed sash windows with masonry sills. Entrances to the ground floor apartments within the courtyard feature sliding doors, with contemporary security doors, and awnings with timber shingles.

Services are largely contained to the rear of the property, and have largely been painted to match the façades.



Figure 416. A view toward the eastern-facing elevation, which constitutes the rear of the J-shape. (Source: GML Heritage, 2022)



Figure 417. A view towards a vertical panel of glazing, at the curve of the J-shape. (Source: GML Heritage, 2022)



Figure 418. A typical view of the inward-facing elevations, with decorative brickwork. (Source: GML Heritage, 2022)



Figure 419. A view showing the central pathway, facing west. (Source: GML Heritage, 2022)



Figure 420. Detail showing the rear wing facing towards the integrated courtyard garden. (Source: GML Heritage, 2022)



Figure 421. Detail showing a typical elevation with half timbering, and arched brickwork. (Source: GML Heritage, 2022)



Figure 422. Detail of a typical window with diamond windowpanes. (Source: GML Heritage, 2022)



Figure 423. Detail showing a Tudor arched window, and the crenulated battlement style parapets. (Source: GML Heritage, 2022)



Figure 424. View showing the northern elevation of the later residential addition facing the central path. (Source: GML Heritage, 2022)



Figure 425. View of the southern elevation of the later residential building, and landscaping, facing the southern boundary of the site. (Source: GML Heritage, 2022)

Within the courtyard there is a rectangular residential property. It is of later construction than the block of flats, but has been designed to be sympathetic to the original flats. It is constructed of painted, English bond brick, with a hipped sheet metal roof with overhanging eaves with painted timber soffits. This building features timber-framed windows with timber mullions, and matching doors. It has a balcony with a metal balustrade, above the doorway to the northern elevation. A paved pathway runs along the south of this property, providing access to the doorways along this elevation.

A brick gateway is located at the start of the driveway on the southeast corner of the property. This gateway incorporates mailboxes and serves as the primary entrance point to the site. It consists of two curved walls with two rectangular columns constructed of rendered masonry and ornamented with polychrome brick in a geometric design.

The site is enclosed by a landscaped garden. Plantings to the north and south provide visual privacy from the neighbouring properties and the front garden comprises several planter beds with shrubs and ferns. A paved brick path runs between the primary building and the supplementary residential building and is flanked by shallow planter beds.

A concrete paved carpark occupies the southeast portion of the site. A carpark with several carports to the rear are located on Mile Lane to the west of the site. The carpark features contemporary metal carports and a rendered masonry bay to house the residents' rubbish bins.

## **INTEGRITY**

The Kynges' Keepe' block of flats at 355–365 Royal Parade, Parkville, is highly intact to its external 1933 construction, with very few changes visible to the original fabric. The building retains its original plan and form as a grand, two-storey apartment building in the Old English Revival style. Significant original details include the J-shaped form of the building; the typically Old English Revival detailing such as half timbering, diamond pane windows, decorative brickwork, angular moulding, Tudor arches, crenulated battlemented parapets, the original fenestration patterns, balconies and verandahs.

Changes to the main block of flats include the alteration of some windows, the introduction of modern security screens, contemporary pipes and services, and new plantings in the central courtyard. These changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity. Although the landscaping of the courtyard has been altered, its rustic plantings add greatly to the character of the site.

The most significant alteration to the original property was the introduction of the later residential building to the central courtyard. Although it is likely that it dates to 1965, it is unclear when this property was constructed. Historical aerial photography suggests that it was constructed after 1951 but before 1984. Although it was designed to be sympathetic to the character of the original block of flats, the property disrupts the original plan of the site, which was centred around an ornamental garden.

## **COMPARATIVE ANALYSIS**

The interwar period saw a movement towards higher-density inner-city living, with a rapid increase in the number of blocks of flats constructed. Flats increased in popularity in this period, frequently occupying land subdivided from former Victorian estates. Once seen as traditionally workers' housing, with the emergence of new design principles centred around health and wellbeing, and a new attention to architectural design, new developments became a stylish and affordable form of accommodation for the middle class in the inner suburbs of Melbourne. Luxury flats were built in a number of suburbs that were traditionally more affluent, such as South Yarra, Toorak and Albert Park, during the interwar period. Such complexes included spacious flats, often consisting of three or more rooms, with well-designed landscape settings and refined architectural detailing. Kynges' Keepe' at 355–365 Royal Parade, Parkville, was designed as a modern facility with 'mansion flats', providing

accommodation to ‘meet the requirements of most flat-dwellers [with].... Flats ranging in size from six of the bachelor type to others with four rooms, kitchen and bathroom’ and ‘modern amenities’ (*Herald*, 20 December 1933: 22). As such, it represents this shift in the conception of flats as being acceptable accommodation for the middle class, providing modern living for professionals with luxurious space, modern facilities, and pleasant outlooks.

The rapid development of blocks of flats in this period led to a range of architectural styles and plans being utilised throughout inner Melbourne. Much interwar development was informed by the Art Deco and Moderne styles. Retrospective architectural styles that evoked nostalgia for earlier English styles, such as the Old English Revival style, were also popular. The Old English Revival style of the 1930s and 1940s favoured asymmetrical layouts, and the use of decorative brickwork, timber strapping/half timbering, diamond pane windows, arches, and medieval inspired motifs.

Kynge’s Keepe’ comprises one of three interwar blocks of flats located on Royal Parade. It is the earliest of the three, and the only one designed in the Old English Revival style. The other two demonstrate different forms and are designed in the Moderne style, thus they have not been included in the discussion below. A review of the current heritage overlays in Parkville suggests that Kynge’s Keepe’ is an uncommon example of its typology in its local context. It was designed by Bernard Evans, an architect who had a prolific local career across Melbourne and Perth. Evans initially worked in residential design before expanding to later commercial work with his firm Bernard Evans & Partners/Associates. Evans designed multiple interwar blocks of flats, using a number of styles including Moderne (as is seen at the Brookwood and Tiberius flats in Melbourne and the Merton Court Flats in Elwood) and Art Deco (as seen at the Mandalay Flats in St Kilda). Old English Revival properties make up a far smaller proportion of his extant blocks of flats, particularly those currently recognised with a Heritage Overlay. The section below provides a discussion of interwar Old English Revival flats currently recognised with a Heritage Overlay, including notable examples of Bernard Evans’ work in the style.

### **Old English Revival blocks of flats by Bernard Evans**

The below are three key examples of Bernard Evans’ interwar blocks of flat designs in the Old English Revival style. They are ordered chronologically to provide an understanding of the evolution of his designs.

*The Atlantic, 101 Barkly Street, St Kilda (Significant to HO5: St Kilda Hill Precinct, City of Port Phillip)*

‘The Atlantic’ is a U-shaped block of flats designed by Bernard Evans. It is thought to have been constructed in the 1920s as a companion building to the neighbouring Art Deco block of flats, ‘The Pacific’. It comprises a single, three-storey block of flats, constructed of rendered and painted masonry, using a variety of Art Deco and Old English Revival elements. It has a tiled hipped roof and is oriented around a small, central courtyard. The design of the building plays with horizontal and vertical motifs. The façades are articulated with two narrow bands of face brickwork. These contrast with the bold parapeted central, vertical bay. This bay incorporates the primary entrance way, with balcony openings on the upper floor. These elements incorporate Tudor arches, and decorative brickwork, similar to the design of Kynge’s Keepe’. The fenestration features a combination of wide panels of rectangular windows with decorative label moulding, and Tudor arched windows, also reminiscent of Kynge’s Keepe design. Similar to Kynge’s Keepe, the layout of the Atlantic shows the

importance of 1930s planning principles, and it is an early example of the U-shaped layout which would become popular towards the end of the 1930s. Although the design is striking in the landscape, it is a restrained example of the Old English Revival style. It is an early example of Evans' work in the style and provides an understanding of how his work evolved to inform Kynge's Keepe.



Figure 426. The Atlantic, 101 Barkly Street, St Kilda. (Source: City of Port Phillip via Hermes Orion)

*Castle Coombe, 98 Hotham Street, East Melbourne (Contributory to HO2: East Melbourne and Jolimont Precinct, City of Melbourne)*

'Castle Coombe' was designed and built by Bernard Evans between 1933 and 1934. It is located on a narrow rectangular lot, oriented north to south, and comprises a single, two-storey block of flats with a largely rectangular central wing, and a second rectangular wing to the rear that forms an L-shape. It fronts Hotham Street in the south and has rendered masonry façades. These are painted a salmon pink, and have contrasting polychrome brickwork accents, similar to Kynge's Keepe. The design of the street-facing elevation is symmetrical and is characterised by a bold projecting bay with a central Art Deco parapet, and angled exterior walls. The design emphasises verticality with the composition of the restrained half timbering, a simple masonry parapet, and pairs of single, timber-framed sash windows. The building features a shallow setback from the footpath and is enclosed by a short curved masonry fence with a manicured hedge. The building is low in scale, but its striking design gives it a high degree of landmark quality in the streetscape. It is finely detailed with comparable architectural features to Kynge's Keepe; however, it is a less cohesive example of the Old English Revival style, incorporating fewer medieval-inspired details than are seen at Kynge's Keepe. Despite some differences, both properties express Evans' balance of the Old English Revival style with typical interwar geometry.



Figure 427. Castle Coombe, 98 Hotham Street. (Source: City of Melbourne via Hermes Orion)

*Eildon Close, 7–9 Eildon Close, St Kilda (Significant to HO5: St Kilda Hill Precinct, City of Port Phillip)*

'Eildon Close' (also known as Tudor Close) is an interwar flat complex designed in the Old English Revival style by Bernard Evans. Constructed in c1939, it comprises two three-storey L-shaped blocks of flats with an integrated central courtyard. The blocks of flats are constructed of polychrome brick with areas of decorative basketweave brickwork. They feature key medieval-inspired details such as panels of half timbering, small areas of painted render, and small crenulated parapets, which suggest faux towers on the street-facing elevations. Within the courtyard, the primary entrances are housed in small, curvilinear bays designed to emulate towers, with Tudor archways at the doorway. Similar to Kynges Keepe, Eildon Close is representative of Evans' work in the Old English Revival style, and his use of 1930s planning principles. Both properties demonstrate a high degree of integrity; however, the finishes and detailing at Kynges Keepe are finer than is seen at Eildon Close. Constructed after Kynges Keepe, Eildon Close demonstrates a number of similar details, but appears to be a more restrained example of the style.



Figure 428. Eildon Close, 7–9 Eildon Close, St Kilda. (Source: City of Port Phillip via Hermes Orion)

### **Interwar Old English Revival blocks of flats**

The following examples are interwar blocks of flats constructed in the same Old English Revival style as the subject site. They provide an understanding of the varied interpretations of the style across inner Melbourne.

*Tudor Lodge, 180–182 Toorak Road West, South Yarra (recommended as Significant to HO6 South Yarra Precinct of the South Yarra Heritage Review, City of Melbourne)*

'Tudor Lodge', 180–182 Toorak Road West, is a block of interwar flats built in 1939 in the Old English Revival style, to a design by Arthur Plaisted. Originally built as two luxury flats, the building now contains four apartments. Tudor Lodge displays many of the most common elements of the Old English Revival style, including asymmetrical massing, high-pitched, terracotta shingle-clad gable roofs and face brick. Other elements of the Tudor Lodge building that highlight this style include the castellated bay window with stone mullions, casement and transom windows with rectangular form leadlight glazing, use of four-centred arches, and prominent chimneys.



Figure 429. Tudor Lodge, 180–182 Toorak Road West, South Yarra. (Source: Context, 2021)

*Surrey Court, 71 Ormond Road, Elwood (HO220, City of Port Phillip)*

'Surrey Court' flats were constructed in 1933 to a design by JH Esmond Dorney. The building comprises a two-storey block of flats around a central courtyard. It is constructed of brick that has been rendered and painted on the upper floor, with a tiled hipped and gabled roof. The building incorporates a series of modulated projecting gable bays. It is ornamented with typically Old English Revival detailing such as Tudor arches, half timbering, crenulations, and diamond pane windows, similar to Kynges' Keepe. As for the original design intent of Kynges' Keepe, the design of the property is centred around an open courtyard to provide natural light to the apartments.



Figure 430. Surrey Court, 71 Ormond Road, Elwood. (Source: City of Port Phillip via Hermes Orion)

*Muyunata, 26 Kensington Road, South Yarra (HO442, City of Stonnington)*

'Muyunata' was constructed in 1936 to a design by Arthur Plaisted, a prominent interwar architect, particularly known for his Old English Revival flat designs. The building comprises a two-storey brick structure with a tiled, hipped and gabled roof, and a curvilinear turret-style bay to the central entrance. It is constructed of polychrome masonry, and features the unusual use of textured render on the central bay. The building is a restrained example of the Old English Revival style, but incorporates typical details, such as high-pitched gables, half timbering, and decorative brickwork.



Figure 431. Muyunata, 26 Kensington Road, South Yarra. (Source: City of Stonnington via Hermes Orion)

*Zaneth Manor, 32 Brighton Road, St Kilda (Significant to HO7: St Kilda, Elwood, Balaclava, Ripponlea Precinct, City of Port Phillip)*

'Zaneth Manor' is a three-storey face brick blocks of flats, located within a group of 1920s and 1930s blocks of flats along Brighton Road. It is a substantial dwelling with a tiled, hipped and gabled roof, situated on a prominent corner lot. The design incorporates elements of several interwar styles, the most prominent of which is the Old English Revival. The building broadly is L-shaped, with a series of projecting bays along its length. The gables feature decorative brickwork in a contrasting polychrome brick, with matching brickwork on the balconies. By contrast, the central bay features a curvilinear Moderne form and parapet. The street-facing elevations are ornamented by decorative brickwork bands articulated across the façades. It is a more restrained interpretation of the interwar Old English Revival style than is seen at Kynge's Keepe; however, it features a similarly high quality of detailing.



Figure 432. Zaneth Manor, 32 Brighton Road, St Kilda. (Source: City of Port Phillip via Hermes Orion)

*Hartpury Court Complex, 9–11 Milton Street, Elwood (HO190: Hartpury Court complex, City of Port Phillip)*

‘Hartpury Court’ was designed by Arthur Plaisted and constructed in the 1920s. The building is a two-storey masonry block of flats in an irregular J-shape, constructed of rendered and painted brick. It has a tiled, hipped and gabled roof, with substantial masonry chimneys. The render is contrasted with elements of polychrome brick, and half timbering. It is located within a wider complex, next to the nineteenth-century mansion ‘Hartpury House’. Externally, the building is highly intact, and it may be the earliest complete example of a ‘medievalising design and garden court development’ in Melbourne. Hartpury Court is certainly an early example of an interwar Old English Revival block of flats in Melbourne, and, similarly to Kynge’s Keepe, one of few to be designed with a J-shaped form.



Figure 433. Detail showing the primary entrance of the Hartpury Court Complex, 9–11 Milton Street, Elwood. (Source: City of Port Phillip via Hermes Orion)



Figure 434. View towards the Hartpury Court Complex, 9–11 Milton Street, Elwood. (Source: City of Port Phillip via Hermes Orion)

## Discussion

Kynge’s Keepe at 355–365 Royal Parade, Parkville, is an excellent example of its type as an irregularly shaped interwar block of flats in the Old English Revival style. Constructed in the early 1930s, it exemplifies the grandeur of the Old English Revival style, and compares well to the above examples located within Heritage Overlays in council areas in and surrounding the City of Melbourne. The building is located on Royal Parade, an area historically associated with more affluent middle-class residents. With a central location on Royal Parade, Kynge’s Keepe is a grand example of an interwar block of flats in Parkville. It offered modern accommodation and amenities to bachelors and families, and its irregular J-shaped plan was designed to allow the ingress of natural light, showing the importance placed upon health and wellbeing in the 1930s.

The 1930s saw a movement towards greater urban planning input in apartment design, and many of the properties described above have integrated central courtyards or gardens to provide incidental light and pleasant views (for example at Surrey Court). The irregular J-shaped plan of Kynge’s Keepe was a less common form, designed to take advantage of views within a narrow rectangular lot, while minimising noise and disturbance from the public. This plan is also seen at Hartpury Court, where the later block of flats was designed to be integrated within an existing complex. While several of the above properties incorporate courtyards and landscaping, the majority of original landscape plans

have been altered over time. The loss is significant at Kynges Keepe, with the introduction of the later residential building disrupting the original courtyard and garden and partially obscuring views towards Royal Parade. Despite this, the property has retained a rustic garden that contributes to the character of the site.

Within Parkville, Kynges Keepe is an uncommon example of its type, with no examples of the typology currently recognised within the Heritage Overlay. In its immediate context on Royal Parade, Kynges Keepe is one of three interwar blocks of flats. Of the three, it is the earliest, and the only one in the Old English Revival style. A current survey has revealed few examples of Old English Revival architecture in the Parkville area and suggests that Kynges Keepe may be the only interwar block of flats in the style in the area. In the broader Melbourne context, Kynges Keepe is an early example of the typology, with the Old English Revival style gaining traction throughout the 1930s. While it lacks the grand proportions of similar properties such as the three-storey Zaneth Manor, refined fenestration details of Tudor Lodge, and the height of the roof forms seen at Muyunata, Kynges Keepe compares well with them as a fine and consistent example of the style.

Kynges Keepe was designed by Bernard Evans, a prolific architect, and later Lord Mayor of Melbourne. Evans designed a significant number of interwar blocks of flats throughout Melbourne and the surrounding suburbs; however, it appears that Kynges Keepe is a relatively uncommon example of his work in the Old English Revival style. The Atlantic appears to be one of his earliest uses of Old English Revival motifs, and seems to have informed the design of Kynges Keepe, with similar brickwork, moulding, and fenestration patterns seen at both properties. His later work at Eildon/Tudor Close demonstrates a variation of the Old English Revival style, with greater emphasis placed upon exposed brickwork. The Eildon/Tudor Close design appears more restrained than Kynges Keepe, and demonstrates the continued preference for integrated courtyards in blocks of flats.

Significantly, with Surrey Court and Hartpury Court, Kynges Keepe is one of the earliest examples of the use of predominantly rendered façades in Old English Revival blocks of flats, with more restrained examples constructed entirely of face brick and the more luxurious Tudor Lodge, with its fine materiality and detailing reflecting its affluent South Yarra location. Kynges Keepe compares well to other early versions of the typology, with its decorative brickwork, ornamental mouldings and window details showing a level of finesse and superior compositional resolution that is not seen in more modest properties such as Hartpury Court. Further, while some of the above properties, such as Surrey Court, are fine examples of Old English Revival, the design of Kynges Keepe reflects a balance between medieval revival and interwar influences, incorporating both traditional details such as the half timbering and diamond windowpanes with angular interwar motifs in the label moulding and contrasting brickwork. The interplay of horizontal and vertical motifs in the fenestration illustrates this juxtaposition, showing the nostalgia for historicism in the Tudor arches, with the desire for modern design and amenity with wide horizontal panels of glazing. Its striking interwar design has been well conserved, despite the addition of the uncharacteristic residential building.

Overall, Kynges Keepe is highly externally intact, retaining much of its original form and fabric. Its bold design and integration of key architectural details make it a strong example of the Old English Revival style. Although it is not situated on a prominent lot, similarly to sites such as Zaneth Manor, and is partially concealed from view by landscaping, it has retained its irregular J-shaped form that demonstrates 1930s planning principles. Within the City of Melbourne, Kynges Keepe is an excellent, and highly consistent, example of an Old English Revival interwar block of flats.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### 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)

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### 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).

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### CRITERION H

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

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## 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

N/A

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Hermes Orion record for 'Muyunata, 26 Kensington Road', South Yarra, accessed 28 June 2022.

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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

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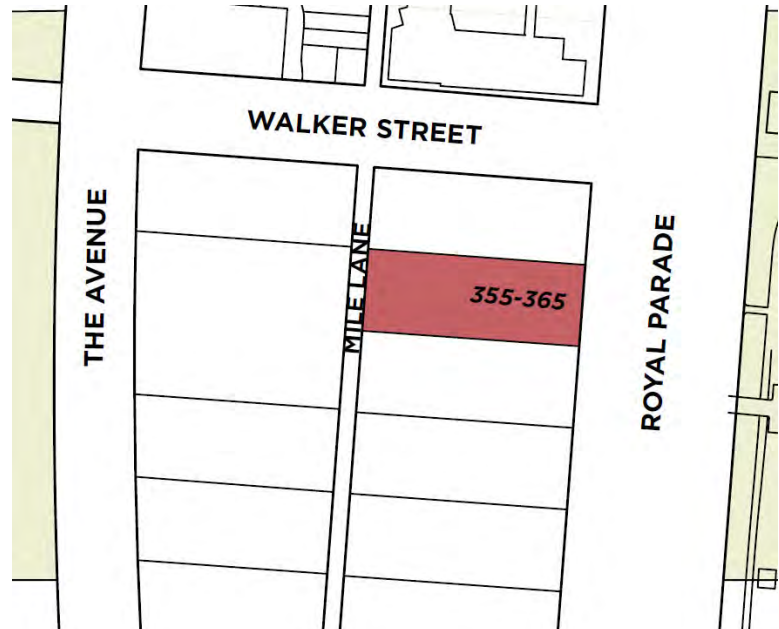
Parkville Historic Area Study 1979  
(Jacobs, Lewis, Vines Architects and  
Conservation Planners),  
Building Identification Forms 1985 (Gould M Architects), Ungraded  
Parkville Conservation Study 1985 (Nigel  
Lewis and Associates)

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**STATEMENT OF SIGNIFICANCE: Kynges Keepe, 355–365 Royal Parade, Parkville**

**Heritage Place:** Kynges Keepe

**PS ref no:** HO1449



**What is significant?**

Kynges Keepe at 355–365 Royal Parade, Parkville, built in 1933, 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
- building’s high level of integrity to its original design
- original J-shaped plan with central courtyard

- pattern and size of original fenestration
- treatment of the façades with painted render, decorative brickwork, and half timbering
- original Old English Revival elements and detailing, including half timbering, diamond pane windows, decorative moulding, Tudor arches, and crenulated battlemented parapets and towers.

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

### **How it is significant?**

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

### **Why it is significant?**

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

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

interwar blocks of flats in Melbourne. It showcases typical elements of the Old English Revival style, and is representative of the widespread popularity of the typology in the period. (Criterion D)

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

#### **Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences)

**STREET ADDRESS:** 381–405 (part) Royal Parade, Parkville

**PROPERTY ID:** 108506



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

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

**PROPOSED CATEGORY:** Significant      **FORMER GRADE:** Ungraded

**DESIGNER / ARCHITECT / ARTIST:** Gordon Murphy (Cowper, Murphy & Associates)      **BUILDER:** Unknown

**DEVELOPMENT PERIOD:** Postwar Period (1945–1975)      **DATE OF CREATION / MAJOR CONSTRUCTION:** 1958–60; 1968–70

## 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 amendment to HO4 Parkville Precinct. The Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) is recommended as an Individual Heritage Place.

**Extent of overlay:** Refer to map

## SUMMARY

The Victorian College of Pharmacy is of historical significance as a higher education institution, which expanded to Parkville in the postwar period. It was established as a private college in 1881 by the Pharmaceutical Society of Victoria. The college purchased land at Royal Parade in Parkville in 1950, in order to establish a new college in line with increasing enrolments and its evolving approach to pharmacy education and training. It is of representative significance as a fine example of the postwar International Style, and one of only a small number of institutional buildings that adopted the style, including Wilson Hall, the Beaurepaire Centre, and the Baillieu Library at the University of Melbourne Parkville campus.

## 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.

## **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

### Subdivision of Royal Park and early development

The Victorian College of Pharmacy is on the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin. It comprises a consolidation of Crown Allotments 4, 5, 6, 7, 8 and 9 of Section A, Royal Park, Parish of Jika Jika.

In the 1860s, the Crown Lands Department permitted a significant amount of land for Royal Park to be excised for housing development. In 1868 a section of land sandwiched between Royal Park and

Princes Park was subdivided into four sections for private residential purposes that comprised allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue), 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 sale of Crown land for the new residential estate, which adjoined Royal Park, was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of allotments along Royal Parade and The Avenue, noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition' (*Argus*, 28 November 1868: 7). Lot 1 Section C was sold at this date to Moton Moss, whose name is annotated on the subdivision plan. No offers were received for lots 2 and 3, Sec C. The subdivision plan can be seen in Figure 435.

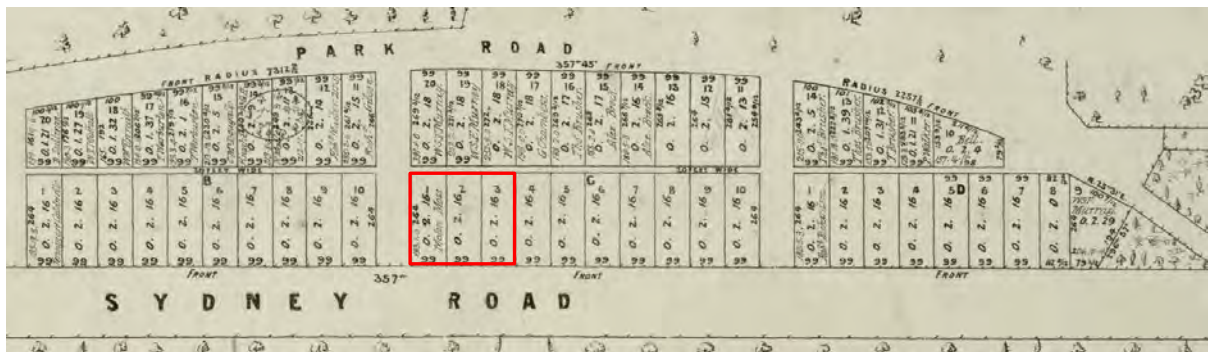


Figure 435. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site outlined in red (Lot 1–3 Sec C). (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

By 1903, the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan shows that two houses named ‘Lyndhurst’ and ‘Pine Grove’ had been built at lots 1 and 2 Sec C (381 and 391 Royal Parade). The footprint of these buildings suggests they were designed in the Victorian Italianate style and likely built in the c1870–90s. Lot 3 Sec C (393 Royal Parade) was undeveloped at this time (Figure 436).

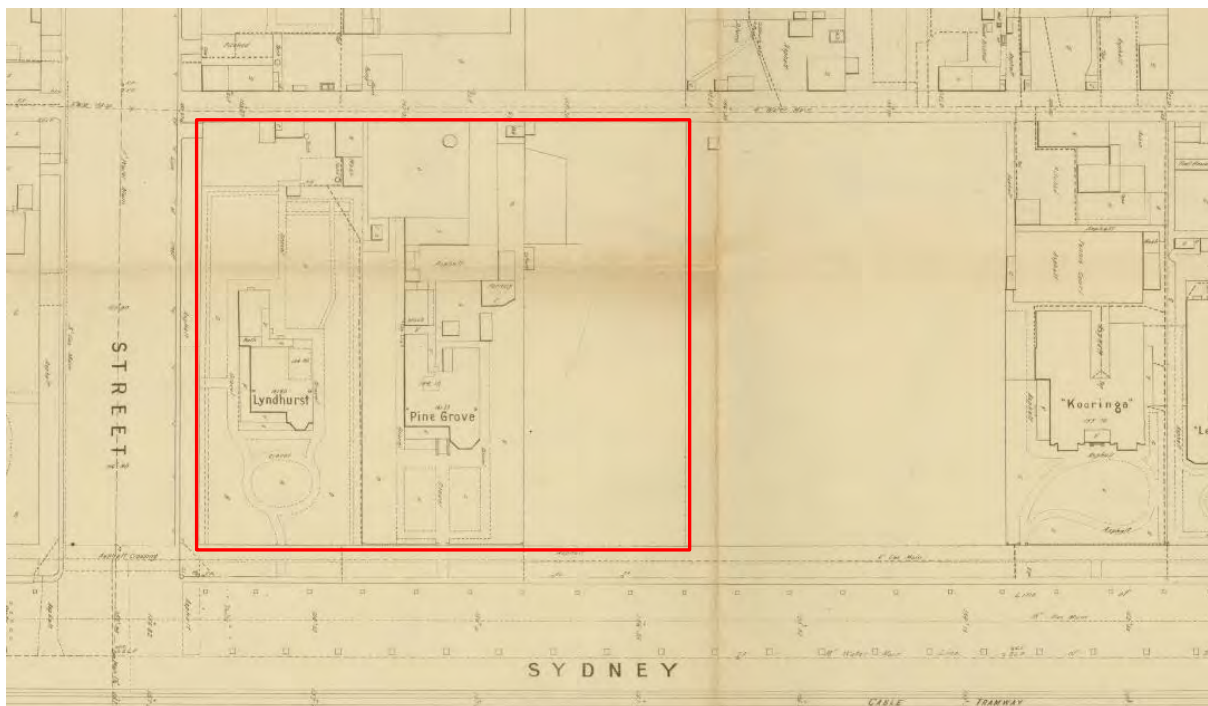


Figure 436. Extract from MMBW City of Melbourne Detail Plan No. 1136, 1903. Lot 1–3 Sec C, comprising 381–393 Royal Parade outlined in red. (Source: State Library Victoria, Record ID 99116381-40593607636 with GML overlay)

By 1910, the municipal rate books indicate that a ‘brick villa’ had been constructed at Lot 3 Sec C (393 Royal Parade) (RB 1905–1910). The house, named ‘Canowindra’, was advertised for sale in January 1928 as a ‘delightful brick villa’ (*Argus*, 28 January 1928: 2).

The Pharmaceutical Society of Victoria purchased 381 and 391 Royal Parade in 1950, and the existing houses were demolished in 1956 to make way for the new Victorian College of Pharmacy building (*Herald*, 18 April 1951: 3; Bomford 2006: 146–150). In 1967, the society purchased 393 Royal

Parade with plans to construct an additional building for the college. Canowindra was used for staff rooms and student tutorials until funds were raised for a new building. In 1968, the house was demolished and construction commenced (Bromford 2006: 189).

### **Victorian College of Pharmacy**

Established in 1881, the Victorian College of Pharmacy was a private school established and run by the Pharmaceutical Society of Victoria, providing academic training for apprentice chemists. Early classes were held within the former Technological Museum at La Trobe Street, and the home of John Kruse, the society's first secretary and lecturer, who lived at Hanover Street in Fitzroy (*Argus*, 15 February 1955). In 1882, the college relocated to a permanent location following the purchase of the former County Court at 360 Swanston Street, Melbourne, for £400 (*Age*, 3 December 1954: 3).

By the mid-twentieth century, the college had outgrown its home at Swanston Street. Prior to 1918, the college averaged about 30 enrolments per year, but by the 1950s, this had increased to an average of 145 (*Argus*, 15 February 1955: 26; Bomford 2006: 146). The site's facilities had also become increasingly inadequate alongside the college's changing approach to pharmacy education and training. In 1950 the society purchased land on Royal Parade at Parkville for £26,500, with plans to construct a new building (*Herald*, 18 April 1951: 3). In 1951 the *Herald* described the plans for the new building at Parkville:

A modern, three-storey building, it would accommodate 250 pupils a year, instead of the 150 now cramped into the present college in Swanston Street ... It has [been] suggested that the new college should be built in two stages — the two lower storeys first at a cost of £160,000 ... During this stage the college would continue both at Swanston Street and at Parkville. The top storey of the new college would be added later, when the Swanston Street college would be closed (*Herald*, 18 April 1951: 3).

The land purchase was made possible through private donations; however, further fundraising was required to commence design and construction of the new building. Fundraising was led by then-President of the Pharmaceutical Society of Victoria, Eric Scott, President of the Board, Nigel Manning and Dean of the College of Pharmacy, Stan Sissons. Scott and Manning undertook fundraising missions overseas, where they sought donations from major pharmaceutical companies with links to Australia (Bomford 2006: 145). By 1955, Scott began negotiations directly with then-Premier John Cain, following which the Victorian Government agreed to make £300,000 available through the Public Works Appropriation Bill to build the new college, with an annual intake of up to 200 students a year. Following the completion of the Parkville building, the society's property at Swanston Street (valued at £80,000) would revert to the Crown (Bomford 2006: 146).

The society engaged architect Gordon Murphy of Cowper, Murphy & Associates, and by 1956, working plans and specifications for the new college were almost complete. Figure 437 and Figure 438 show the building plans as of 1958. The existing two houses on the Parkville site were demolished in anticipation for construction to begin in 1957 (Bomford 2006: 146–150). Building progress was slightly delayed by the election of the Bolte Liberal-Country Party Government in June 1955, following which the promised funds did not appear in the estimates for the year commencing 1 July 1956. The Bolte Government recommitted to the earlier promise and £210,000 was made available in the financial year ending 30 June 1958 (Bomford 2006: 150).

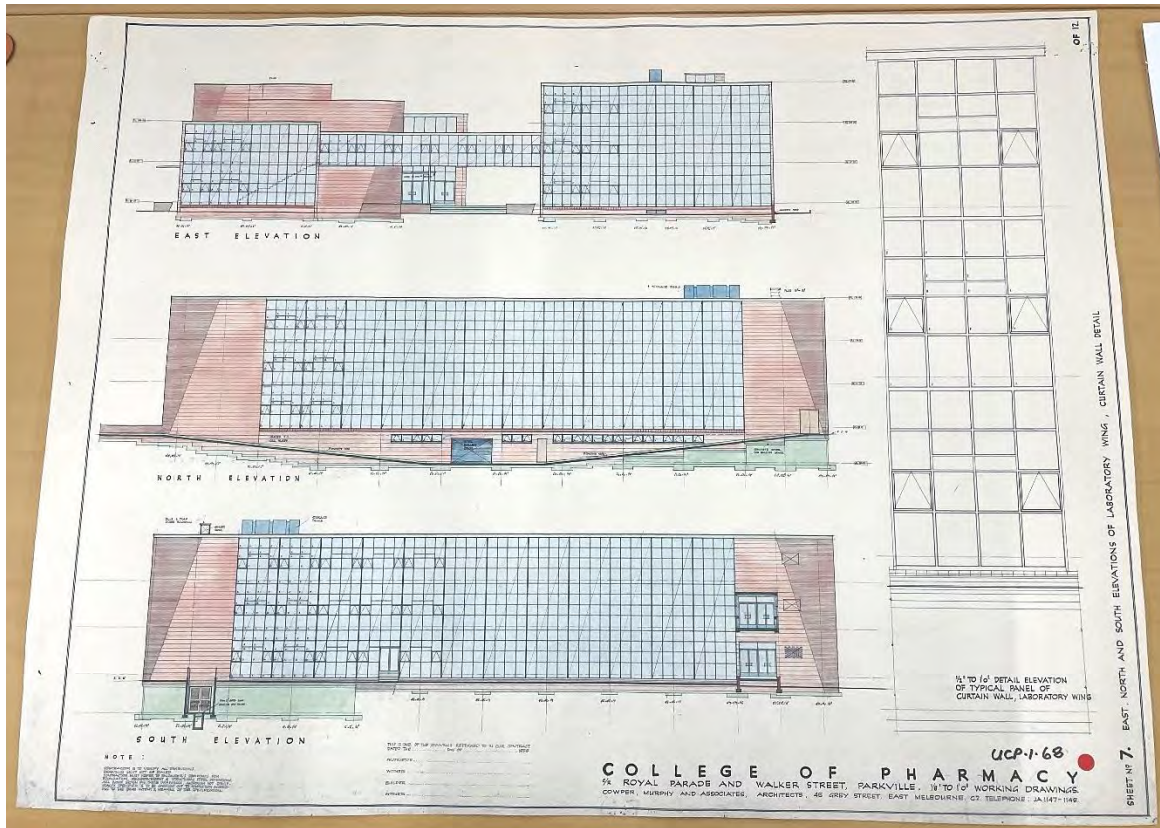


Figure 437. Drawing elevations of the proposed Victorian College of Pharmacy, Royal Parade, Parkville. By Cowper, Murphy & Associates, 1958. (Source: Public Record Office Victoria (PROV) 3686/P0014)

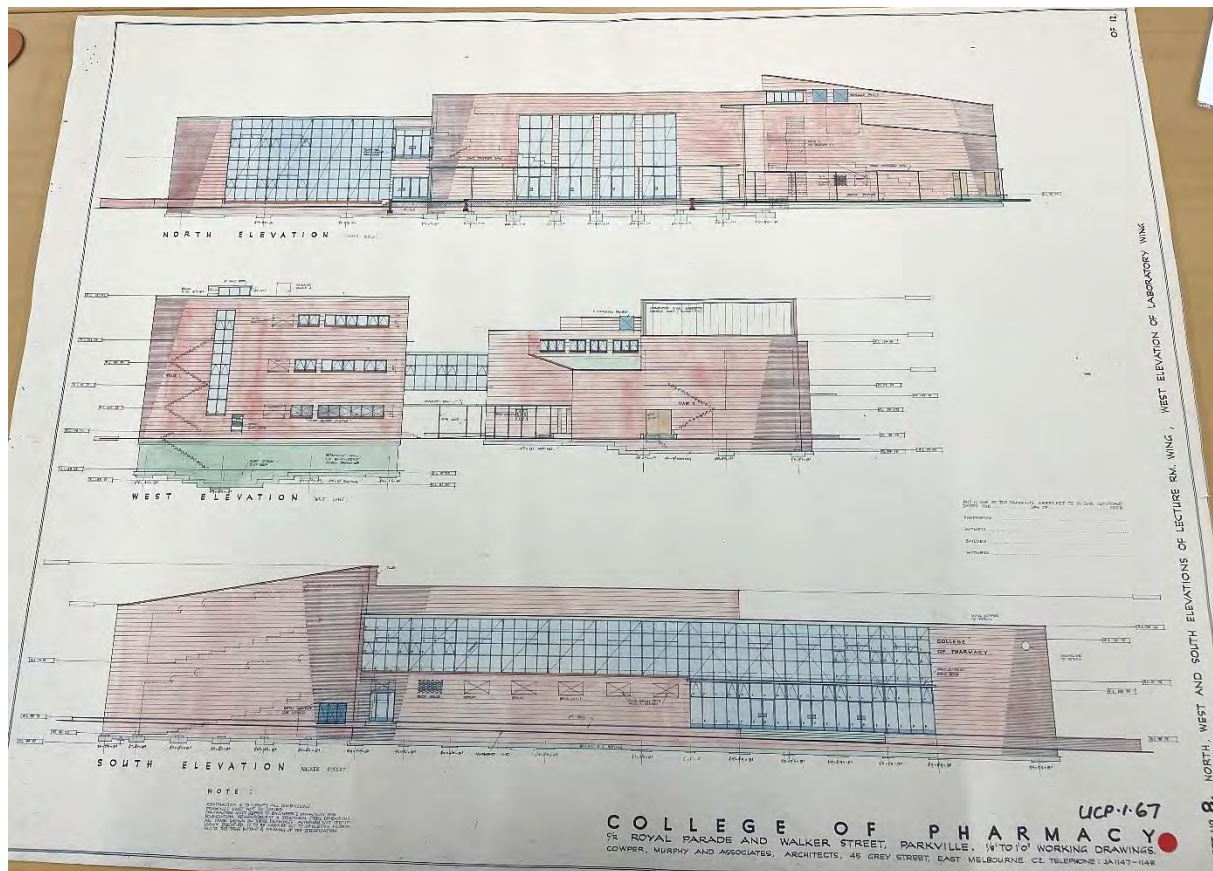


Figure 438. Drawing elevations of the proposed Victorian College of Pharmacy, Royal Parade, Parkville. By Cowper, Murphy & Associates, 1958. (Source: PROV 3686/P0014)

Tenders were called in April 1958, and awarded to F T Jeffrey Pty Ltd for the sum of £366,322, excluding laboratory fittings, benches and shelving (Bomford 2006: 150). The final cost of building and equipping the college was more than £500,000, and as a result college fees were increased. The Governor of Victoria, Sir Dallas Brooks, opened the Victorian War Memorial College of Pharmacy on 29 March 1960 (later named Sissons and Scott Buildings). The college was a memorial to those men and women of pharmacy who served in the world wars, but also a monument to the future and vision of the pharmaceutical college and profession (Bomford 2006: 154). Jenette Bomford describes the new Victorian College of Pharmacy as follows:

*It consisted of two main buildings joined by a bridge at the first-floor level. The laboratory block to the north had a basement for storage and three floors. The ground floor housed student amenities, the staff room and a biology laboratory, the first floor had two large chemistry laboratories each accommodating 130 students and ancillary rooms and the second floor had similar facilities for teaching pharmaceuticals. The administration block was two storeys with a large foyer giving access to the assembly hall with its seating capacity of 755. There was also provisions for the library, museum, dean's office and a meeting room for the Chemists Sub-branch. The first floor had offices and a boardroom. At the rear of the block there were three lecture theatres, two of which seated 250 people and smaller one for 125 students (Bomford 2006: 153).*



Figure 439. College of Pharmacy, Sydney Road, Parkville, by Wolfgang Sievers, 1960. (Source: State Library Victoria, Accession No. H2003.100/301)

In 1959, Eric Scott commissioned artist Leonard Annois to complete a mural for the assembly hall. Created using the *fresco secco* medium, the mural spans 21 metres by 6 metres, and beautifully portrays the development of science, medicine and pharmacy throughout the ages. The mural took Annois three years to complete, including 18 months of research and two years of painting on scaffolding (Figure 440). The mural was unveiled by then-Premier Henry Bolte in 1961, and named the *Sissons Mural* to honour Stan Sissons, Dean of the College of Pharmacy from 1920 to 1962 (Monash University 2022; Bomford 2006: 282). The assembly hall was renamed Cossar Hall in 1982 in honour of David Cossar, a major benefactor of the college who donated £25,000 towards the new buildings at Parkville, but did not live to see them completed (Bomford 2006: 211–12).



Figure 440. Victorian College of Pharmacy graduation ceremony in 1986. Photograph by Arthur Reed. (Source: Monash University Archives)

In anticipation of the opening of the new college building, the college curriculum was reviewed and updated in line with the Pharmaceutical Society of Great Britain, which required students to meet the same entrance standards of those undertaking a degree and complete a full-time three-year course (Bomford 2006: 152). In comparison, Australian courses prepared students for retail pharmacy but was considered inadequate for those wanting careers in hospitals or industrial pharmacy. Following the opening of the new college in 1960, the society introduced full-time courses, ending the previous apprenticeship model. The first three years of the course was academic, and the fourth year was served in a pharmacy. At the end of this time, a final qualifying examination in practical pharmacy was conducted by the Pharmacy Board of Victoria (Bomford 2006: 153). Shortly after the new curriculum was introduced, Nigel Manning was appointed Dean of the college in 1962. Manning worked hard to nurture a research culture within the college, and to establish connections with other tertiary institutions. By 1967, the college had gained the right to award a Bachelor of Pharmacy degree.

By the mid-1960s, enrolments were continuing to increase and research programs were expanding. As a result, the college was rapidly outgrowing its new building. In 1966 a Building Committee was established, and in 1967 the society purchased the adjoining property at 393 Royal Parade for \$117,000. The money was later reimbursed by the Victorian and Australian governments, and the property was vested in the Minister for Education (Bomford 2006: 189). The proposed new five-storey building was designed by R G Monsborough & Associates, and was intended to complement the existing buildings (Figure 441). It was proposed to undertake the project in stages, beginning with the construction of only three storeys for an estimated cost of \$526,000. The council decided to complete

five storeys but only furnish three storeys until funds could be raised for the remaining two levels (Bomford 2006: 189) (Figure 441).

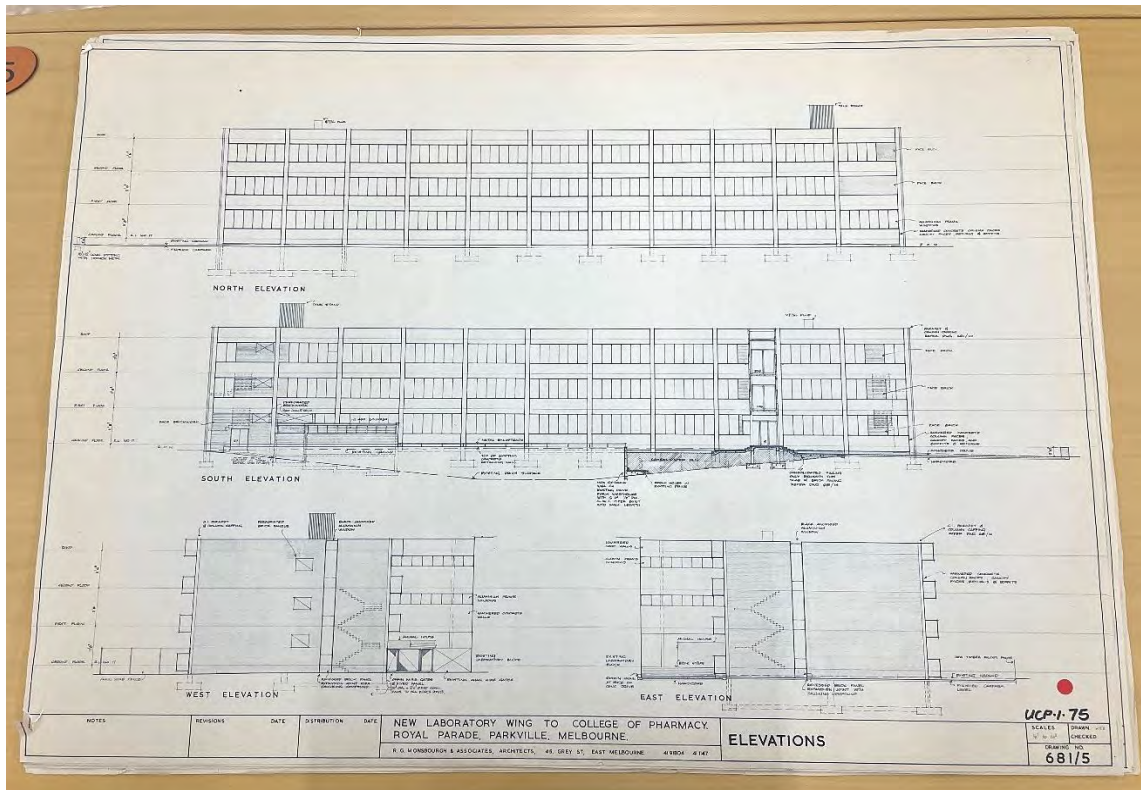


Figure 441. Drawing elevations of the proposed new building at 393 Royal Parade, Parkville (later named the Manning Building), by R G Monsborough & Associates, 1968. (Source: PROV 3686/P0014)

Tenders for the new building closed on 15 July 1968. It was to be built in stages, and the estimated cost had now risen to \$1.2 million. The college had received \$540,000 worth of donations for furnishings and equipment. In 1969 the structure to support the new laboratory wing and animal house was constructed with a Victorian–Commonwealth Government grant of \$550,000; a 1970–72 triennium grant of \$739,500 permitted the completion of the building (Bomford 2006: 190). The new five-storey laboratory building was officially opened in October 1971 (later named the Manning Building) (Bomford 2006: 195) (Figure 442–Figure 444).

In 1970 Norma Redpath was commissioned to produce a sculpture for the wall of the new building fronting Royal Parade. Redpath's *Higuchi Sculpture* was unveiled on 23 February 1972 (Bomford 2006: 196) (Figure 442). The *Higuchi Sculpture* is described as follows:

*The sculpture is made up of a disc and a rectangle. The gap between the two pieces represents the time students spend on placement gaining vital practical experience. The ridges on the disc represent the main streams of knowledge taught in the pharmaceutical sciences. These ridges fuse together in the rectangle to denote the competent pharmacist, when academic, practical and professional experiences become integrated into the whole and complete pharmacist. A fourth ridge appears on the left hand side of the rectangle to represent administrative pharmacy and pharmacy management. The total design suggests an inverse mortar and pestle, and the symbolism is that of the heraldic academic medallion (Monash University Pharmacy and Pharmaceutical Sciences 2011).*



Figure 442. View of the 1968–70 addition, photographed in 1991. The Norma Redpath *Higuchi Sculpture* is visible on the primary elevation. (Source: Bayswater Photographers, courtesy Monash University Archives)



Figure 443. View of Victorian College of Pharmacy in 1991. (Source: Monash University Archives)



Figure 444. Aerial view of the Victorian College of Pharmacy in 1991. (Source: Monash University Archives)

In 1983, the college buildings were named after the former deans Stan Sissons and Nigel Manning, and President of the Society (at the time of the new buildings' construction), Sir Eric Scott. A plaque was unveiled by Colin Bull, chairman of Johnson & Johnson Pty Ltd, as part of the opening ceremony on 23 March 1983, and name plaques were placed on each building (Figure 445). At this time, the college became a declared institution, and was able to confer degrees. This gave the college the same academic standing as universities (Bomford 2006: 212).



Figure 445. Plaque unveiled in 1983 by Colin Bull, as part of the naming ceremony on 23 March 1983, when the buildings were named in recognition of Stan Sissons, Sir Eric Scott and Nigel Manning. Photography by Ron Ryan. (Source: Monash University Archives)

Shortly after the college celebrated its 100-year centenary in 1981, pressure arose for the college to amalgamate with a partner institution to reduce financial pressures. This was strongly encouraged by the Victorian and Australian governments during a period of economic downturn (Bomford 2006: 209). From 1988, the college explored the possibility of joining with the University of Melbourne. Although the university seemed the clear partner due to its proximity in Parkville, negotiations broke down because the college had not been able to strike a deal with the university that enabled it to retain its identity, autonomy and property. Following this in 1990, the college began negotiations with Monash University. The transfer was finalised in July 1992, and the college became the Faculty of Pharmacy, Monash University. In 2008, the name was changed to the Faculty of Pharmacy and Pharmaceutical Sciences (Monash University 2022a & 2022b).

In 2001 the college obtained a permit to build a six-storey building on the vacant northern block (Figure 446). Construction works commenced on 15 August 2005, and was completed in 2007. The building project has been structured as a public/private partnership between Monash University and a property development group.

Monash University recently sold the Manning building and its northern block, and now leases three levels of the Manning Building, which houses the Monash Institute of Pharmaceutical Sciences (Bomford 2006: 250).

### **Alterations and additions**

Between 1995 and 1998, a foyer addition was made to the northeast elevation of the Sissons Building, and the area in front of the buildings was landscaped, removing the previous carparking (Bomford

2006: 236–37). The partial demolition of the bridge between the Sissons Building and the Scott Building was required to facilitate these works. Between 1995 and 2003, an addition was made to the southwest corner of the Scott Building. This has served to completely enclose the courtyard between the Sissons Building and the Scott Building, which could previously be accessed from Mile Lane. The alterations and additions are shown in Figure 446 and Figure 447.



Figure 446. Aerial view of the Victorian College of Pharmacy in 1995. (Source: Monash University Archives)



Figure 447. Aerial view of the Victorian College of Pharmacy in 2003. The red arrow indicates the additions made between 1995 and 2003. (Source: Monash University Archives with GML overlay)

### **Gordon Murphy, of Cowper, Murphy & Appleford**

Gordon Murphy (1889–1967) was a Melbourne-based architect who for most of his career practised alongside Melbourne architect and property developer Chris Cowper (1868–1954). From 1915 Cowper stepped back from active architectural design in favour of real estate and property development, and Murphy (then an associate) became chief designer of his office (Goad & Willis 2012: 179). In 1921, Chris A Cowper, Murphy & Appleford was established. According to Murphy’s grandson, Nick Murphy, he was a ‘reserved and inward-looking man’, and the full extent of his career and work is undocumented (Murphy 2019). As chief designer at Chris A Cowper, Murphy & Appleford, Murphy led numerous designs of cinemas and theatres. Notable examples include the Plaza Theatre, Bendigo (1934); Capital Theatre, Mildura (1935); Waverley Theatre, Malvern (1936); Astor, Mildura (1937); Sun Theatre, Yarraville (1938); Civic Theatre, Ballarat (1953); Reardon Theatre, Port Fairy (1954); Orana Theatre, Wangaratta (1956); Memorial Theatre, Koroit (1957). Murphy also led the rebuild and refurbishment of the Regent Theatre in Ballarat (1943); Regent Theatre in Melbourne (1945–47); and Melbourne’s State Theatre. Murphy was the father of architect John Murphy, who formed an architectural practice with his wife, Phyllis Murphy (nee Slater), in 1949.

### **Leonard Annois**

Leonard Lloyd (Len) Annois (1906–1966) was born in 1906 in Malvern, Victoria. He was educated at Melbourne High School and commenced work at the age of 17. Annois was largely a self-educated artist, but attended classes at the National Gallery schools under the directorship of Bernard Hall, with WB McInnes as drawing-master. In 1935, Annois found employment with G. J. Coles & Co. Ltd, and in 1946 was appointed manager of the new advertising department. Throughout these years Annois continued to paint and exhibit his work. Having been introduced to watercolour, he painted historical scenes, but, after studying the English watercolour school, turned to landscape painting. From 1935

Annois exhibited widely and regularly at the Victorian Artists Society, the New Melbourne Art Club, the Athenaeum Gallery, and interstate; he held his first solo show at Tye's Gallery of Bourke Street in 1941 (Hoff 2006).

In 1942–43, Annois worked as a production illustrator with the Directorate of Armoured Fighting Vehicles and the Commonwealth Aircraft Corporation Pty Ltd. After World War II he joined the council of the Victorian Artists Society and engaged in the production of a new magazine, the *Australian Artist*. He was a foundation member of the committee that established the National Gallery Society of Victoria. In 1950, he made the first of several journeys abroad. In Italy he studied frescoes and brought his skills back to Melbourne (Hoff 2006).

In 1952 he abandoned his career as a commercial artist and became a professional painter. His output was prolific in a wide range of styles and mediums. He was elected associate (1952) and member (1958) of the Royal Society of Painters in Watercolour, and in 1960 became president of the National Gallery Society of Victoria. He won awards for his watercolours throughout Australia, among them the Wynne Prize (1961 and 1964) (Hoff 2006; Bromford 2006: 281).

In later life he undertook several major murals, and the *Sissons Mural*, completed in 1961, is considered his *magnum opus*. Annois is the only person outside England to be honoured with full membership of the Royal Society of Painters in Watercolours (Bromford 2006: 281).

### **Norma Redpath**

Norma Redpath (1928–2013) was born in Melbourne and studied art at Swinburne Technical College (1946–48) and sculpture at the Royal Melbourne Institute of Technology (RMIT) (1949–51). Her early works were carved timber and abstract in form. The work was very well received in the early 1950s and she won numerous commissions to produce public sculpture, including the mural for the University of Melbourne's new Baillieu Library in 1959 (Charles Nodrum Gallery 2022).

In 1956, in search of traditional casting skills which were then unavailable in Australia, Redpath made her first of many trips to Italy. She studied at the prestigious Brera Academy in Milan, and in Rome cast her first works in bronze. In the early 1960s she formed part of the Centre Five Group who championed Modernist sculpture in Australia, which included Inge King, Clifford Last, Julius Kane, Vincas Jomantas, Teisutis Zikaras and Lenton Parr (Charles Nodrum Gallery 2022).

Redpath held her first solo exhibition at Gallery A in Melbourne in 1963 to great acclaim, with works winning the Mildura Prize and the first Transfield Prize for Sculpture in 1966, and which were later exhibited at the Australian Pavilion at the 1967 World Expo in Montreal. This was followed by the completion of her major work *Treasury Fountain* in Canberra, which led to her being awarded an OBE in 1970. Her final commission, *Paesaggio Cariatide*, was completed in 1980 for the State Bank Centre in Melbourne (Charles Nodrum Gallery 2022).

### **SITE DESCRIPTION**

The Victorian College of Pharmacy is a complex of three buildings built between 1959 and 1971 in the postwar Modernist style. The buildings are located at 381, 391 and 393 Royal Parade, and are respectively named the Sissons, Scott and Manning buildings. The complex is located on the western

side of Royal Parade between Ievers Street to the north and Walker Street to the south. The Sissons Building has a secondary frontage to Walker Street (Figure 448).



Figure 448. Victorian College of Pharmacy, 381–393 Royal Parade, Parkville, outlined in red. (Source: Nearmap, 2022, with GML overlay)

The three buildings are set back from Royal Parade. This setback consists of an open landscaped area with brick paving, raised garden beds and semi-mature trees. Immediately in front of the Manning Building is a turf basketball court and soccer pitch. The Sissons Building has a shallow setback from Walker Street to the south. The buildings occupy most of the rectangular allotments, extending to Mile Lane at the western property boundary (Figure 448). Each building is a distinct built volume but connected together with pedestrian bridges. Below each bridge there are double entry doors. Between each building is an open brick paved courtyard area, with raised garden beds featuring painted concrete borders, furniture, and decking (between the Scott and Manning buildings).



Figure 15. View (east) of the courtyard between the Sissons Building and Scott Building. (Source: GML)



Figure 16. View (west) of the courtyard between the Scott Building and Manning Building. (Source: GML)

The Sissons and Scott buildings (built 1958–60) are two and three storeys tall, the latter with basement level, and are joined by a bridge at the first-storey level. Both buildings are expressed as rectangular, box-like volumes with predominantly flat roofs and shallow overhanging eaves, with deeper overhanging eaves on their primary façade facing Royal Parade. The buildings are of cream brick, concrete and glass construction. The buildings have simple forms and expansive curtain walls consisting of aluminium-framed glazing and opaque blue and white spandrel panels, typical of the International Style embraced by local architects in the mid to late 1950s. These areas of glazing are juxtaposed by large sections of cream brick wall that bookend street-facing volumes.

The curtain walls dominate the primary (east) façade of the Sissons and Scott buildings, presenting a common aesthetic to Royal Parade. Similarly, the bridge connecting the two buildings also reflects the curtain wall modulation, and box-like volumes of the main buildings. This serves to enhance the visual cohesion of the complex when viewed from Royal Parade.



Figure 17. Primary (east) façade of the Sissons Building when viewed from the corner of Walker Street and Royal Parade. (Source: GML)



Figure 18. Primary (east) façade of the Sissons Building when viewed from Royal Parade. (Source: GML)



Figure 19. View of the bridge connecting the Sissons and Scott buildings. (Source: GML)



Figure 20. Primary (east) façade of the Scott Building when viewed from Royal Parade. (Source: GML)



Figure 21. Sissons and Scott Buildings when viewed from Royal Parade. (Source: GML)

The Scott Building (391 Royal Parade) is primarily characterised by a curtained wall on its north and south elevations, which is bookended by vertical sections of face brick walls punctuated by small aluminium-framed windows.



Figure 22. Scott Building (south elevation) when viewed from the internal courtyard. (Source: GML)



Figure 23. Scott Building (north elevation) when viewed from Mile Lane. (Source: GML)

The Sissons Building (381 Royal Parade) is distinguished slightly from the Scott Building in terms of form, in that it is characterised by a number of intersecting volumes. At the north and west elevations these volumes extend above the primary roofline to accommodate the Cossar Hall, three lecture theatres. A smaller asymmetrical volume projects from the northwest corner.

The curtain wall at the north elevation of the Sissons Building has been somewhat compromised by a contemporary addition. The addition reflects a similar box-like form, with a flat roof, and is clad with glazing and vertical sheets of black metal. At this elevation, two signs reading ‘Sissons Building’ and ‘War Memorial Building’ are mounted to a section of expansive unadorned brickwork.



Figure 24. Sissons Building (north elevation) showing the contemporary addition and obstruction to the curtain wall. (Source: GML)



Figure 25. Sissons Building (north elevation) showing the section of unadorned brickwork and the 'Sissons Building' and 'War Memorial Building' signs. (Source: GML)

The Sissons Building is distinguished along its secondary (south) façade fronting Walker Street, where the curtain wall component has a horizontal emphasis. Here the curtain wall extends almost the complete length of the building at the upper level, but has a shorter run at the lower level. Like the Scott Building, this elevation is bookended by areas of face brick wall with smaller aluminium-framed windows. At the southwest end, the building increases in height to accommodate three lecture theatres. Where the curtain wall terminates, the building rises above the roofline, and a skillion roof slopes towards the west.



Figure 26. Sissons Building (south elevation) when viewed from Walker Street. (Source: GML)



Figure 27. Sissons Building (south elevation) when viewed from Walker Street. (Source: GML)



Figure 28. Sissons Building (south elevation) when viewed from Walker Street. (Source: GML)



Figure 29. Sissons Building (south elevation) when viewed from Walker Street. (Source: GML)

To the north, there are four vertical bays of glazing and blue opaque panels set within aluminium frames, which mark the entry to the Cossar Hall, and contain the *Sissons Mural* by Leonard Annois. Between these bays are areas of unadorned brickwork. A series of white frames are connected to the wall (Figure ). Photographs of the building taken in 1963 indicate that these frames supported a canopy, which has now been removed.

A small, asymmetrical volume projects from the northwest corner. The exterior of this section of the building is clad with glazing set within aluminium frames, with white opaque spandrels and a glazed entry door at the ground level.

A three-storey addition has been made to the southwest corner of the Scott Building. It has sought to replicate the style of the Sissons and Scott buildings, with the primary elevation characterised by expansive glazing set within aluminium frames with blue opaque spandrels and a glazed entry door at the ground level. The rest of the exterior is clad with corrugated metal sheeting. It is linked with the asymmetrical volume of the Sissons Building, and serves to completely enclose the paved courtyard area between the Sissons and Scott buildings. Within the courtyard the sculpture *Acrux* by Lenton Parr is set upon a concrete and marble plinth.



Figure 30. Sissons Building (north elevation) showing the white frames and *Acrux* sculpture by Lenton Parr in the foreground. (Source: GML)



Figure 31. View of asymmetrical volume (Sissons Building, left) and contemporary addition (Scott Building, right). (Source: GML)

Fronting Mile Lane, both buildings are characterised by face brick walls, with vertical and horizontal rows of aluminium-framed windows. A ramp leading to underground carparking is accessed via Mile Lane at the Scott Building.

North of the Scott Building, and connected by a bridge at the first and second storeys, is the Manning Building (393 Royal Parade, constructed 1968–71). The Manning Building is a five-storey building of cream brick and concrete construction. Like the Sissons and Scott buildings, it is expressed as a rectangular, box-like volume with a flat roof. This has four rows of projecting horizontal concrete balconies set between structural concrete columns (now painted dark grey). These extend the length of the north and south elevations. Set behind the balconies are rows of aluminium-framed doors and windows. The use of materials such as concrete increased in popularity in the late 1960s and early 1970s, and marks a distinctive shift from the earlier curtained wall design of the late 1950s and early 1960s. The primary (east) façade is characterised by face brick walls punctuated by a narrow strip of vertical glazing at the centre, and a parallel vertical strip of pressed metal louvres. Mounted to the primary façade is the *Higuchi Sculpture* by Norma Redpath. The rear of the building reflects the primary façade and includes face brick walls with a strip of vertical glazing; there are also five perforated brick vents stacked vertically. The double-storey bridge connecting the Scott and Manning buildings is rendered with concrete (now painted) and consists of two rows of aluminium-framed strip windows.



Figure 32. View of Scott and Manning buildings from Royal Parade. (Source: GML)



Figure 33. South elevation of the Manning Building. (Source: GML)



Figure 34. View of the primary (east) elevation of the Manning Building from Royal Parade. (Source: GML)



Figure 35. View of the *Higuchi Sculpture* by Norma Redpath. (Source: GML)



Figure 36. Manning Building (south elevation) when viewed from Mile Lane. (Source: GML)



Figure 37. Manning Building (north elevation) when viewed from Mile Lane. (Source: GML)

North of the Manning Building is a multistorey building completed in 2007, which is of brick, steel, glass and metal construction. The building overall respects the scale, setback and rhythm of the Victorian College of Pharmacy buildings.



Figure 38. New building at 399 Royal Parade, completed in 2007. (Source: GML)

## INTEGRITY

As a complex of buildings purpose-built for the Victorian College of Pharmacy between 1959 and 1971, the buildings reflect a high degree of integrity and intactness overall with few external alterations to original or early fabric.

Changes include the addition of a foyer to the northeast elevation of the Sissons Building. While this addition has served to compromise the integrity of the curtain wall along the north elevation of the building, on balance, this addition complements the form and scale of the Sissons and Scott buildings, and is easily understood as an introduced built form. Furthermore, an addition has been made at the southwest corner of the Scott Building. Located at the rear of the site, the addition has served to complement the existing buildings and has minimal impact on integrity.

Historical images from 1961 show that the white frames along the north elevation of the Sissons Building previously supported a canopy structure. Although the loss of the canopy is unfortunate, the retention of the frames serves to interpret this earlier built element.

## COMPARATIVE ANALYSIS

The following analysis firstly seeks to establish the historical importance of the Victorian College of Pharmacy as a higher education institution in the postwar period. Secondly, this analysis seeks to

compare the built form characteristics of the subject site to comparable places in Parkville and the City of Melbourne more broadly.

### **Higher education in the postwar period**

Following the conclusion of World War II, Australian universities and higher education institutions underwent a radical transformation, spurred by increased student enrolments and a changing view on behalf of the Australian Government that higher education was essential for economic, social and political progress (Heritage Alliance 2008: 26; Larkins 2018: vi). In 1957, Prime Minister Sir Robert Menzies established a special committee to report on the future of Australian universities, and in 1959 established the Australian Universities Commission (AUC) to oversee and report on the rapidly increasing demands of higher education in Australia.

Within the City of Melbourne, the University of Melbourne—being the only university in Victoria at the time—underwent a large-scale redevelopment at its Parkville campus to accommodate the higher demand for university education. More than 20 buildings were erected at the Parkville campus between 1946 and 1970, many of which were architect-designed. Some examples include the New Arts and Arts Block No. 2 (now Babel) (1946–47, by Godfrey Spowers, Hughes Mewton & Lobb); Wilson Hall (1952–56, by Bates Smart & McCutcheon); Beaurepaire Centre (1954–57 by Eggleston MacDonald & Secomb); Russell Grimwade School of Biochemistry (1957 and 1961 by Bates Smart & McCutcheon); Baillieu Library (1957–59, 1967–76 by John F D Scarborough); Redmond Barry Building (1959–61 by Rae Featherstone in association with Eggleston MacDonald & Secomb); Howard Florey Institute (1961–62 by Yuncken Freeman); and the Raymond Priestley Building (1967–70 by Rae Featherstone). The University of Melbourne also expanded further afield, establishing offshoot campuses, including the veterinary research centres at Parkville (1959) and Werribee (1966), and the agricultural field station at Mount Derrimut (1962) (Heritage Alliance 2008: 26).

Within Victoria more broadly, two new universities were established in the postwar period. In 1958, Monash University was established through an Act of Parliament by the Federal Government, and a campus was situated in Clayton. By 1963, the AUC found that Melbourne and Monash universities were unlikely to meet the long-term demands for university education in Victoria, and as a result La Trobe University was established in Bundoora in 1964.

The Victorian College of Pharmacy is directly comparable with the above examples, demonstrating the expanding and evolving role of higher education in the postwar period. By the mid-1950s, the college had outgrown its original site at Swanston Street due to increased enrolments, and undertook a complete overhaul of its approach to pharmaceutical education and training. The college disbanded its apprenticeship model in favour of a more academic approach, which was only made possible through the development of new facilities at its new site in Parkville.

The college is distinguished from the above examples in that it was established and run as a private college and was not affiliated with a university until 1992 (Monash). While the college received funding from the Victorian Government, most funding was provided through private and industry donations. However, like the above examples, the college is demonstrative of the evolving role of higher education in the postwar period, particularly alongside more established universities such as the University of Melbourne. The college continued to adapt its approach to education and training, and from the 1960s had established itself as a hub of original and exciting research. By 1967 the college

had gained the right to award a Bachelor of Pharmacy degree, and by 1977, it was recognised as an off-campus institution at which postgraduate research could be conducted for a PhD awarded by Deakin University. The Victorian College of Pharmacy is historically important as an example of a higher education institution which underwent radical change and transformation in the postwar period, firmly establishing Parkville as the centre of higher education with the City of Melbourne.

### **Postwar International Style in educational buildings**

In the years following World War II, the International Modernist Style was embraced with optimism within the City of Melbourne. This was particularly the case within the Melbourne central business district with the construction of multistorey commercial buildings from the late 1950s to the mid-1970s. Largely influenced by the American skyscraper, the earliest commercial buildings of the 1950s utilised innovative curtain walling, formed from continuous metal framing filled principally with glass. The curtain wall is described by Miles Lewis as ‘essentially a continuous, non-bearing skin on the face of a building’ and is one of the ‘leitmotifs of modernism, both in Australia and overseas’ (Lewis 2012: 185). Some examples of high-rise office buildings from this period included in the Heritage Overlay include the Allans Building (1956–57; HO1308) and the Coles and Garrard Building (1957; HO1306).

By the mid-1960s, architects were experimenting with alternating large areas of curtain walling with a range of solid cladding materials for multistorey buildings including precast concrete, stone, reconstituted stone, tile and brick, as well as various metals for cladding, screening and detailing. A number of buildings continued to adopt true curtain wall construction; however, a different aesthetic was created by the added use of solid external cladding, distinguishing these later buildings from those of the 1950s. Some examples included in the Heritage Overlay include the State Savings Bank (1967–68; HO1344).

Many postwar commercial buildings featured a notable work of contemporary artwork, either within the foyer area or fixed to the outside of the building, or in some cases within a setback or public plaza. Some examples in the City of Melbourne include the following:

- Hosies Hotel Mural, 1–5 Elizabeth Street (1955; HO938/H2094—mural only; HO1327 for the hotel)
- Former Colonial Mutual Life Assurance Building, 308–336 Collins Street, with sculpture *Children’s Tree* by Tom Bass (1963; HO1320)
- Former Sleigh Corner Building, 158–164 Queen Street, with sculpture *Transformation* by Tom Bass (1964; HO1369)
- St James, 527–555 Bourke Street, with sculpture *Awakening* by Clement Meadmore (1969; removed 2010, HO1310).
- Former Shell House, 1 Spring Street, with foyer mural *Bathers and Pulpit Rock* by Arthur Boyd (1988) and external plaza sculpture *Shell Mace* by Charles O Perry (1989) (VHR H2365).

However, beyond central Melbourne, the defining characteristics of the postwar International Style were also embraced for the design of a small number of educational buildings, particularly within the rapidly expanding Parkville campus at the University of Melbourne. Like the multistorey commercial buildings within central Melbourne, these designs featured the dramatic curtain wall glazing, expressed structure, sleek, box-like forms, uninterrupted surfaces, and concrete, brick and stone cladding materials.

The Victorian College of Pharmacy is one of only a small group of educational buildings in Parkville, most of which are within the University of Melbourne, all of which can be compared in terms of period, architectural style, form, scale and intactness. While two of these examples are included in the Victorian Heritage Register (VHR), the relatively limited application of the International Style for the design of educational buildings in the City of Melbourne means few other examples have been recognised with an individual Heritage Overlay. Given the similar patterns of development and application of the International Style for educational buildings in Parkville, the following places have been used as comparators for the Victorian College of Pharmacy.

*Wilson Hall, 156–292 Grattan Street, University of Melbourne, Parkville (H1012 & HO361, City of Melbourne)*

Built to replace the original 1879 Gothic Revival hall destroyed by fire, Wilson Hall was designed by architects Bates, Smart and McCutcheon in 1952, and completed and opened in 1956 (Figure ). Wilson Hall was built to be the central ceremonial hall of the University of Melbourne, and is architecturally significant at the State level as an early and distinctive example of the postwar International Style. Wilson Hall was indicative of the development of aesthetics and architectural design with its monumental proportions, simple cuboid form, use of curtain wall glazing, lavish materials including the Swedish birch panelling and the black Italian marble and the extensive artwork both inside and outside the buildings. The monumental scale of the Wilson Hall demonstrates the importance of a great hall in the ceremonial customs and ritual of a university.

Wilson Hall is also aesthetically significant for the murals and sculptures by artists Tom Bass and Douglas Annand (Figure and Figure ). The murals are integral elements of the building, and expressive of the meaning and purpose of a great hall and of a university, and demonstrate a notable application of decorative schemes (Hermes no 3804).



Figure 39. Wilson Hall designed by Bates, Smart and McCutcheon, 1952–56. (Source: courtesy University of Melbourne)



Figure 40. View of sculpture and mural at the south wall of Wilson Hall titled *A Search for Truth* by Douglas Annand and Tom Bass. (Source: courtesy Ivy Construction Pty Ltd)



Figure 41. View of copper relief sculpture titled *The Trial of Socrates* by Tom Bass. Photography by Norman Wodetzki. (Source: University of Melbourne Archives)

*Beaurepaire Centre, 156–292 Grattan Street, University of Melbourne, Parkville (H1045 and HO326, City of Melbourne)*

The Beaurepaire Centre, designed by Eggleston, Macdonald and Secomb from 1954, and completed and opened in 1957, comprises a 25-metre tiled swimming pool, changing rooms, gymnasium, trophy hall and administrative offices. The Beaurepaire Centre is architecturally significant at the State level as an unpretentious and elegantly designed example of the International Style, representing a new monumentalism in Victorian architecture. The centre's massing, its expressed structural framework, its extensive use of glass, sun control devices and internal acoustic treatments were influential in the development of architectural style, building technology and construction techniques in Victoria in the 1950s.

The Beaurepaire Centre is aesthetically significant for the mural in the trophy hall titled *Symmetry of Sport*, and the external glass mosaic friezes, both designed by Leonard French (Hermes no 3805).



Figure 42. Beaurepaire Centre, designed by Eggleston, Macdonald and Secomb, 1954–57. (Source: VicScreen)

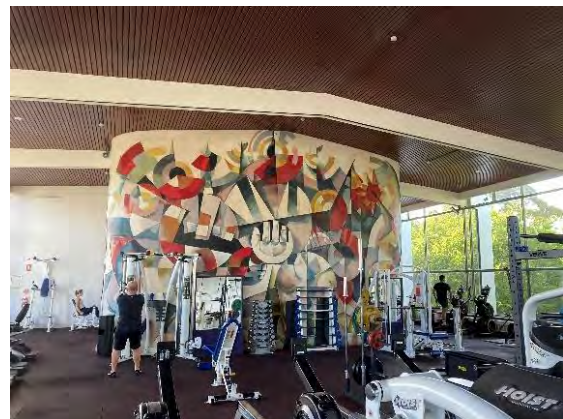


Figure 43. View of mural frieze titled *Symmetry of Sport* by Leonard French. (Source: GML 2023)

*Baillieu Library, 156–292 Grattan Street, University of Melbourne, Parkville, ungraded and not included in the Heritage Overlay*

The Baillieu Library, constructed in 1957–59 and designed by John FD Scarborough in 1951–54, is recognised by the National Trust of Australia (Victoria) as architecturally significant at the State level. The Baillieu Library has been described by Professor Philip Goad as a ‘Melbourne institution in its own right’ and is noteworthy as an innovative library design in the International Style. The striking modern design features a huge curtain of green and red glass spandrels, and is constructed of steel, concrete, cream brick, and prefabricated concrete panels with exposed aggregate facing. The design is further refined by crisp detailing and contrasting use of materials and the quality of several internal spaces, in particular the circular stairs which provide a focus to the whole building (Hermes no 3806 & 65787).

Internally, the Baillieu Library also includes the relief sculpture *Areopagitica* (1958–59) by Norma Redpath, winner of the 1958 Baillieu Library mural competition.



Figure 44. The Baillieu Library, designed by John FD Scarborough 1951–54, constructed in 1957–59. (Source: VicScreen)



Figure 45. The Baillieu Library. (Source: VicScreen)



Figure 46. Relief sculpture *Areopagitica* by Norma Redpath, 1958–59. (Source: University of Melbourne Collections)

*Raymond Priestley Building, 156–292 Grattan Street, University of Melbourne, Parkville, ungraded and not included in the Heritage Overlay*

The Raymond Priestley Building is a multistorey cream brick building designed in 1967–70 by Rae Featherstone, a staff architect at the University of Melbourne. The building has been described by Professor Philip Goad as a ‘high-rise palazzo’, a ‘modernised cloister’ and ‘the university’s most flamboyant slab blocks’ (Goad 2013). The building features a floating ‘cornice’ roof, faux balconies, a bright white first-floor balcony terrace, and splayed white legs at the ground level. The Raymond Priestley Building is a striking example of an institutional building designed in the Modernist style at a time when local architects began experimenting with a range of solid cladding materials for multistorey buildings including precast concrete, stone, tile and brick, transitioning away from the popular glazed curtain wall construction of the 1950s.



Figure 47. The Raymond Priestley Building designed by Rae Featherstone in 1967–70. (Source: University of Melbourne)

## Discussion

The Victorian College of Pharmacy buildings designed and constructed between 1956 and 1960 by Gordon Murphy are most directly comparable with Wilson Hall (H1012 & HO361; 1952–56) the Beaurepaire Centre (H1045 and HO326; 1954–57), and the Baillieu Library (1957–59). These places are directly comparable in terms of period, architectural style, form and intactness. Like these examples, the Victorian College of Pharmacy buildings enthusiastically embraced the glazed curtain wall, cuboid form, expressed concrete and steel materials and expansive face brick walls. Within the City of Melbourne, the application of the curtain wall is most widely reflected in commercial buildings, particularly high-rise commercial buildings. This small collection of buildings designed and constructed in the 1950s for higher education institutions demonstrates the distinctive application of the International Style in the context of educational buildings in Parkville, of which the Victorian College of Pharmacy is a fine example.

Furthermore, like the high-rise commercial buildings within central Melbourne, these educational buildings in Parkville also played a gallery role, incorporating murals and relief sculptures commissioned by prominent artists. This includes works by Tom Bass and Douglas Annand (Wilson

Hall), Leonard French (Beaurepaire Centre) and Norma Redpath (Baillieu Library). Like these places, the Victorian College of Pharmacy includes commissioned artworks by Leonard Annois (*Sissons Mural*, 1956–60) and Norma Redpath (*Higuchi Sculpture*, 1968–70). These artworks are integral elements of the building and demonstrate the importance of contemporary artworks in the design of buildings in the postwar period.

The later addition to the Victorian College of Pharmacy completed in 1968–70 strongly complements the original 1956–60 buildings. The building is comparable with the Raymond Priestley Building (1967–70) within the University of Melbourne, in terms of period, architectural style, form, materiality and intactness. Like the Raymond Priestley Building, the 1968–70 addition demonstrates the transition from the 1950s curtained wall construction through to the embrace of precast concrete and minimal glazing. The addition complements the original 1956–60 buildings through the cuboid form and expansive use of face brick walls and does not draw focus from the dramatic construction of the original buildings. However, it remains distinct, and clearly demonstrates the phases of the Modernist design in the late 1960s, primarily through the bold use of precast concrete at the balconies.

Overall, the Victorian College of Pharmacy is a fine example of an educational building designed in the International Style, the key design characteristics of which are demonstrated in only a small number of examples in Parkville.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### 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)

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### 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).

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### CRITERION H

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

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## 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 Sissons Mural
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

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## PREVIOUS STUDIES

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

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**STATEMENT OF SIGNIFICANCE: Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) 381–405 (part) Royal Parade, Parkville**

**Heritage Place:** Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences)

**PS ref no:** HO1450



**What is significant?**

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, built in 1956–60 and 1968–70, is significant.

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

- original curtained wall construction
- external form, materials and detailing
- high level of integrity to its original design
- original setback from Royal Parade and linking bridges between each building
- *Sissons Mural* by Leonard Annois (1956–60) (Sissons Building, internal)
- *Higuchi Sculpture* by Norma Redpath (1968–70) (Manning Building, external).

More recent additions to the Sissons and Scott buildings are not significant.

### **How is it significant?**

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

### **Why is it significant?**

The Victorian College of Pharmacy is of historical significance as a higher education institution which expanded to Parkville in the postwar period. It was established as a private college in 1881 by the Pharmaceutical Society of Victoria, and originally based at Swanston Street, Melbourne. The college purchased land at Royal Parade in Parkville in 1950, to establish a new college in line with increasing enrolments and the college's evolving approach to pharmacy education and training. From the 1960s, the college underwent rapid transformation, establishing itself as a hub of original and exciting research, gaining the right to award a Bachelor of Pharmacy degree by 1967. By 1983, the college became a declared institution, and was able to confer degrees, giving it the same academic standing as universities. (Criterion A)

The Victorian College of Pharmacy is of representative significance as a fine example of the postwar International Style. Designed in 1956–58 by Gordon Murphy of Cowper, Murphy and Associates, the site comprises three buildings, two of which are linked by a pedestrian bridge and reflect key characteristics of the International Style including a dramatic curtain wall construction, cuboid form, and expansive unadorned brickwork. The third building on the site, constructed in 1968–70, responds aesthetically to the original buildings; however, it is reflective of the increased use of materials such as precast concrete in Modernist design, characterised by the bold projecting precast concrete balconies that dominate the buildings' side elevations. The Victorian College of Pharmacy is representative of a small number of educational buildings in Parkville which adopted the International Style in the mid-1950s including Wilson Hall, the Beaurepaire Centre, and the Baillieu Library at the University of Melbourne. (Criterion D)

The Victorian College of Pharmacy is of aesthetic significance for the *Sissons Mural* completed by artist Leonard Annois in 1961. Described as Annois' *magnus opus*, the mural was created using the *fresco secco* medium, and beautifully portrays the development of science, medicine and pharmacy throughout the ages. Located in Cossar Hall, the mural has been the backdrop of countless formal events and graduations, and is an integral element of the Victorian College of Pharmacy. (Criterion E)

The Victorian College of Pharmacy is of aesthetic significance for the *Higuchi Sculpture* completed by artist Norma Redpath in 1970. The bronze cast sculpture is composed of two parts: a disc on which

there are several ridges and a rectangle with an arc set in. As a whole, the sculpture represents the three main streams of knowledge taught in the pharmaceutical sciences (biological science, physical science and pharmaceuticals), and the integration of academic, practical and professional training and experiences. The *Higuchi Sculpture* presents boldly from the expansive plain face brick wall of the Manning Building, making it a prominent visual landmark when viewed from Royal Parade. (Criterion E)

**Primary source**

Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** Former Motel Parkroyal

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**STREET ADDRESS:** 419–443 Royal Parade, Parkville

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**PROPERTY ID:** 556742

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<b>SURVEY DATE:</b>	January 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	N/A
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE / CATEGORY:</b>	Ungraded / N/A
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Theodore Berman	<b>BUILDER:</b>	Unknown
<b>DEVELOPMENT PERIOD:</b>	Postwar Period (1945–1975)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1960–61

## THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.7 Commercial Development	3.7.5 Motels

## 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 Motel Parkroyal at 419–443 Royal Parade, Parkville, is a three-storey motel built in 1960–61 to a design by architect Theodore Berman. It is associated with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car. It represents the typical characteristics of the postwar motel typology, and is distinguished by its modular grid façade with large floor-to-ceiling clear glazed windows, and a distinctive arched-support entry, which became a signpost of the Parkroyal chain of motels, all of which were designed by Berman.

## 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.

### **Motels**

Motels were introduced to Australia in the 1950s, following their development in the United States. Encouraged by the high rates of car ownership in Australia from the 1950s, they were essentially an updated form of hotel that provided accommodation to those with motor vehicles. Imitating their precursors on the west coast of the US, they boasted modern conveniences and some provided a swimming pool and outdoor dining. Upmarket motels provided luxury features. In tourist literature, motels presented a modern and even glamorous view of domestic travel. The long boom after the Second World War that brought improved standards of living also saw a boom in domestic tourism in Australia.

Embracing the needs of the motor car, motels were designed for both functionality and sophistication. This brought some key design characteristics, including the provision of a space or garage adjacent and an off-road entrance for vehicles. Access to private rooms was often provided directly from the car space, rather than from a common service corridor.

The practical requirements for motor car access meant that few, if any, motels were built in the central city area of Melbourne and instead they were more often built in the suburban areas of the City of Melbourne, including Carlton and Parkville. Several motels were built on Royal Parade, Parkville, in the 1950s and 1960s, including the Caravilla Motel de Ville (1958), Parkville Travelodge (also known as the Ramada Inn; 1960), Motel Parkroyal (c1961–62) and the Zebra Motel (1969). Following the opening of Tullamarine Airport in 1970, these motels catered for increasing numbers of interstate and overseas visitors to Melbourne. As well as serving as a 'gateway' to the city of Melbourne for tourists, Parkville was also a destination for those who worked in education or scientific and medical research. Within close proximity to the University of Melbourne, motels catered to visiting academics and were also close enough to the CBD to be a convenient location to be utilised as a venue for industry conferences and seminars.

## SITE HISTORY

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

The site is located on Crown allotments 6, 7 and part of 8, Block C, Royal Park, Parish of Jika Jika.

The allotments comprising the subject site were consolidated in single ownership between March 1961 and June 1964 by Kooleen Estate Pty Ltd (CT 8521 Fol 146). The chain of ownership and property description are provided below for each separate allotment.

### Lot 6 and Lot 7 Section C

The 1903 Melbourne and Metropolitan Board of Works Detail Plan shows that two houses named 'Kooringa' and 'Leona' had been erected at Lot 6 and Lot 7 Section C, respectively. The footprint of the buildings suggests that the buildings were designed in the Victorian Italianate style and likely built in the c1870–1890s (Figure 449).

The properties were both used as domestic residences and changed ownership several times. In May 1961, Kooleen Estate Pty Ltd purchased both properties (CT Vol 3403 Fol 576). The houses were both demolished to make way for the Motel Parkroyal.

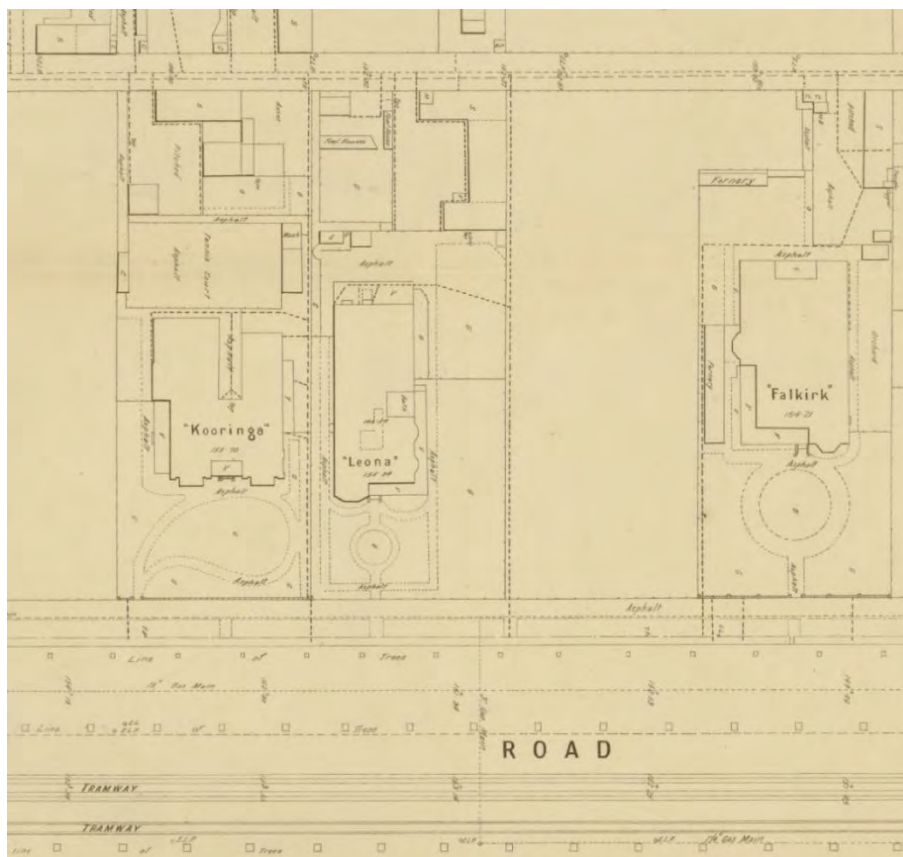


Figure 449. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1136, 1903, showing development on the subject site comprising 'Leona' and 'Kooringa'. (Source: State Library Victoria, Record ID 9911638193607636)

## Part Lot 8 Sec C

Two parts of Lot 8 are within the subject site. One small strip was owned by the City of Melbourne from February 1886 and was conveyed to Kooleen Estate Pty Ltd in June 1964 (CT Vol 1795 Fol 808).

### Motel Parkroyal

In July 1959, 419–443 Royal Parade was advertised for sale as a ‘valuable development site’. The following year, the chairman of Parkroyal Motels, Mr Norman Rockman, made an application to the City of Melbourne for the construction of a 71-unit motel for a cost of £200,000 (*Age*, 29 July 1959: 25; MBAI 34536; *Motels Bulletin*, 6 July 1960: 31; *Age*, 16 June 1960: 6). Theodore Berman was commissioned to design the motel (Built Heritage, 2020). The application was approved in June 1960, and was the subject of significant debate. According to the *Age*, the City of Melbourne had previously rejected an application for a 52-unit motel at the site (Nos 419–445), which was submitted in 1959 by Carapark Motels Pty Ltd. The application had been rejected because the proposed motel would be adjacent to an existing motel, the Motel de Ville (*Age*, 16 June 1960: 6). Labor Councillor P Armstrong lamented the approval of the new application, arguing that motels should not be built in ‘first-class’ residential areas such as Royal Parade, as they would cause traffic congestion and become a nuisance to residents. On the other hand, Councillor Maurice Nathan argued that motels would create less annoyance than flats, because as residents were visitors they would either stay in their rooms or travel to the city for entertainment (*Age*, 16 June 1960: 6). The approval of the Motel Parkroyal prompted Melbourne City Council to consider establishing a ‘definite policy’ on motels. At the time, councillor and architect Bernard Evans said it was ‘obvious’ that motels were best situated on major roads where they were of more service to travellers. He asserted that ‘the failure of hotels to provide good accommodation for travellers had resulted in the tremendous upsurge in popularity for motels’ (*Age*, 17 June 1960: 7).

In November 1961, the anticipated opening of the Motel Parkroyal, which was scheduled for January 1962, was spruiked in the *Age*:

*The opening of the Motel Parkroyal means that inter-state friends who would normally have had great difficulty in obtaining any accommodation in Melbourne over the holiday period, can now enjoy all the fabulous facilities of Australia’s newest finest and friendliest motel. (Age, 18 November 1961: 3)*

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**441 Royal Parade, (CONTINUATION OF SYDNEY ROAD) Parkville, Melb**

Figure 450. Extract of a newspaper article advertising the opening of the Motel Parkroyal, Parkville. (Source: *Age*, 18 November 1961: 3)

The Motel Parkroyal was captured by photographer Wolfgang Sievers shortly after it opened in 1962 (Figure 451). The National Library of Australia also holds several images of the Motel Parkroyal from this time period (Bib ID 3076269; 3076279; 3076293; 3076302; 3076308; 4729508; 4729581).



Figure 451. The front entrance to the Motel Parkroyal, 1962. Photograph by Wolfgang Sievers. (Source: State Library Victoria, Record ID 9917917133607636)

In 1963, the Motel Parkroyal was awarded the Australian Motel of the Year, presented by Boyce Publishing Pty Ltd, which was the publisher of the annual hotel-motel yearbook (*Age*, 29 May 1963: 3). According to the motel's owners, Norman Rockman and Jessel Rothfield, their motivation for opening the Motel Parkroyal was to provide a luxury venue for food and accommodation 'for the motorised sixties that leading hotels once provided for the chauffeured thirties' (*Age*, 25 April 1967: 10).

In June 1964, a narrow strip of land comprising part of Lot 8 Section C, along the northern property boundary of Motel Parkroyal, was conveyed from the City of the Melbourne to Kooleen Estate Pty Ltd (CT Vol 1795 Fol 808). The acquisition of this land is thought to have increased the on-site car parking facilities of the Motel Parkroyal.

Following the success of the motel in Parkville, Motel Parkroyal launched a nationwide chain, and Berman was commissioned to design its motels in Brisbane (1969), Adelaide (1970) and Canberra (1976).

In October 1991, the Motel Parkroyal was advertised for auction, and the sale was finalised in September 1993 (*Australian Jewish News*, 25 October 1991: 17; *Commonwealth Gazette*, 14 September 1993: 2960). Since then, the site has changed ownership several times but has continued to operate as a motel.

### **Alterations and additions**

The Melbourne Building Application Index indicates that various internal and external alterations have been made to the place from 1962 to 1990. The external alterations to the place are discussed further in the integrity section of this report.

## Theodore Berman

Theodore (Ted) Berman (1928–2017) was a Melbourne-based architect. He was the son of Polish migrants David Berman (1894–1971) and Freda Waxman (1904–1980). Berman studied architecture at the Melbourne Technical College (now RMIT University) and University of Melbourne. While studying he began working as an architectural draftsman in the Public Works Department, and later the War Service Homes Division. Berman gained registration as an architect in 1954, and established his private practice where he initially worked predominantly on small-scale apartment developments (Built Heritage 2020).

In 1959, Berman was engaged to design Melbourne’s first purpose-built tenpin bowling alley on Glenferrie Road in Hawthorn. He went on to design almost 20 more across Victoria in locations such as Footscray, Heidelberg West, Ringwood and Moorabbin. At this time he was also engaged to design the Motel Parkroyal at Parkville, and was later retained to design motels for the Parkroyal Motor Inn chain in Brisbane, Adelaide and Canberra (Built Heritage 2020). During this decade, Berman travelled frequently to the US to keep up with the latest trends, particularly in regard to the design of motels and bowling alleys (Built Heritage 2020; *Australian Jewish News*, 26 September 1969: 30).

## SITE DESCRIPTION

The former Motel Parkroyal at 419–443 Royal Parade, Parkville, is a three-storey motel built in 1960–61. It is on the western side of Royal Parade between Levers Street to the north and Walker Street to the south (Figure 452).



Figure 452. 419–443 Royal Parade, Parkville, outlined in red. (Source: Nearmap, 2023, with GML overlay)

The building has a shallow setback to Royal Parade. In this area there are two crossovers, a concrete driveway and covered drop-off point to the entry, and garden beds with rendered brick edging, including a narrow bed with a row of established Spotted Gum (*Corymbia maculata*) plantings at the eastern property boundary.

Of brick construction (now rendered), and featuring areas of glazing, the motel building has an L-shaped plan consisting of a north wing (with the principal façade) and a west wing that is largely

concealed from Royal Parade. Both wings of the building are simple, box-like rectangular parapeted forms with flat corrugated sheet metal roofs.

The principal (east) façade consists of an offset grid of 11 modular structural bays infilled with large floor-to-ceiling clear glazed windows over three floors, a narrow vertical section of rendered brickwork to the northern end, and a large and distinctive covered drop-off and entry way at ground floor to the southern end of the façade. The covered entry is five structural bays wide and supported by a single wide arch springing from low curved rock walls. The floor plates of the structural grid project beyond the face of columns. These projecting horizontal elements are finished by vertical framing devices of the same depth at either end of this section of the façade.

The windows to each of the first and second floor bays, and to those to the northern end of the ground floor, retain their original configuration. They consist of a high horizontal band divided into three sections with awning windows to either end, and a large lower section divided into two parts by a central mullion. Windows beneath the entry canopy have been altered, with a number of bays being refitted with sliding or bifold doors.



Figure 453. The principal façade at the former Motel Parkroyal. (Source: GML, 2022)



Figure 454. The principal façade at the former Motel Parkroyal. (Source: GML, 2022)

To the rear, a regular fenestration pattern featuring large areas of glazing to each room is separated by a narrow rendered brick section of wall. The upper two levels feature a balcony with metal railing, and decorative rectangular metal panels. The balconies are supported by slender columns that extend from the roofline to the ground level, and serve to visually frame the apartment room modules. The balconies are paved in crazy paving.

The apartment rooms are orientated to the centre of the site and overlook a trapezoidal swimming pool and attached spa. The pool is surrounded by concrete paving and timber decking. To the western end of the swimming pool is a contemporary free-standing, single-storey amenity building. The pool area is enclosed with a metal security fence.



Figure 455. The central balconies and swimming pool area, including the contemporary free-standing structure, of the Former Motel Parkroyal. (Source: GML, 2022)

The north façade of the building is obliquely visible from Royal Parade. It has a narrow vertical addition that extends slightly above the first-floor levels, and a small awning window to the ground floor towards its eastern end. In the centre of the façade is a vertical band of fenestration with a window to each of the three floors.



Figure 456. The principal façade at the former Motel Parkroyal, showing the narrow vertical window additions to the north side of the building. (Source: GML, 2022)

There is a concrete driveway to the south boundary, and carparking to the north and west boundaries of the site.

## INTEGRITY

The former Motel Parkroyal at 419–443 Royal Parade, Parkville, is moderately intact, with some minor changes to original or early fabric. Changes include the rendering of the external brickwork and removal of the original railings at the principal façade. There is a discrete addition and alteration to the windows and original wall plane to the north façade. Other changes have been made within the swimming pool area, including the removal of the original breeze block wall, as seen in images from 1962, and the construction of a free-standing, single-storey building to the west of the pool. The row of semi-mature eucalyptus trees at the front property boundary is thought to represent the row of flagpoles, which were originally installed in 1962.

The building retains its original built form, pattern of fenestration and the covered drop-off and entry area with its distinctive arched support. Although the building has undergone some alterations, these changes do not diminish the ability to understand and appreciate the place as a fine example of a postwar motel building.

## COMPARATIVE ANALYSIS

Australia's domestic tourism surged in the postwar period due to the increased accessibility and popularity of the motor car, which enabled people to travel across the country. The need for inexpensive, easily accessible overnight accommodation that was close to primary driving routes led to the emergence of a new building type: the postwar motel. The postwar motel was typically low-rise, with ample provision for on-site car parking. These buildings were 'I', 'U' or 'L'-shaped in plan, with rooms orientated towards an external common area. The motel differed from postwar hotels, which were typically high-rise buildings located off major roads in established urban areas, with contained rooms connected via staircases, elevators and internal corridors, and offering additional services such as restaurants and conference and seminar spaces.

Given that the postwar motel is a relatively recent building typology, it is not well represented on the Heritage Overlay in the City of Melbourne, or across Victoria more broadly. In the immediate vicinity, other postwar motels, including the Caravilla Motel de Ville at 461 Royal Parade (1958), and the Parkville Travelodge (also known as the Ramada Inn) at 539 Royal Parade (1960), both designed by Peter Jorgensen, have been demolished.

The Oakleigh Motel on Dandenong Road, in Oakleigh, is included in the Victorian Heritage Register and the Heritage Overlay within Monash City Council. It is comparable to the former Motel Parkroyal in terms of period, form, style and intactness. Within the City of Melbourne, the former Hosie's Hotel and former Bryson Centre can be compared to the former Motel Parkroyal in terms of architectural style and intactness. These examples have been used as comparators for the subject property.

*Oakleigh Motel, 1650 Dandenong Road, Oakleigh (VHR H2193, HO23, City of Monash)*

The Oakleigh Motel is historically significant as the first motel to be built in Victoria, and as the only surviving example of the initial boom in motel development in the Melbourne metropolitan area between 1955 and 1959. It represents a new type of building, associated with the economic and social changes occurring in Victoria after World War II, particularly the dramatic rise in family travel by private car in the 1950s. It is architecturally significant as an unusually intact example of 1950s Modernism in Victoria, and is aesthetically significant as an example of the American Googie style of architecture. The mid-century Googie style was particularly prevalent in Southern California, and was most

common in designs for restaurants, car washes, bowling alleys, petrol stations and drive-in theatres. It is also significant as the earliest example in Victoria of a new building type, which was designed to be visually striking and used prominent signage and lighting to advertise the place and its function to passing automobile traffic.



Figure 457. Oakleigh Motel, Oakleigh, built in 1955–59. (Source: Heritage Victoria)

*Former Hosie’s Hotel, 1–5 Elizabeth Street, Melbourne (HO1327, City of Melbourne)*

The Former Hosie’s Hotel was built in 1954–56 to a design by architects and civil engineers Mussen Mackay & Potter for the owner, Carlton and United Breweries Ltd. Built to provide modern accommodation in time for the 1956 Melbourne Olympic Games, the Former Hosie’s Hotel is of historical and representative significance as a fine example of a postwar commercial hotel building. The building strongly reflects the style that was emerging in the mid-1950s, and was popular in the late 1950s, particularly in central Melbourne. Constructed to the prevailing 40 m (132 foot) height limit of the time, the Former Hosie’s Hotel clearly demonstrates typical characteristics of a 1950s structure with a grid-like south-facing curtain wall façade, contrasting east-facing solid masses, and the use of materials such as aluminium window frames, sashes and spandrel facings, and ceramic tile cladding.



Figure 458. Former Hosie's Hotel, 1–5 Elizabeth Street, Melbourne (HO1327 City of Melbourne). (Source: GML, 2020)

*Former Bryson Centre, 174–192 Exhibition Street, Melbourne (HO1332, City of Melbourne)*

Constructed in 1970–72 to a design by Perrott Lyon Timlock & Kesa, the Former Bryson Centre is of historical and representative significance. It is a fine and highly intact representative example of a postwar Modernist commercial building. The multifunctional building, combining office space, hotel accommodation, public amenities and retail space, strongly reflects an architectural style that was popular from the 1960s through to the mid-1970s, particularly in central Melbourne, and demonstrates an innovative approach to commercial development in the 1970s. Constructed as a 23-storey structure, the Former Bryson Centre clearly demonstrates typical characteristics of a later postwar commercial building, including a dominant podium base, grid-like walls, which clearly express the trabeated structural system, alternating horizontal strips of glazing and solid projecting spandrels/balconies, as well as the use of materials such as precast concrete panels.



Figure 459. Former Bryson Centre, 174–192 Exhibition Street, Melbourne (HO1332 City of Melbourne). (Source: GML, 2020)

As a motel built in the postwar domestic tourism boom, the former Motel Parkroyal is directly comparable with the Oakleigh Motel (HO23 and H2193). It conforms with many of the key characteristics of the postwar motel typology: located on a major road corridor, low-rise in form, rooms orientated towards an external common area, and provision of on-site car parking. However, it differs from the Oakleigh Motel in that it offered additional services such as a restaurant. Parkville's proximity to the University of Melbourne meant it was also likely a prime location to accommodate, and provide venues for, visiting academics. In this way, the former Motel Parkroyal is comparable with the services of the former Hosie's Hotel (HO1327) and former Bryson Centre (HO1332). However, it catered primarily for motor travellers; as noted by the owners in 1967, they strove to provide accommodation 'for the motorised sixties that leading hotels once provided for the chauffeured thirties' (*Age*, 25 April 1967: 10).

While the Oakleigh Motel and the former Motel Parkroyal both demonstrate characteristics of the Modernist architectural style, the Oakleigh Motel differs from the subject site in that it is also an example of the American Googie style, evident through its principal façade and signage. In contrast, the primary aesthetic of the former Motel Parkroyal is more comparable with the former Hosie's Hotel and Former Bryson Centre, both Modernist commercial buildings. The key characteristics of this style are expressed in the building's simple rectangular form and modular, grid-like façade infilled with expansive glazed windows. The arched covered entry is also a distinctive signpost of Berman's commercial architecture, and became a defining symbol of the Parkroyal motel chain. It reflects similar features in other examples of his work, such as the Craig & Seeley Offices and Showroom, Brunswick (VHR H02026), and the Moorabbin Bowl, Nepean Highway, Moorabbin (HO119 City of Kingston).

Overall, the former Parkroyal Motel is a moderately intact and fine example of a postwar Modernist motel building, and demonstrates the growth in domestic tourism.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### 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).

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### CRITERION F

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

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### 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).

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### CRITERION H

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

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## 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

*Age*, as cited.

*Australian Jewish News*, as cited.

*Commonwealth Gazette*, as cited.

Built Heritage 2020. 'Theodore Berman'. accessed online May 2022,  
[http://www.builtheritage.com.au/dua\\_berman.html](http://www.builtheritage.com.au/dua_berman.html)

GJM Heritage 2020. 'Hoddle Grid Heritage Review, Vol. 2b'. Prepared for the City of Melbourne.

LANDATA. Certificate of title, as cited.

Melbourne Building Application Index (MBAI), retrieved from Ancestry.com 2022, Victoria, Australia.

*Motels Bulletin*, as cited.



## PREVIOUS STUDIES

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

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## STATEMENT OF SIGNIFICANCE: Former Motel Parkroyal, 419-443 Royal Parade in Parkville

<p><b>Heritage Place:</b> Former Motel Parkroyal</p> 	<p><b>PS ref no:</b> HO1451</p> 
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### What is significant?

The former Motel Parkroyal at 419–443 Royal Parade in Parkville, built in 1960–61, is significant.

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

- original L-shaped plan and simple, box-like rectangular form
- offset grid of modular structural bays at the principal façade
- fenestration pattern, including large floor-to-ceiling clear glazed windows
- original common balconies
- distinctive arched-support entry.

Later alterations made to the north elevation are not significant.

### How it is significant?

The former Motel Parkroyal at 419–443 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

### Why it is significant?

The former Motel Parkroyal is historically significant for its association with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car, which enabled people to travel across the country. Its planning approval in 1960 was a catalyst for debate within the City of Melbourne about the need for a planning policy on motels, and the increasing demand for this new form of visitor accommodation on major roads within the municipality. (Criterion A)

The former Motel Parkroyal is significant as a fine representative example of a postwar motel, which emerged to provide short-term or overnight accommodation for motorist travellers. Its position on Royal Parade (a major transport corridor), low-rise form, L-shaped plan and inward orientation of apartments towards an external common area are typical characteristics associated with this class of place. The former Motel Parkroyal is distinguished by its modular grid façade with large floor-to-ceiling clear glazed windows, and a distinctive arched-support entry, which became a signpost of the Parkroyal chain of motels designed by architect Theodore Berman. (Criterion D)

**Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

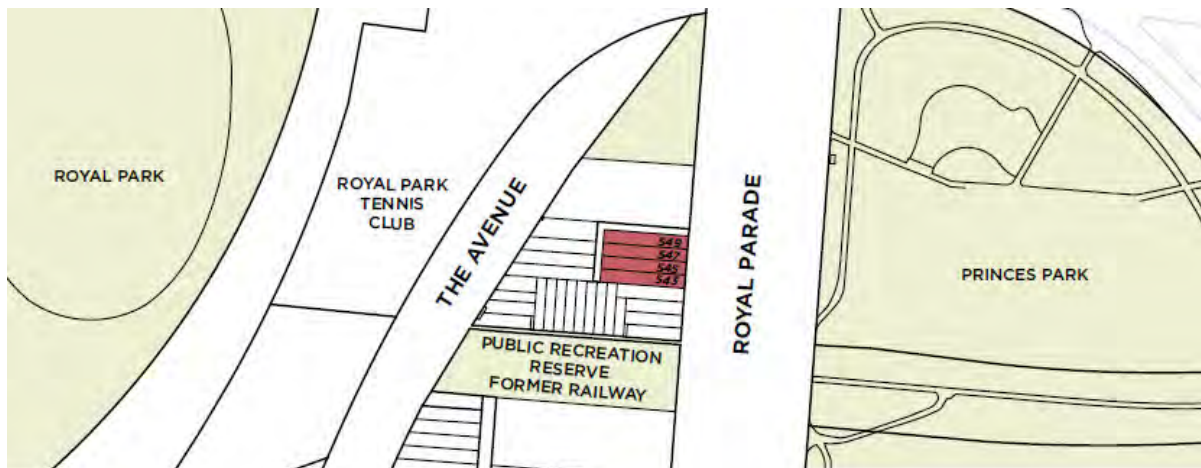
**SITE NAME:** Clarence Terrace

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**STREET ADDRESS:** 543, 545, 547 and 549 Royal Parade, Parkville

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**PROPERTY ID:** 108523, 108524, 108525 and 108526



<b>SURVEY DATE:</b>	May 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Individual Heritage Place	<b>EXISTING HERITAGE OVERLAY:</b>	HO4
<b>PROPOSED CATEGORY:</b>	Significant	<b>FORMER GRADE / CATEGORY:</b>	C/Contributory
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Unknown	<b>BUILDER:</b>	Unknown
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851–1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1892

## 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

Clarence Terrace is a late Victorian terrace building in the Italianate style, located on the prominent Royal Parade boulevard. Constructed in 1892, it comprises four two-storey terraces fronting Royal Parade to the east. It is a late example of the style in the Parkville area and is representative of a more modest example of a terrace development built in an affluent area. Historically, the property also provides evidence of the trend of building societies that operated in Melbourne throughout this period, providing a practical way for people to buy and build homes. The place demonstrates a high degree of integrity and intactness, retaining much of its original form, fabric and design. It displays key elements of the Italianate style, featuring intricate mouldings and corbels that are characteristic of the style. Constructed in the early 1890s, at the end of the Boom period, Clarence Terrace demonstrates relatively simple detailing, foreshadowing the relative austerity and restraint of 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.

## 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.

## **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 Allotment 9 of Section D Royal Park, in the Parish of Jika Jika (Figure 460). The allotment was granted by purchase on 21 July 1891, to the Southern Terminating Building Society for the sum of £375/6 (CT Vol 2425 Fol 816). The Southern Terminating Building Society was formed in late 1884 following the demise of the Second Emerald Hill, Sandridge and St Kilda Building Society. Its main aims were to facilitate acquisition by members of freehold property, enable landowners to erect buildings or effect improvements to existing buildings, provide temporary advances to owners of property repayable by monthly instalments, provide a safe and profitable investment for savings, and issue loans to members on security of scrip ('Advertising', *Argus*, 13 September 1884, p 11). The Southern Terminating Building Society was one of several building societies operating in Melbourne in this period. The first annual general meeting of the society reported that there were 5715 shares distributed among 1120 shareholders ('Building Societies', *Age*, 20 October 1885, p 6).



Figure 460. Block plan of allotment on certificate of title Vol 2525 Fol 816. Note that Royal Parade was previously known as Sydney Road. (Source: LANDATA)

The terrace houses at 543–549 Royal Parade were built in the year after land acquisition and were first listed in the Sands and McDougall Directory in 1892 as vacant. In the following year, 543–549 Royal Parade were respectively occupied by Charles Stokes, Patrick J Doyle, Paul A McNulty and John P Oliver. Later editions of the directory identify the property as ‘Clarence Terrace’.

The subject site was conveyed in November 1894 to the Victoria Insurance Company Ltd. The Melbourne and Metropolitan Board of Works plan of 1902 shows the footprint of the terrace group aligned to the Royal Parade property line (Figure 2). At this date there are no outbuildings or structures to the rear of the property backing on to The Avenue.

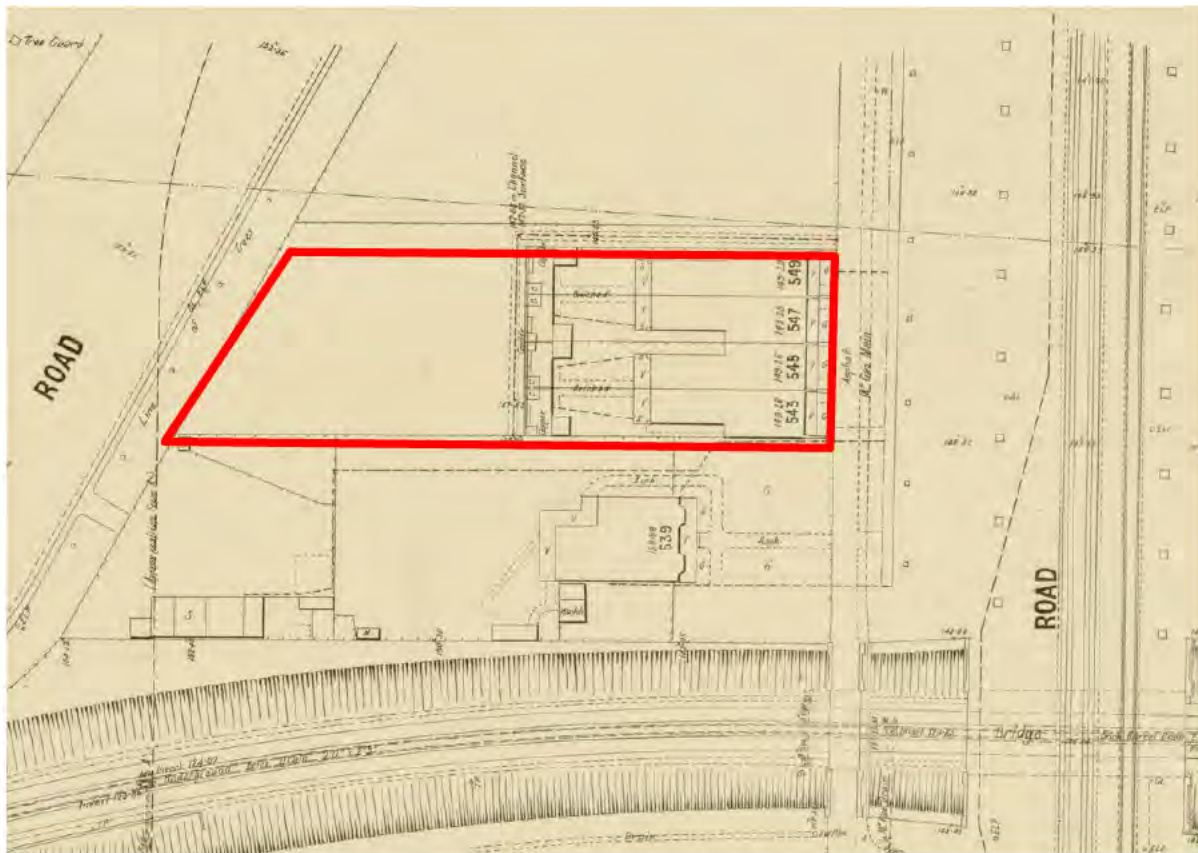


Figure 461. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No 1117, 1902, with subject site outlined in red. The street to the right is Royal Parade and the street to the left is Park Road. (Source: MMBW, with GML overlay)

The four houses making up Clarence Terrace were occupied by a succession of tenants. At least one of the four houses, No. 4 (now No. 543 Royal Parade), offered board and residence (*Argus*, 16 February 1892, p 7). This appears to have been a short-lived venture because by May in the same year, there was an auction sale of the 'whole of [the owner's] well-kept furniture contained in two reception and six bed rooms', due to her leaving Melbourne (*Argus*, 7 May 1892, p 2). 543 Royal Parade advertised board and residence in June 1916 (*Argus*, 24 June 1916, p 12).

One well-known resident in the early twentieth century was James Middleton, a prominent local journalist who was noted as having died on 9 February 1914 at his residence, Clarence Terrace. He worked for several newspapers during his career including the *Geelong Advertiser*, *Age* and *Herald* ('Crossed the bar', *Weekly Times*, 14 February 1914, p 26).

The group of houses changed ownership in August 1920 to Jennie Frances Brennan of 'Quamby', 343 Royal Parade. Two years later the subject site changed hands to Rose Sophia Simmons. In March 1924, the terraces were conveyed to Elizabeth Sarah Lillie.

The subject site at 543–549 Royal Parade, being 'four superior two-story [sic] brick houses' were again advertised for auction sale on 15 February 1928. The houses were described as containing nine rooms, bathroom, 'E.L., washhouse, pass.' and annual rents of £624 (*Argus*, 11 February 1928, p 2). The property was sold at auction to Andrew John Pearson. He owned the property until May 1937 when, following his death, the property was conveyed to his trustees.

Deansgate Pty Ltd was the registered owner of the subject site from March 1951. In 1952 and 1953, the subject site was subdivided into four separate titles and Lots 1 to 4 were conveyed separately to Leslie Richard and Myra Chapple, Joseph Keamy and Pall Mall Properties Limited (CT Vol 7686 Fol 68).

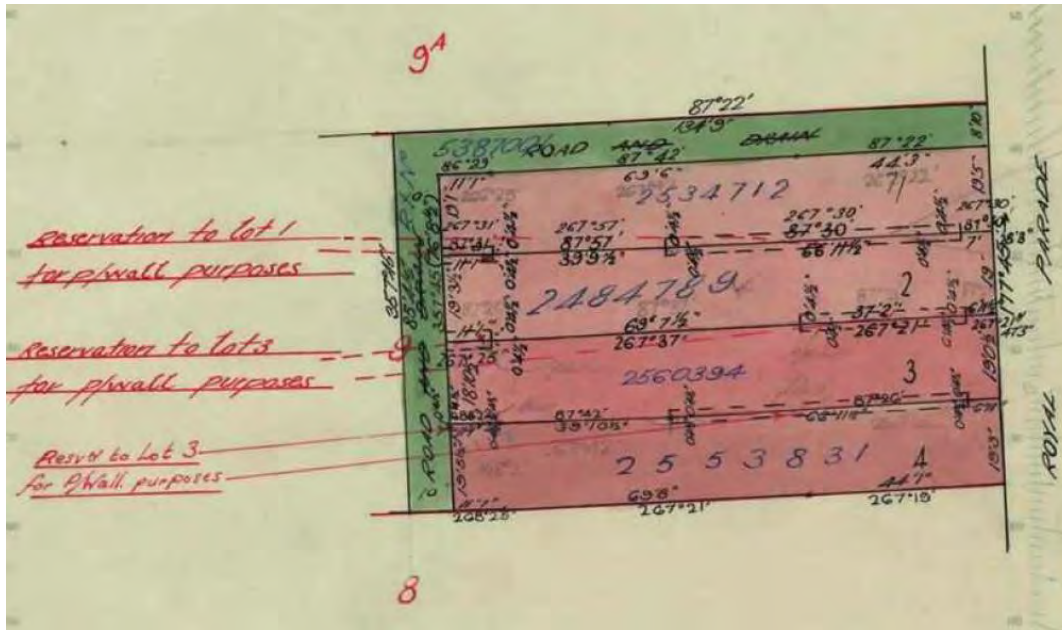


Figure 462. Title diagram showing reservations to party walls on Lots 1 to 4 (shaded pink) and right of way (shaded green). (Source: LANDATA, CT Vol 2525 Fol 816)

### 543 Royal Parade

543 Royal Parade was advertised for auction sale on 28 October 1972 with vacant possession. It was described as a restored and renovated Victorian brick balcony residence with nine rooms and a first floor bathroom (*Age*, 30 September 1972, p 11). In the following year, on 26 July 1973, 543–551 Royal Parade was advertised as a superb development site for auction sale (*Age*, 26 July 1973). 543 Royal Parade was advertised for auction on 22 July 1989. The advertisement described the property in detail as comprising on the ground floor an entrance hall, sitting room, lounge room, formal dining room, kitchen, laundry and WC, and on the first floor a master bedroom with French door to balcony, three bedrooms, study and bathroom (*Age*, 5 July 1989, p 15). The auctioneer expected the property to sell for about \$500,000 (*Age*, 15 July 1989, p 41).

The property was advertised for auction sale in October 1993 and February 1994 but did not change hands until 1995 (*Age*, 20 October 1993, p 59, and 19 February 1994, p 62). The property was sold most recently in 2010.

### 545 Royal Parade

As for 543 Royal Parade, the property at No. 545 has changed ownership several times since the 1950s, when the terrace group was subdivided into four separate titles.

The Melbourne Building Application Index (MBAI) records a building application for alterations to the dwelling submitted in January 1977, at an estimated cost of \$6000.

The terrace house was advertised for auction sale in June 1982 as a 'classic 2-storey balconies Victorian terrace' zoned Residential 'A2' (*Age*, 18 June 1982, p 123). It changed ownership in 1994.

In November 1999, the terrace house was advertised to rent for \$570 or nearest offer (*Age*, 27 November 1999, p 208). The following year the house was sold. Most recently it changed hands in 2015.

### **547 Royal Parade**

547 Royal Parade has also changed ownership numerous times since the early 1950s. The terrace house was advertised for sale on 29 November 1958 as a brick balcony residence with nine rooms, hot water service and vacant possession (*Age*, 26 November 1958, p 43). It was sold prior to auction for £6000 (*Age*, 1 December 1958, p 8). Two years later it was passed in at £7700, short of the reserve set at £8050 (*Age*, 14 March 1960, p 9).

547 Royal Parade was advertised for auction sale on 24 November 1979 as a 'particularly fine example of the Victorian Terrace House situated amidst similar properties' (*Age*, 24 November 1979, p 45). It contained an entrance hall, sitting room, dining room, large family room opening through to modern kitchen on the ground floor, and upstairs there were three large bedrooms, a master bedroom and a modern bathroom. The house was recently fully renovated and 'charmingly decorated with ducted heating throughout' (*Age*, 24 November 1979, p 45). It appears the house was not sold at this date as it was readvertised for auction on 3 May the following year (*Age*, 8 April 1980, p 13).

In September 1982, a building application was submitted to the City of Melbourne to undertake alterations and additions to the house, which were valued at \$6000 (MBAI 1916–1993).

The house was advertised for auction sale once again on 12 December 1990, as a 'classic Victorian residence in excellent condition situated directly opposite Royal Park in a most highly regarded and gracious boulevard location' (*Age*, 12 December 1990, p 29).

Since then, 547 Royal Parade changed ownership in 2002, 2006 and 2019.

### **549 Royal Parade**

In 1969 two building applications were submitted to the City of Melbourne for 549 Royal Parade, to erect a brick garage costing \$1500 and brick fence costing \$300 (MBAI, application numbers 40367 and H6085).

The house changed ownership twice in 1976. On the second occasion, 549 Royal Parade was advertised for auction sale on 13 November 1976 as a 'charming 2-storey Victorian Terrace in prestige location' featuring eight bedrooms, 'delightful staircase', original lattice work and car accommodation from the right of way at the rear of the property (*Age*, 10 November 1976, p 47). Three years later, on 5 May 1979, 549 Royal Parade was advertised for auction sale (*Age*, 28 March 1979, p 44).

The terrace house was advertised to let in March 1982 for \$230 per week plus outgoings, and again in September the same year (*Age*, 31 March 1982, p 12; 11 September 1982, p 121).

More recently in 2000, the terrace house was advertised for auction sale as a ‘classic 2-storey Victorian balcony terrace of 8 principle [sic] rooms’ (*Age*, 27 December 2000, p 24).

## SITE DESCRIPTION

Clarence Terrace, at 543–549 Royal Parade in Parkville, is a group of four two-storey terraces in the Victorian Italianate style. It is located on the western side of Royal Parade, between Bridleway Walk and Park Street, facing the Princes Park Bowls Club to the east.



Figure 463. Aerial view of the properties at 543–549 Royal Parade, approximately outlined in red. Royal Parade is to the left of the image, with Park Road to the right. (Source: Nearmap, 2022, with GML overlay)

The four dwellings that comprise Clarence Terrace are located on four narrow rectangular lots with an east–west orientation. The terrace row commences with No. 543 on the southern boundary, and terminates with No. 549 to the north. The dwellings share a common building line at the western portion of the lots, and are set back from the public footpath by shallow gardens. They have enclosed yards to the rear in the west. A narrow, L-shaped, grassed service lane runs along the northern boundary of the site, providing access to the rear garden area. A simple Colorbond® gate is set back from the property line and provides private access to the lane.



Figure 464. View of Clarence Terrence looking southwest, with No. 549 and the entry to the access way in the foreground to the right (north). (Source: GML Heritage, 2022)

The terraces are of brick construction on bluestone foundations, and are set behind a low palisade fence. The façades of the pairs at Nos 543–545 and Nos 547–549 are symmetrically composed. The primary access to each terrace is via short, paved paths through the front gardens. Each garden is enclosed by a single row of retaining bluestone, and they feature a combination of shrubs and plantings that are not original. The terraces are symmetrically arranged with the primary elevation divided into four equal bays corresponding with each street address. The front section of each terrace sits beneath its own gable roof, which would have originally been slate as is evidenced by the extant slate roof cladding at Nos 545 and 549. The roofs at nos 543 and 547 have been replaced with corrugated iron. Each terrace has a substantial Italianate chimney of bichromatic brick, with Italianate moulding on the cap. The rear section of each terrace is single-storey, with its own hipped roof. Each rear wing is constructed of masonry, and tapers to the east, creating setbacks from the side boundaries, and an open space between the rear sections of Nos 545 and 547. The overall form of the original row remains clearly legible in its current presentation.

The primary façades of the three terraces at Nos 543–547 have been painted white. The northernmost terrace, No. 549, was formerly painted to match, but has recently (as of 2022) had its exterior paint removed. It now presents with tuck-pointed face brick, with decorative, contrasting bands of pale brick articulated across the façade, and matching lintels. The northernmost elevation of the row has been painted red, with the southernmost painted white. The terraces each feature a verandah, reached by a single step, supported by narrow columns with Italianate moulding, and a decorative cast-iron fascia of lacework. The verandahs at No. 543 and 545 have tiled floors, with paved slabs at No. 547, and concrete at No. 549. Each terrace has a balcony on the upper storey with a skillion roof, and filigree cast-iron balustrades and lacework to match the ground floor. The primary elevation of each terrace is divided by narrow columns, which ornament the party walls. These columns feature decorative corbels with classical Corinthian detailing that align with the balcony and the rooflines. The corbels feature sculpted faces, a common motif used on Italianate houses. Along the roofline are a row of decorative moulded brackets that run beneath the gutter. The apex of each party wall has been ornamented with vermiculation.



Figure 465. View of the primary eastern elevation of 543 Royal Parade. (Source: GML Heritage, 2022)



Figure 466. View of the primary eastern elevation of 545 Royal Parade. (Source: GML Heritage, 2022)



Figure 467. View of the primary eastern elevation of 547 Royal Parade. (Source: GML Heritage, 2022)



Figure 468. View of the primary eastern elevation of 549 Royal Parade. (Source: GML Heritage, 2022)

The central window opening has been converted to French doors at Nos 543 and 549, with the southern window converted to French doors at No. 545. The ground floor doorways form the principal access to each terrace, and are ornamented with classical, Italianate moulding on the door surrounds. It appears that the joinery on the ground floor is largely original across each of the terraces. However, it appears that original door and window frames have been replaced with contemporary aluminium and timber frames on the upper storeys of the southern three terraces (No. 543–547). Some original windowpanes have also been replaced; however, they have generally been sympathetically restored. At No. 547, two of the glazed panels of the door surround have been replaced with opaque privacy glass. Contemporary lighting fixtures and street numbers have been introduced to the properties, with a contemporary security-grille introduced at No. 547. The remaining services to the primary elevation are generally discreet and do not detract from the overall presentation of the site.



Figure 469. Detail showing the palisade fence, and tiled floor of the verandah at No. 543. (Source: GML Heritage, 2022)



Figure 470. Detail showing decorative fascias, corbels and Italianate chimneys between Nos 547 and 549. (Source: GML Heritage, 2022)



Figure 471. View showing the southern elevation with painted masonry of 543 Royal Parade. (Source: GML Heritage, 2022)



Figure 472. The moulded detail with sculpture relief on a party wall. (Source: GML Heritage, 2022)

The southern wall of No. 543 is on the boundary line and, therefore, much of the southernmost elevation is concealed by the neighbouring property. The northern elevation of No. 549, however, is visible due to a setback formed by the access path. The front portion of the wall associated with the original terrace is masonry and features no openings or ornamentation. A rear addition features a simple window with security bars. Guttering and services are generally contained to the northern and rear elevations, and have been painted to be discreet. However, contemporary aerials are visible along the roofline.



Figure 473. View along the access path towards the rear communal area, with the northern elevation of No. 549 and its rear wing. (Source: GML Heritage, 2022)

## INTEGRITY

Clarence Terrace, at 543–549 Royal Parade in Parkville, has a largely intact exterior to its c1892 construction, with few significant changes visible to original or early fabric. The building retains its original built form as a two-storey, four-dwelling terrace row, with single-storey rear wings, in the Victorian Italianate style. The property retains significant original details including the fenestration pattern, structural masonry walls, Italianate chimneys and piers, decorative corbels, moulded brackets, and other Italianate detailing, vermiculated detailing, lacework and balustrades, timber window frames, palisade fence, and timber window and door joinery. Changes include the painting of the façades, the replacement of some original window and door frames, the replacement of glazed panels, the restoration of balustrades (such as at No. 547), the introduction of contemporary security grilles and light fixtures, the retiling and paving of verandahs, the introduction of contemporary services and aerials, and the re-planting of the original gardens.

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 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. 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 is a revival in the mid-nineteenth century of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves 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. Decoration was then applied to these sheer wall surfaces. Decoration in the Italianate style derived from Roman precedents and included elements from classical entablature and 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 married to the Italianate style, particularly in the prosperous years of the 1880s, resulting in excessive 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 were often tall and visible above the parapet, therefore finished with elaborate Italianate details with a cornice at the top. Invariably, filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in several examples of terrace houses throughout Parkville, with several located close to Clarence Terrace on Royal Parade. These include:

*Deloraine Terrace, 499–507 Royal Parade, Parkville (VHR H0098, H0317, City of Melbourne)*

Deloraine Terrace is a row of five two-storey terrace dwellings located at 499–507 Royal Parade, constructed in 1886–87 for Samuel Shorey. The terrace row 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. Each of the terraces was originally designed with eight rooms, a bathroom, and a balcony. Constructed during the boom period, this row of terraces was one of the first terrace dwellings constructed on Royal Parade, which predominantly featured grand, free-standing residences at the time. Deloraine Terrace predates the construction of Clarence Terrace, and has high historical significance as one of the earliest terrace dwellings in the area. It 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. Clarence Terrace demonstrates a similar form and ornamentation, with both properties designed in the Italianate style.



Figure 474. Deloraine Terrace, 499–507 Royal Parade, Parkville, built 1886–87. (Source: Victorian Heritage Database)



Figure 475. View of the property from Royal Parade. (Source: Victorian Heritage Database)

*Trinity Terrace, 157–165 Royal Parade, Parkville (currently individually significant (HO321, City of Melbourne))*

Located at 157–165 Royal Parade, Trinity Terrace is a row of five terraces that were constructed in 1887. The land on which the property is located with its neighbour, Park Terrace, was purchased in 1868. The land was sold with the condition that ‘one villa residence or a terrace of houses not less than two stories constructed in stone or brick be constructed’ on the site (CT V1644 F745). The terraces are set back from the footpath by a landscaped garden and enclosed by a palisade fence. The property comprises two storeys and is constructed of masonry that has been rendered and painted. It displays grand proportions and fine Italianate detailing, with a series of matching moulded parapets that conceal the roof form from the street. It has been suggested that the property may have been designed by Norman Hitchcock, and was likely built by Herbert Hart, who occupied the property at Nos 157 and 163 successively. Each terrace has a verandah and balcony with filigree balustrades and lacework. Like Clarence Terrace, the Trinity Terrace has symmetrical detailing with matching fenestration, although it is of a grander scale than the subject site. The Italianate detailing is similar to the ornamentation of Clarence Terrace, showing the enduring popularity of the style in the area throughout the later Victorian period.



Figure 476. A view of Trinity Terrace, Parkville, c1975. (Source: Victorian Heritage Register)

*Park Terrace, 167–175 Royal Parade, Parkville (currently individually significant (HO321, City of Melbourne)*

Park Terrace is a row of five terraces located at 167–175 Royal Parade, which was constructed in the late 1870s. The land on which the property and its neighbour Trinity Terrace are situated was purchased in 1868, having been sold with the condition that ‘one villa residence or a terrace of houses not less than two stories constructed in stone or brick be constructed’ on the site. The two-storey terraces are constructed of masonry that has been rendered and painted. The property features a deep setback behind the building line of the neighbouring terrace row. Park Terrace features modest gardens that are enclosed by a contemporary wire fence with timber posts. The property is designed in a simple, rectilinear style with Italianate elements. Similar to the neighbouring Trinity Terrace and Clarence Terrace, the dwellings are symmetrical with matching fenestration; the upper storeys are characterised by three windows. The terrace also incorporates a filigree balustrade across the balcony, and unlike Clarence Terrace, features a parapet that conceals the roof. The scale of Park Terrace is comparable to Clarence Terrace, and although Clarence Terrace does not incorporate a parapet, there are similar decorative elements across both properties.



Figure 477. A view of Park Terrace, Parkville, c1975. (Source: Victorian Heritage Register)

*Terrace, 89–91 Royal Parade, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)*

The terraces at 89–91 Royal Parade in Parkville were constructed during the late Victorian period. Currently, the terrace comprises two, two-storey dwellings, although it appears that they were not initially designed as a pair. No. 91 to the north is the grander of the two and features an elaborate parapet with a moulded pediment surrounded by colonnettes. The terrace at No. 89 is similar in scale to Clarence Terrace, and incorporates a parapet with a rounded pediment. The terrace incorporates columns with Italianate caps, and has contemporary windows on the upper storey. Both terraces have been rendered and painted, and incorporate typically Italianate detailing, with No. 89 having been recently repainted. Both terraces show stylistic similarities to Clarence Terrace, with all three properties incorporating key decorative elements that are typical of the Italianate style such as moulded corbels. Individually, these terraces are good examples of their type with more grandiose detailing than Clarence Terrace. However, Clarence Terrace is a more consistent and intact example of a terrace row.

Currently, the photo for the VHR record shows the neighbouring properties at 93–97 Royal Parade, Parkville.

[Non-copyrighted image not available: <https://goo.gl/maps/WLmy1wNDsvVfP9Vp6>]

*Wardlow Terraces, 39–43 Degraves Street, Parkville (VHR H1922, H0896, City of Melbourne)*

The terraces at 39–43 Degraves Street, Parkville, were constructed by CC Fewster in 1889. They were built as adjoining structures to the free-standing house named ‘Wardlow’ at 114–118 Park Drive, which was the home of John Boyes, owner of the Brunswick Iron Foundry. The three two-storey terraces are designed in the Italianate style and are constructed of masonry that has been rendered and painted. Similar to Clarence Terrace, the properties are set back from the footpath by a narrow garden, and are enclosed by a palisade fence. The terraces adjoining Wardlow are of a similar scale to Clarence Terrace, and incorporate a parapet with colonettes, and a moulded pediment that conceals the roof form from the street. The balconies and verandahs are ornamented by filigree balustrades and lacework from Boyes’ foundry. The terraces are symmetrical and display a matching fenestration. Like the Clarence Terrace dwellings, some of the original fabric has been replaced, such as the introduction of aluminium window frames. These terraces demonstrate a similar scale and restrained interpretation of the Italianate style, with fine decorative moulding.



Figure 478. The adjoining Wardlow terraces at 33–37 Degraves Street, Parkville. (Source: GML Heritage, 2022)

*Como Terrace, 85–91 Park Drive, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)*

Como Terrace, at 85–91 Park Drive, is a series of four two-storey terraces in the Victorian Italianate style. Due to the topography of the site, the properties are below street level, and are accessed by a set of stairs. Constructed of masonry that has been rendered and painted, the properties have balconies ornamented by filigree balconies and lacework. A rectilinear parapet runs across the four terraces, with decorative mouldings, urns, and a central pediment. Como Terrace is similar in scale and form to Clarence Terrace. The two places share common decorative elements, such as similar mouldings on the party walls, although the ornamentation of the Como Terrace is comparatively streamlined.



Figure 479. No. 85 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)



Figure 480. No. 87 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)

*Beaconsfield Terrace, 177–183 Park Drive, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)*

Beaconsfield Terrace comprises four two-storey masonry terraces at 177–183 Park Drive, Parkville. The three northernmost terraces at Nos 179–183 seem to have been designed as a single development, with the southern terrace at No. 177 designed to match, but situated slightly lower than the primary three. The properties are constructed of bichromatic face brick, with the dark brick ornamented by sections of pale brick around the windows and corners. The building retains its original fenestration and much of its original fabric. The ornamentation of the building is restrained but does feature filigree balustrades and lacework, a moulded parapet with cement urns, and decorative mouldings on the party walls with sculpted faces. Two of the properties appear to have retained their original fence featuring columns with Italianate caps. While Beaconsfield Terrace features bichrome masonry, the building shares a similar scale and detailing to the subject site, Clarence Terrace.



Figure 481. No. 181 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)



Figure 482. No. 183 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)

## Discussion

Clarence Terrace at 543–549 Royal Parade, Parkville, compares favourably with the above Italianate terrace houses located throughout the Parkville area. Several of the terraces were built earlier than Clarence Terrace, in the 1870s and 1880s; however, there are common stylistic elements across most of the examples. All terraces surveyed are of masonry construction, are two storeys and display key characteristics of the Italianate style. This is particularly evident in the use of decorative mouldings with Corinthian motifs and decorative corbels, and the use of substantial masonry chimneys with Italianate caps. All properties similarly incorporate elaborate cast-iron verandah and balcony balustrades and lacework, set between party walls, and some have retained original, or sympathetically restored, palisade fences to the front of the properties. However, Clarence Terrace appears to have been constructed slightly later than the majority of terraces in the Parkville area, closer to the 1890s depression era. Therefore, the subject site appears to represent a slightly later, more modest example of a typology otherwise associated with Melbourne’s emerging middle class.

The scale of Clarence Terrace is comparable to Park Terrace and Como Terrace, and the two individual terraces at No. 89–91 Royal Parade, while larger than a traditional workers’ terrace, remain less substantial than grander examples such as the Deloraine Terrace. However, despite variances in proportion, all of the terraces demonstrate a consistent plan, with a row sharing a common building line, set back from the street by either a narrow garden (such as that seen at the Degraives Street terraces), or wider expanses of landscaping (seen at Trinity Terrace). All of the terrace properties feature a hipped roof made originally of slate, although a major variance appears to be the visibility of the roof from the street. The use of moulded parapets to conceal the roof form was a typical stylistic

element of the Victorian Italianate style, with variations of this characteristic seen across the majority of Parkville terraces. Clarence Terrace, by contrast, has no parapet, with the roof form clearly visible from the street, a design that would become increasingly prevalent in more modest terraces towards the twentieth century. Deloraine is one of few examples in the area to also expose the roof form; however, this property does include a typical pediment. The visibility of the roof form at Clarence Terrace suggests that the later construction of the property and its more modest form are representative of a later, restrained interpretation of the Italianate style.

Similarly, the majority of Parkville terraces present in one of two fabrications: bichrome or polychrome face brick, or rendered and painted masonry. The Deloraine and Beaconsfield Terraces are excellent examples of the use of bichrome and polychrome face brick in Victorian Italianate terraces, combining the typically Melbournian brickwork with the application of rendered Italianate detailing. By contrast, the Trinity, Park, Como, Degraes Street and the Royal Parade terraces all demonstrate variations of the rendered finish. Some examples feature smooth render, while others, such as Como, demonstrate the use of moulding in the concrete to suggest the outline of stone blocks. These examples are generally painted white or cream. Clarence Terrace does not conform to either of these styles; instead its masonry structure has been painted to emulate the use of render. Recently, the exterior paint of No. 549 has been removed, and it currently displays a bichromatic scheme. It is unclear if all four terraces were originally bichromatic and were overpainted; however, it appears that the contrasting bands of brick are created by the paint scheme, rather than the use of alternate bricks. This similarly suggests that the Clarence Terrace, again while grander than traditional workers' terraces, was a more modest example of the typology in an affluent area, with paintwork used to emulate more expensive finishes.

All of the Parkville terraces display a comparable degree of integrity, retaining much of their original form and setting. Most properties have undergone some change, particularly noticeable in the replacement of original joinery, fences, and the introduction of contemporary details such as security doors. At Clarence Terrace, these alterations have been sympathetically achieved with the majority of original details replaced with like materials. Where new fabric has been introduced, it generally does not detract from the presentation of the property. This distinguishes the subject sites from Como, Beaconsfield and Park Terrace, where contemporary fences and screen doors disrupt the historical presentation of the dwellings.

Grander examples of the terrace typology, such as the Deloraine and Trinity terraces, demonstrate comparably purer examples of the Italianate style, with their larger proportions and more costly fabrication lending to the incorporation of a greater degree of decorative detailing. However, Clarence Terrace incorporates key elements of the style and its restrained detailing reflects its construction during the early years of the 1890s depression era. Where Clarence Terrace lacks some of the grandeur of earlier developments, its proportions are consistent with the more modest examples of the style throughout the suburb, and it features detailing that was common in the area. As such, it has high representative value of a later Victorian interpretation of the Italianate style, showing the enduring popularity of the typology, and its evolution towards the end of the nineteenth century.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### 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).

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### 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).

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### CRITERION H

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

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## 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

N/A

## REFERENCES

*Age*, as cited.

*Argus*, as cited.

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

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Nearmap, as cited.

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## PREVIOUS STUDIES

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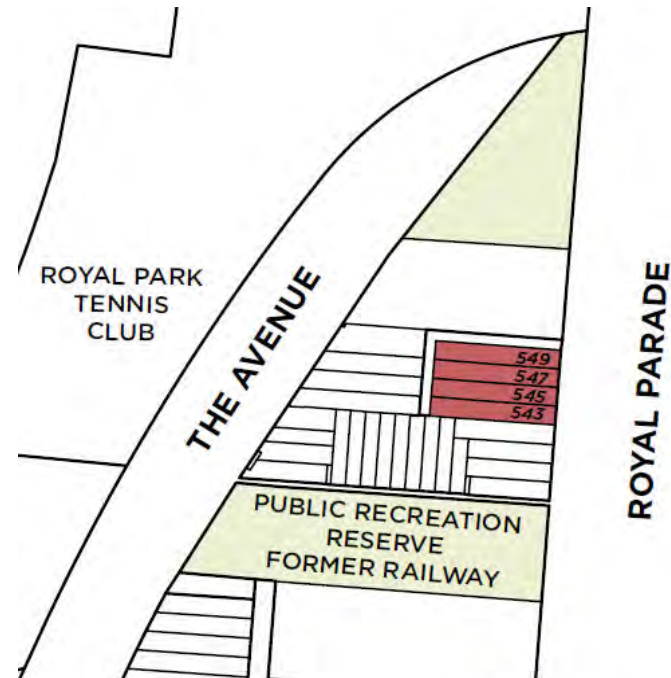
Parkville Historic Area Study 1979  
(Jacobs, Lewis, Vines Architects and  
Conservation Planners),  
Building Identification Forms 1985 (Gould M Architects) C  
Parkville Conservation Study 1985 (Nigel  
Lewis and Associates)

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**STATEMENT OF SIGNIFICANCE: Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville**

**Heritage Place:** Clarence Terrace

PS ref no: HO1452



**What is significant?**

Clarence Terrace at 543–549 Royal Parade, Parkville, built in 1892, is significant.

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

- building’s original built form
- building’s high level of integrity to its original design
- original roof form
- painted façades
- original pattern and size of the fenestration along the primary eastern elevation
- Italianate mouldings and detailing, including corbels, brackets, the sculptural faces, and the vermiculated detailing
- Italianate chimneys
- cast-iron balustrades and lacework to the verandahs and balconies
- palisade fence and front garden plan.

**How it is significant?**

Clarence Terrace at 543–549 Royal Parade, Parkville, is of local historical, representative, and aesthetic significance to the City of Melbourne.

## Why it is significant?

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Clarence Terrace is of historic significance for the evidence it provides for the middle-class suburban development of Parkville in the late Victorian period. It forms one of a number of terraces introduced to the Parkville area from the 1870s, and forms part of a group of similar terraces built along Royal Parade. Historically, the property also provides evidence of the trend of building societies that operated in Melbourne throughout this period, providing a practical way for people to buy and build homes. Further, constructed in the early 1890s, it demonstrates the move from the grandeur of the Boom period terrace constructions towards more restrained depression-era developments. (Criterion A)

Clarence Terrace is representative of the evolution of Parkville as an affluent middle-class area, moving from grand single homes to elegant accommodation for professionals and their families, prior to the introduction of higher-density housing in the twentieth century. As part of a group with the other Victorian Italianate terraces throughout the suburb, it is representative of a period of rapid development that introduced new built form and accommodated an influx of new residents. In its immediate context on Royal Parade, it is communicative of the development of this popular thoroughfare, forming one of several terrace properties introduced within a 25-year period. Constructed towards the end of the Boom period, Clarence Terrace is further representative of the enduring popularity of the Victorian Italianate style, demonstrating a common form and ornamentation seen throughout the area. However, it is a more modest example of the type in the Parkville context, and both its architectural design and material finishes suggest the influence of economy in the design, such as the lack of a parapet, and the use of painted brick rather than render. (Criterion D)

Aesthetically, Clarence Terrace is a good example of the Victorian Italianate terrace, demonstrating a high degree of external integrity and intactness, and retaining a good degree of original fabric. Although grander than typical working-class terraces seen in other suburbs, it is consistent with more modest examples of the typology within the Parkville locality. It conforms to the typical two-storey masonry construction and its design, which incorporates a shallow garden enclosed by a palisade fence, is seen in similar examples throughout the area. It has significance for its fine detailing, characteristic of the Italianate style, including the substantial chimneys with Italianate caps, and the intricate mouldings on the brackets and corbels. It also includes decorative details such as sculptural reliefs of faces, a motif seen elsewhere on Royal Parade. Clarence Terrace has particular aesthetic significance in Parkville as a later Victorian interpretation of the Italianate style, incorporating details that were uncommon to earlier versions of the style. The visibility of the roof form, emphasised by the row of decorative brackets, was a detail more common in later developments, showing the evolution of the style throughout the period. Within its immediate context, it contributes greatly to the character of Royal Parade, and through its physical integrity, and the retention of its original lots, provides an understanding of the historical character and development of the area. (Criterion E)

## Primary source

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Parkville Heritage Review 2023 (GML Heritage)

## 2 Precinct citations

**SITE NAME:** St George's Church Precinct

**STREET ADDRESS:** St Georges Grove and Manningham Street, Parkville

**PROPERTY ID:** Refer schedule



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

**PLACE TYPE:** Heritage Precinct **EXISTING HERITAGE OVERLAY:** HO4

**PROPOSED CATEGORY:** Refer to schedule **FORMER GRADE:** Various

**DESIGNER / ARCHITECT / ARTIST:** Refer to history **BUILDER:** Refer to history

**DEVELOPMENT PERIOD:** Interwar Period (c1919–c1940)  
Postwar Period (1945–1975) **DATE OF CREATION / MAJOR CONSTRUCTION:** 1920s–1930s, 1951

## 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 a Heritage Precinct.

**Extent of overlay:** Refer to map

The St George's Church Precinct is of historical and representative significance as evidence of a period of concentrated interwar and postwar residential development associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, but some lots remained undeveloped until post-World War II, in 1946–59. The St George's Church Precinct is a cohesive and highly intact group of dwellings that represent typical domestic architectural styling that was popular during the 1930s and through to the early 1950s, including Spanish Mission, Old English, Moderne and postwar vernacular. It is distinguished from the broader pattern of residential development in Parkville, where interwar and postwar infill developments have largely been made within the established nineteenth-century residential areas.

## SUMMARY

The St George's Church Precinct is of historical and representative significance as evidence of a period of concentrated interwar and postwar residential development associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, but some lots remained undeveloped until post-World War II, in 1946–59. The St George's Church Precinct is a cohesive and highly intact group of dwellings that represent typical domestic architectural styling that was popular during the 1930s and through to the early 1950s, including Spanish Mission, Old English, Moderne and postwar vernacular. It is distinguished from the broader pattern of residential development in Parkville, where interwar and postwar infill developments have largely been made within the established nineteenth-century residential areas.

## 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.

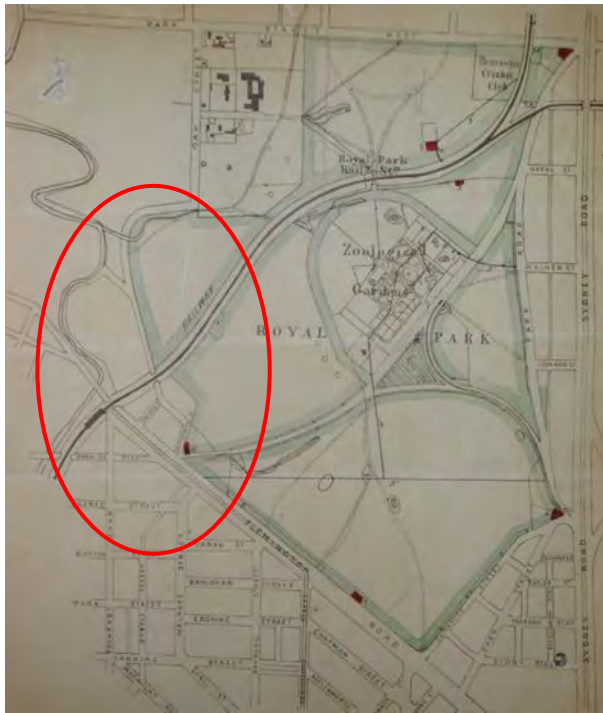


Figure 483. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

## PRECINCT HISTORY

### St George's Church of England

St George's Church Precinct is on the Country of the Wurundjeri Woi-wurrung people of the East Kulin. It comprises a subdivision of Crown Allotments 4, 5 and 6 of Section 98, Royal Park, Parish of Jika Jika.

In 1851, Governor Charles La Trobe reserved a parcel of land for the Church of England, comprising the study site. In 1854, a wooden building was constructed on the land and used by the Church of England for church services and a Sunday school. The outline of the building can be seen in Figure 484. According to the *Herald*, the school was often without a teacher and the church services were irregular. The building eventually fell into disrepair and was sold and removed from the site (*Herald*, 18 December 1916: 3).



Figure 484. Extract from Kearney's 1855 *Plan of Melbourne and its Suburbs*, showing the 1854 Church of England building on the land. (Source: State Library Victoria)

The church reserve, comprising three separate lots in Section 98, and adjoining the western edge of Royal Park, was formally reserved in 1868 (VGG, 4 Feb 1868: 321). In January 1873, the incumbent minister of St Mary's Church in Flemington held a meeting in the parish to consider providing a church and Sunday school 'for the people of the immediate neighbourhood', as St Mary's was over 1 mile from the reserved land near Royal Park. In 1876, a small timber building with capacity for 200 people was constructed at the site. According to the *North Melbourne Advertiser*, the building was constructed by a local parishioner, J Raper, 'as a free gift to the new church' (*North Melbourne Advertiser*, 7 April 1876: 3). The opening service of the new 'St George's Church of England' was held on 2 April 1876 (*North Melbourne Advertiser*, 7 April 1876: 3). Reverend Potter of St Mary's noted at the opening service that there was a great need for a church for the residents of Hotham Hills and Flemington, as St Mary's Church and Sunday school were too far away for parishioners to attend 'except in the finest weather' (*North Melbourne Advertiser*, 7 April 1876: 3; *Church of England Messenger and Ecclesiastical Gazette for the Diocese of Melbourne and Ballarat*, 13 April 1876: 9).

*In 1880 the land was formally given as a Crown grant to the Church of England in the Diocese of Melbourne (CT Vol 1159 Fol 630 and Victorian Government Gazette, 16 January 1880: 36).*

The St George's Church of England property is first referenced in the 1882 Rate Book, noting 'land allotments 4 5 6 Sec 98' (RB 1882). The following year, the Church of England Trustees were listed as the owner of a 'brick villa 9 rooms bath scullery & shed' occupied by the incumbent of St George's Church, Reverend Robert Short (RB 1883; *Leader*, 29 July 1899: 36). There is no associated church listed in the rate book, possibly because churches were exempt from council rates. In the 1890s a

more substantial brick church was constructed, and the small timber building was converted for use as a Sunday school and hall. Reverend Robert Short lived in the brick villa until he retired in 1897 (*Leader*, 29 July 1899: 36).

The 1903 Melbourne and Metropolitan Board of Works Detail Plan shows the building footprint of the St George’s Church, school building and the brick villa used by the church minister (see Figure 485). The St George’s Church and Sunday school hall are also shown in Figure 487.

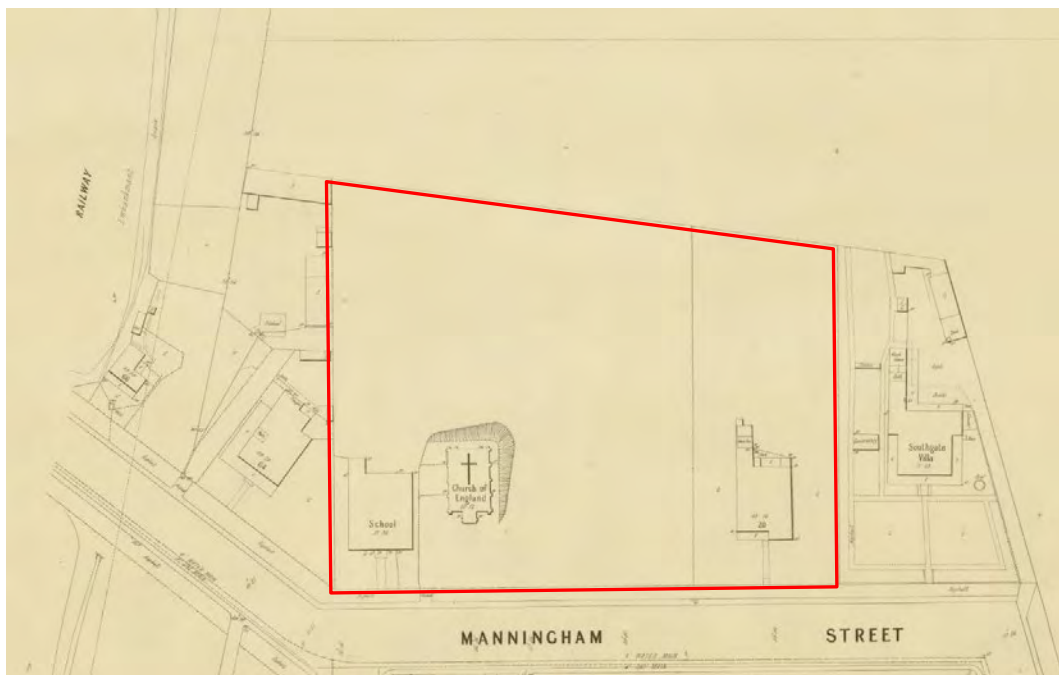


Figure 485. Extract from Detail Plan No. 1143 prepared by the Melbourne and Metropolitan Board of Works in 1903, showing St George’s Church of England, the adjoining school and hall, and the brick villa used as the minister’s residence to the east (denoted in red outline). (Source: State Library Victoria)

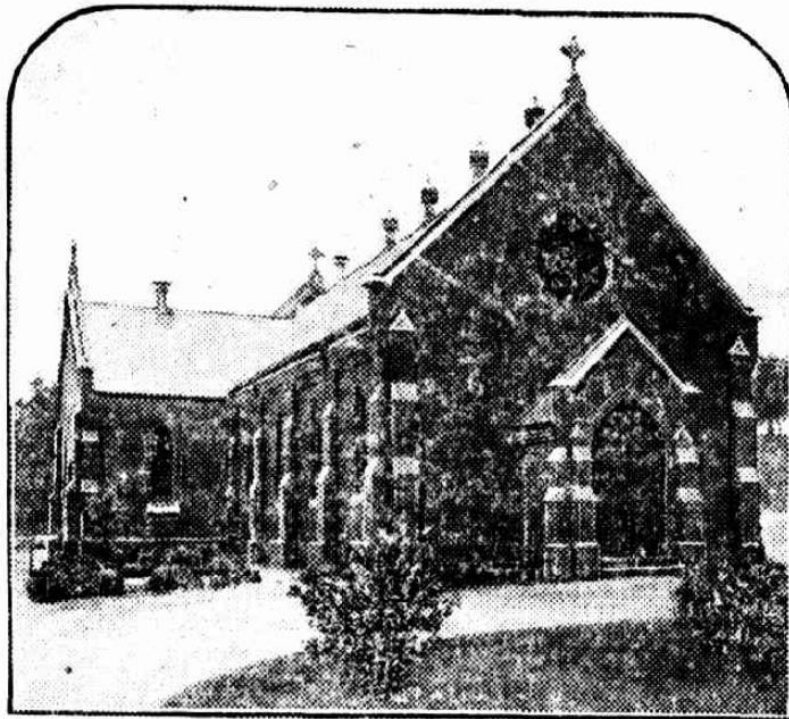


Figure 486. Extract of 1916 newspaper article depicting the new brick St George's Church. (Source: *Herald*, 18 December 1916: 3)



Figure 487. St George's Church of England and Sunday school hall, Parkville, viewed from Manningham Street. (Source: State Library Victoria, Accession No: H90.137/105)

### Subdivision

In 1925 the new Parish of Flemington was formed, and construction commenced on the new St George's Church at the corner of Baroda and Lucknow streets in the neighbouring suburb of Travancore. According to a statement made by the diocesan authorities in 1926, the St George's Church and associated buildings at Royal Park 'are not in the best available position now the new Travancore Estate has lately been built upon' (*Age*, 1 May 1926: 6). The new St George's Church in Travancore incorporated windows from the original church in Manningham Street, and was opened for services in 1926. The former St George's Church in Manningham Street closed upon the opening of the new church. It appears that by 1929 the church and school buildings had been removed and the land subdivided, as shown in Figure 488. The brick villa on the church property at 20 Manningham Street was retained on Lot 5. A new roadway, St Georges Grove, was formed perpendicular to Manningham Street in the subdivision (*Argus*, 25 May 1929: 2).



Figure 488. Twelve allotments formed by the 1929 subdivision of the former St George's Church land. (Source: CT Vol 1159 Fol 630)

In May 1929, the auction of subdivision allotments was advertised in the *Argus*, spruiking the sale of an eight-room brick villa and ten villa sites with frontages of 51 ft and depths to 106 ft. The sites were described at the time as:

*The most convenient and delightful situation, within stones throw Flemington Road, Electric Tram and Railways Station, and immediately adjoining the Royal Park. The choicest sites in the District (Argus, 22 May 1929: 2).*

The first allotment was sold in March 1931, with all but one allotment sold by December 1935 (Table 1). The proposed St Georges Grove wasn't constructed by the City of Melbourne until 1936, when tenders were invited for the work (Argus, 20 June 1936: 16).

Table 1. Transfers of allotments in 1929 subdivision of former St George's Church property.

Date	Purchaser	Transfer No.	Lot No.	Street Address
4 May 1931	Bernard Gordon	1480362	5	20–24 Manningham St
5 May 1932	Richard Hugh Jones	1494428	3	30–32 Manningham St
29 Aug 1932	Donald Andrew Gibson	1507991	9	11–13 St Georges Grove
28 May 1934	Sarah Monaghan	1544339	4	26–28 Manningham St
7 Sep 1935	Edith Joyce Iveson	1589276	2	34–40 Manningham St
12 Oct 1935	Horace Percy Burt, Mary Jane Burt and Ivy Constance Burt	1592768	6, 7, 8	1–5 St Georges Grove
7 Dec 1935	Gladys Smilie Wallace and Robert Gordon Wallace	1598351	10	4–10 St Georges Grove
2 Aug 1949	Florence Sophia Dunn	2235030	1	42–44 Manningham St

By 1935 there were houses at 30–32 and 20–24 Manningham Street, but the other allotments remained undeveloped. By 1937 two double-storey flats and a pair of a maisonettes had been built on allotments fronting St Georges Grove, and double-storey flats had been constructed on the corner of St Georges Grove and Manningham Street (34–40 Manningham Street). There was no further development on the remaining land between 1937 and 1946, possibly due to the advent of the Second World War. Houses were subsequently built at 12–14 St Georges Grove in 1946, 26–28 Manningham Street in 1951, and 11–13 St Georges Grove and 42–44 Manningham Street in 1959.

The original housing stock from the subdivision remained substantially intact for much of the twentieth century. In early 1983, a townhouse was built to replace the 1946 dwelling at 12–14 St Georges Grove. In 2015, four townhouses designed by Mancini Made were constructed at 11–13 St Georges Grove. This development replaced a single-storey Modernist house designed by Bogle & Banfield in 1959, best known as the designers of Total Carpark in Russell Street, Melbourne, now included in the Victorian Heritage Register (H2329) (Heritage Alliance 2008: 160). The last development in the precinct was in 2018, when four townhouses were built at 42–44 Manningham Street, replacing the single-storey house dated 1959.

## PLACE HISTORIES

The following places are listed in chronological order of development.

### **30–32 Manningham Street**

Lot 3 was conveyed in January 1932, to Richard Hugh Jones. Before the transfer was formally registered on the certificate of title, a building application was lodged in August 1929 for the ‘erection of dwelling & garage’ for an estimated cost of £1000 (11705). Later the same month, an application was submitted for a fence (H1332). The 1931 Rate Book records Richard Hugh Jones as the owner and occupier of 30 Manningham Street, and the dwelling is described as a brick house comprising six rooms. The Melbourne Building Application Index (MBAI) contains a list of subsequent works to the property, including alterations in 1967 and 1987.

### **20–24 Manningham Street**

An application was lodged in November 1929 for alterations and additions to 20 Manningham Street, with an estimated value of £1700 (12025). Less than two years later in May 1931, Bernard Gordon purchased Lot 5, which comprised a brick villa ‘slate roof, 8 rooms, bathroom and washhouse, land 75 ft x 225 ft’ known as 20 Manningham Street (*Argus*, 22 May 1929: 2). According to the 1932 Rate Book, Benjamin Gordon is listed as the owner and occupier of the property. When Gordon died in July 1933, his widow Eva continued to occupy the house.

### **34–40 Manningham Street**

In August 1935, an application was lodged for the ‘erection of flats’ for an estimated cost of £3597 (MBAI 16624). An application for the construction of a fence had been made earlier in 1930 (MBAI H1439). The 1937 rate book named Rupert Francis Bullen as the owner of ‘brick flats (4)’, each with four rooms, occupied by Robert John Lord and others.

### **4–10 St Georges Grove**

According to the rate books, 4–6 and 8–10 St Georges Grove (each consisting of four flats) were rated separately, the former owned by James Hamilton Phillips, and the latter by Emma Aseneath Phillips. Together these properties formed a complex called ‘St Georges Close’. An application for the construction of the dwellings and a fence, for an estimated cost of £1450, was lodged in November 1935 (MBAI 16874 and H183).

### **1–5 St Georges Grove**

In 1935, Horace Percy Burt, Mary Jane Burt and Ivy Constance Burt purchased one of the allotments in the subdivision. The property is described as land in the 1936 rate book. There is no record of the original building application, but in the 1937 rate book, the Burts were identified as the owners of two ‘brick flats’. The Burt family occupied No. 1 and John Cockerill Junior occupied No. 2.

### **7 and 9 St Georges Grove**

The original building application for this site is not noted on the MBAI, although there is an application for a fence in April 1930 (MBAI H1440). The 1937 rate book records Robert Gordon and Gladys Emily Wallace as the owner of two brick houses (semi-detached), each with five rooms. An application was lodged for a fence in December 1957.

In November 1968, an application was lodged for the construction of a shed at 9 St Georges Grove (MBAI 40193). In July of the following year, an application was lodged for the construction of a double-storey brick addition at the rear of No. 9 for an estimated cost of \$5500 (MBAI 40674). This was followed by an application in October for 'alterations to dwelling' for an estimated cost of \$6000 (63852).

In February 1987, an application was lodged for the construction of an addition at the rear of No. 7 for an estimated cost of \$35,000, followed by an application for a carport in August 1988 (MBAI 63852 and 64981). There was also an application made for a swimming pool at No. 7 in 1962 but this does not appear to have been approved (MBAI 55935). ‘

### **26–28 Manningham Street**

An application was lodged on 13 March 1951 for the construction of a fence and dwelling at 26–28 Manningham Street for an estimated cost of £5000 (MBAI 25887). Prior to this date, there was an application to erect a fence in August 1927 (MBAI H1337). The 1952 rate book lists Colin William Jackson as the owner and occupier of a five-room brick house at the property.

### **PRECINCT DESCRIPTION**

The St George's Church Precinct is on the north side of Manningham Street, between the intersection of Church Street and Southgate Street (Figure 489). St Georges Grove, a cul-de-sac that ends at the boundary of Royal Park, divides the precinct. The precinct includes numbers 1–5, 7 and 9 on the west side; numbers 4–10 on the east side of St Georges Grove; and numbers 20–24, 26–28, 30–32 and 34–40 on the east side of Manningham Street.

The residences in the precinct are single-storey houses, maisonettes or double-storey flats, built in a range of domestic architectural styles that are typical of the interwar period (Spanish Mission, Old English and Moderne), or postwar vernacular. Most of the existing residences were built between 1929 and 1937, yet 26–28 Manningham Street was built in 1951. The houses at 12–14 and 11–13 St Georges Grove (1946 and 1959 respectively) and 42–44 Manningham Street (1959) were demolished and replaced with townhouse developments in 1983, 2015 and 2018 respectively.



Figure 489. Aerial view of the St George's Church Precinct. The original 1929 subdivision boundaries are denoted by the red outline. The St George's Church Precinct is shaded. (Source: Nearmap, with GML overlay)

### 30–32 Manningham Street

Built in c1929, 30–32 Manningham Street is an interwar house with Spanish Mission elements. It is situated in a prominent position on the corner of Manningham Street and St Georges Grove. Its setting is enhanced by a generous garden setback, original low brick fence and original double-bay garage that fronts onto St Georges Grove. The house is of brick construction with textured render walls and a hipped tile roof with overhanging eaves. The house is noteworthy for its highly intact Spanish Mission design elements, including the triple arched portico with barley twist columns set atop a balustrade with decorative detailing, and tripartite windows, also with barley twist columns. There are no alterations or additions visible from the public domain.



Figure 490. Front view of 30–32 Manningham Street. (Source: GML 2022)



Figure 491. 30–32 Manningham Street from St Georges Grove. (Source: GML 2022)

### 1–5 St Georges Grove

Built in 1937, the pair of flats at 1–3 St Georges Grove are a fine example of the Old English style. The flats demonstrate typical characteristics of the style, including asymmetrical form with projecting side volumes, high-pitched gable roof with terracotta tiles, fine clinker brick detailing, decorative brickwork to the lintels and some brick corbelling, and a prominent tall chimney. The flats have a generous setback from St Georges Grove behind a low brick fence. There are no visible alterations or additions from the public domain, except for a freestanding carport on the eastern elevation.



Figure 492. 1–3 St Georges Grove, Parkville. (Source: GML 2022)

### 7 and 9 St Georges Grove

Built in c1937, 7 and 9 St Georges Grove are a pair of single-storey maisonettes (double-storey at the rear) built to appear as a single house. The maisonettes are of brick construction and exhibit the influence of the Old English style, including a gable roof with terracotta tiles, a wide gable-fronted façade with brick corbelling, timber-framed windows, and a clinker brick chimney positioned at the centre of the principal façade.

There are no visible alterations or additions from the public domain, except for a carport with a tiled skillion roof attached to the primary roof form at No. 7, and a free standing, flat-roofed addition at the rear of No. 9.



Figure 493. 7 St Georges Grove, Parkville. (Source: GML 2022)



Figure 494. 9 St Georges Grove, Parkville. (Source: GML 2022)

### 34–40 Manningham Street

Built in 1935, 30–34 Manningham Street is a block of interwar flats reflecting the influence of Old English and Moderne styles. Set behind a high garden hedge, the building has a prominent position on the corner of Manningham Street and St Georges Grove. The building is of brick construction with a terracotta-tiled hipped roof and overhanging eaves. Although detailing is simple, the use of clinker bricks at the exterior walls and chimney, as well as the decorative brickwork to the lintels, reflects the Old English style. Decorative horizontal lines at the timber-framed windows and doors are a subtle reference to the Moderne style. Fronting St Georges Grove is the original double-bay car garage, which contributes to the interwar heritage setting of the precinct.



Figure 495. View of 34–40 Manningham Street, Parkville, from the corner of St Georges Grove. (Source: GML 2022)



Figure 496. View of 34–40 Manningham Street, Parkville, from St Georges Grove. (Source: GML 2022)

#### **‘St Georges Close’, 4–10 St Georges Grove**

Built in 1935, ‘St Georges Close’ at 4–6 and 8–10 St Georges Grove is a double-storey block of flats reflecting characteristics of the Moderne style. The complex is U-shaped in plan and consists of eight flats with clinker brick walls, a hipped terracotta-tiled roof with overhanging eaves, and prominent tall chimneys. The complex emphasises curved edges and horizontal lines that are typical of the Moderne style and demonstrated by the curved rendered balconies and decorative horizontal lines across the window panels. The front boundary fence is not original.



Figure 497. 4–10 St Georges Grove. (Source: GML 2022)

### 20–24 Manningham Street

20–24 Manningham Street is a single-storey house originally built in about 1882. It underwent significant alterations in 1931–32, rendering the original house unrecognisable. The house is set back from and elevated above the street, providing space for a car garage below the house. The house is of brick construction with rendered exterior walls and a terracotta-tiled gable roof with a prominent projecting front gable. The house reflects some decorative elements typical of the interwar period, including panels of face brickwork, curved edges at the porch entrance, Cordova tiles along the front gable parapet, and leadlight windows.



Figure 498. 20–24 Manningham Street, Parkville. (Source: GML 2022)



Figure 499. 20–24 Manningham Street, Parkville. (Source: GML 2022)

### 26–28 Manningham Street

26–28 Manningham Street, built in 1951, is a single-storey house and a fine example of the postwar vernacular. Constructed of cream bricks with a tiled hip roof, the house has a deep setback above street level. The primary elevation has a prominent projecting front room and balcony above a double-bay garage. It bears characteristics typical for the early postwar period, particularly evident in the clean square lines of the cream brick parapet and deep overhanging eaves. The setting is enhanced by a visually prominent low stone garden wall, zoned sloping garden, and painted iron fencing with decorative detailing. The house is the only place built in the postwar period that remains extant in the precinct.



Figure 500. 26–28 Manningham Street, Parkville.  
(Source: GML 2022)



Figure 501. 26–28 Manningham Street, Parkville.  
(Source: GML 2022)

## INTEGRITY

The St George's Church Precinct has a high degree of intactness and integrity, with few changes to original or early elements of the houses built from the late 1920s to the early 1950s. Overall, the visual cohesion of the group is strong: all dwellings are largely intact, and each retains key characteristics of domestic architectural styling that was popular during the interwar and postwar period. All houses retain their original built form, including roof form, materiality, pattern of fenestration and garages. They all retain their original timber-framed windows, except for 20–24 Manningham Street, where the front windows have been replaced with aluminium-framed windows.

Alterations and additions that are visible from the street include a free-standing carport at the front of 1–5 and 7 St Georges Grove, which is somewhat intrusive to the latter. Minor alterations appear to have been made to the primary façade of 20–24 Manningham Street, but this has little impact on the integrity of the group overall.

Although three townhouse developments have replaced houses built during the late 1940s–1950s, these are on the edge of the precinct and do not impact the precinct as a cohesive and unified grouping of interwar and postwar buildings.

## COMPARATIVE ANALYSIS

The precinct comprises single-storey houses, maisonettes and double-storey flats built in a range of domestic architectural styles typical of the interwar period, including Spanish Mission, Old English Revival, and Moderne. Most houses were built between 1929 and 1937; 26–28 Manningham Street, in contrast, was built in 1951 but is compatible stylistically

Within the City of Melbourne, consistent and concentrated layers of interwar development are largely represented in shopping strips such as those along Franklin Street, Melbourne (HO7 Queen Victoria Market Precinct), and industrial buildings such as those along Batman Street, Jeffcott Streets and Boughton Place, West Melbourne (HO770 Inter-war industrial precinct). In the case of residential precincts, housing development in existing Heritage Overlay precincts range from the mid-nineteenth

century through to the postwar period, but the Victorian period predominates. This is particularly evident in Carlton (HO1), North and West Melbourne (HO3), and Kensington (HO9).

Within the City of Melbourne, pockets of similar or comparable housing stock from the historical period comparable with the St George's Church Precinct are included in one precinct in the Heritage Overlay, two recently reviewed precincts, and one precinct recommend as part of this study, as follows.

### **East Melbourne and Jolimont Precinct (HO2)**

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, and major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries; Wellington Parade bisects the precinct. Because of the relatively large allotments and elevated position, the area attracted affluent residents. Victorian-era development predominates the precinct, but there are some examples of later construction through to the interwar period. Garden Avenue, off the east end of Wellington Parade and adjoining the railway cutting, is associated with an interwar subdivision of a former foundry site. The complex includes seven three-storey buildings designed in the Moderne style by architect IG Anderson, and built between 1938 and 1941.

### **North and West Melbourne Precinct (HO3)**

The North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian-era development predominates, particularly from the late nineteenth century. In 1911, the former Benevolent Asylum was closed and opened up for residential development on Victoria, Curzon, Abbotsford and Elm streets. Construction began from the mid-1910s and predominantly consisted of single-storey Edwardian villas and interwar bungalows, including freestanding houses and semi-detached pairs.

### **South Yarra Precinct (HO6 reviewed as part of the South Yarra Heritage Review)**

HO6 South Yarra Precinct covers the area between the Yarra River and Fawkner Park, and is bounded by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street. Occupying elevated land and in proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area following the Crown land sales of the 1840s onwards. Subsequent subdivisions and resultant nineteenth-century building stock are well represented across the precinct. Throughout the twentieth century, vacant lots were taken up for further (predominantly residential) development. Beginning in the interwar period, South Yarra became a focus for the development of flats. Low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929, and the proceeding Great Depression. Furthermore, Area 3 (Marne Street) in the precinct is distinguished for its interwar subdivision, which occurred following the demolition of a Victorian mansion called 'Maritimo', in the late 1920s. The intact streetscape includes representative examples of almost every interwar architectural style and the work of some of Melbourne's most prominent architects of the period.

### **South Parkville Precinct (recommended as part of this Review)**

The South Parkville Precinct consists of land excised from Royal Park in 1872. It was developed with nineteenth-century terrace housing and is remarkably intact and consistent. It includes streets of high integrity and some of the best examples of historical terrace rows in Victoria. Gatehouse Street consists predominantly of two-storey Victorian terraces and addresses Royal Park. Park Drive has a consistent Victorian character and is distinguished by its width and central median. On the eastern side, there are several large and prominent Victorian villas on substantial if irregular allotments, including some on corners. There is some interwar and postwar development, particularly interwar flats along Morrah Street.

## **DISCUSSION**

The St George's Church Precinct is comparable to the above examples as a suburban precinct that was formed following the subdivision of the former St George's Church in 1929. The precinct consists of largely intact examples of several interwar domestic architectural styles, including Spanish Mission, Old English and Moderne, and one surviving example of the postwar vernacular.

The precinct is not directly comparable with the South Parkville Precinct. Although the precinct includes representative examples from the interwar period, and some postwar examples, these are generally limited to scattered infill development within the established nineteenth-century housing stock.

The precinct is directly comparable with North and West Melbourne Precinct (HO3), East Melbourne and Jolimont Precinct (HO2) and South Yarra Precinct (HO6), which all include small pockets of residential development that were created following the subdivision of the former Benevolent Asylum, a former foundry site, and the former Maritimo estate, respectively.

The precinct is distinguished from HO3, as the former Benevolent Asylum subdivision occurred almost two decades earlier and reflects residential development from the Edwardian period through to the interwar period. Similarly, the precinct is distinguished from HO2, which includes a concentrated group of interwar flats designed in the Moderne style. In contrast, the St George's Church Precinct reflects a range of domestic architectural styles typical of the interwar and postwar periods.

The precinct is most directly comparable with HO6 Area 3, which also includes a range of interwar architectural styles. The housing stock within Area 3 was designed by some of the most prominent architectural firms in Melbourne at the time and are some of the finest representative examples of their typology in the City of Melbourne. While the housing stock within the St George's Church Precinct demonstrates a range of interwar and postwar architectural styles, they are comparatively more modest. However, this is likely a reflection of the predominantly working-class demographic of West Parkville and remains important as an interwar subdivision within Parkville more broadly.

Overall, St George's Church Precinct is an important and largely intact example of an interwar residential subdivision. The precinct retains most of the original housing stock built from 1929 to 1951. Although there are some contemporary townhouses on the edge of the precinct, they don't detract from the consistent and highly intact places within the original subdivision area. It is distinguished from the broader pattern of residential development in Parkville, which is predominantly characterised by nineteenth-century housing.

## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

✓

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

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### CRITERION B

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

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### CRITERION C

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

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### CRITERION D

✓

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

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### CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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### CRITERION F

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

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### 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).

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### CRITERION H

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

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## 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

N/A

### Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
106425	Manningham Street	20–24		Contributory	Significant
106424	Manningham Street	26–28		Contributory	Significant
106423	Manningham Street	30–32		Contributory	Significant
106422	Manningham Street	34–40		Contributory	Significant (applies to both frontages)
108613	St Georges Grove	4–10	St. Georges Close	Contributory	Significant
108608	St Georges Grove	1–5	Devon	Contributory	Significant
108609	St Georges Grove	7		Contributory	Significant
108610	St Georges Grove	9		Contributory	Significant

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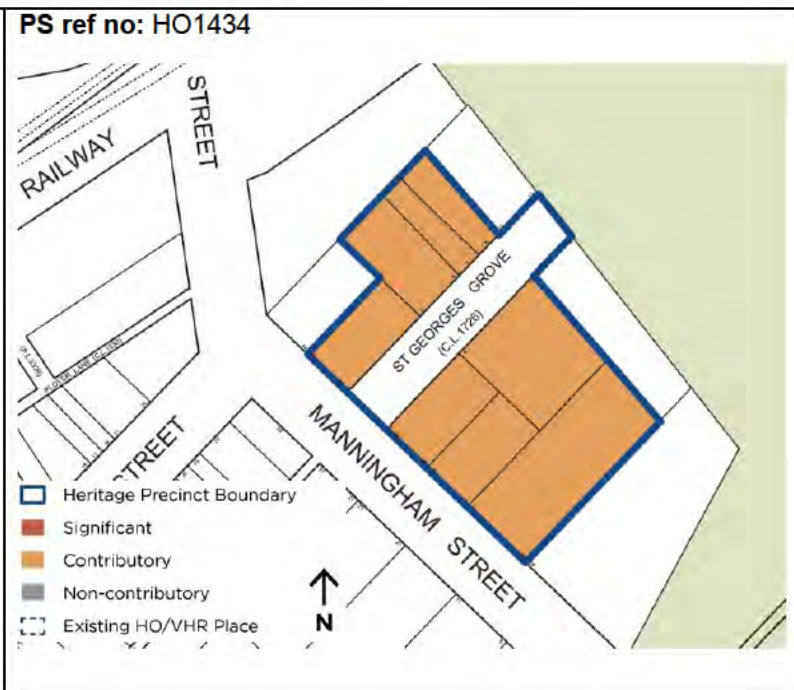
## PREVIOUS STUDIES

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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)

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## STATEMENT OF SIGNIFICANCE: St George’s Church Precinct

<p><b>Heritage Place:</b> St George’s Church Precinct</p>	<p><b>PS ref no:</b> HO1434</p> 
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### What is significant?

St George’s Church Precinct in Parkville, comprising 1–5, 7 and 9, and 4–10 St Georges Grove and 20–24, 26–28, 30–32 and 34–40 Manningham Street, is significant.

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

- houses, flats and maisonettes constructed between 1929 and 1951, as shown on the precinct map
- expression of individual detailing and architectural styles across the group, which includes rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and all extant chimneys
- consistent street setbacks
- fences at 20–24, 26–28 and 30–32 Manningham Street
- the double bay garages at 34–40 and 30–32 Manningham Street (fronting St Georges Grove), and 20–24 and 26–28 Manningham Street.

Non-original alterations and additions to the contributory buildings, including the carports at 1–5 and 7 St Georges Grove, Parkville, are not significant.

### How it is significant?

St George’s Church Precinct is of local historical and representative significance to the City of Melbourne.

### **Why it is significant?**

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The St George's Church Precinct is of historical significance as evidence of a period of concentrated interwar and postwar residential development, associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, with the remaining undeveloped land built on following the Second World War, from 1946 to 1959. The St George's Church Precinct is distinctive within Parkville as the only example of an interwar residential subdivision. It is distinguished from the broader pattern of residential development in the locality, where interwar and postwar infill developments have been made within the established nineteenth-century residential precincts. (Criterion A)

The St George's Church Precinct is of representative significance as an intact group of dwellings that represent typical domestic architectural styling popular during the 1930s through to the early 1950s. While the residences express a lively sense of individuality through their mixed architectural style (Spanish Mission, Old English, Moderne, postwar vernacular aesthetic), and built form (single-storey houses, maisonettes, and double-storey flats), they share features typical of the era including hipped roof forms, rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and chimneys (all of which are extant). The distinctive character of the precinct is enhanced by the retention of the consistent setback pattern, original car garages and fences. (Criterion D)

### **Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** South Parkville Precinct

**STREET ADDRESS:** Benjamin Street, Bayles Street, Butler Lane, Degraives Street, Flemington Road, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, Wimble Street.

**PROPERTY ID:** See the Precinct Category Schedule



**SURVEY DATE:** January–March 2022

**SURVEY BY:** GML Heritage

**PLACE TYPE:** Heritage Precinct

**EXISTING HERITAGE OVERLAY:** HO4

<b>PROPOSED CATEGORY:</b>	Refer to schedule	<b>FORMER GRADE / CATEGORY:</b>	Various
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Refer to history	<b>BUILDER:</b>	Refer to history
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1868–1945

## THEMES

<b>ABORIGINAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
1 Living on Country	--
6 New kinds of work	

<b>HISTORICAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
3.6 Building the city and suburbs	3.6.1 Suburban development
3.7 Commercial development	3.6.2 Building homes
3.10 Education	3.6.3 Development of flats
	3.7.1 Markets and retail
	3.7.3 Hotels
	3.7.4 Guesthouses and holiday accommodation
	3.10.3 Tertiary education

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an amendment to HO4 Parkville Precinct.

**Extent of overlay:** Refer to map

## SUMMARY

The South Parkville Precinct includes Benjamin Street, Bayles Street, Degraeves Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, lanes on either side of Ievers Reserve, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, and Wimble Street, Parkville. The earliest use of this land after European settlement was as part of a large reserve for public parkland in 1844. Part of the

area was set aside for a hay, corn and horse market, which was evident by 1855 (Kearney 1855). Other early uses were for agricultural show purposes (1855–70), and a pound. Following a series of subdivisions in 1868, 1875, 1878 and 1879, the current residential street layout of the precinct was established as well as a market area bounded by Sydney Road (now Royal Parade), Story Street, Park Drive, Flemington Road, and Grattan Street. Known as the Northern Market, this area was enclosed with a tall brick wall in 1888. In 1908, at its western end, 4 acres of the market were allocated for use as a veterinary college. The first buildings on this site were constructed at this time. The veterinary college retained the high brick wall that had been built for the market in 1888. University High School was developed from 1929 on the eastern end of the former Northern Market reserve, facing Story Street. The school complex maintains the same boundaries as the Victorian-era market, comprising a group of buildings within the western portion of the site, and the school oval in the east. The residential section of the precinct experienced its earliest and most intensive development between 1868 and 1901. It is characterised by highly intact streetscapes of brick Victorian Italianate single and double-fronted terraces and detached villas. It contains one of the most intact and concentrated collections of Victorian Italianate-style residences (ranging from cottages through to large two-storey villas) in Victoria, and demonstrates the variation and richness of detail of the style that was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. Later development in the precinct between 1901 and 1945 was largely on unbuilt land rather than through the demolition of earlier places, and consists of individual houses dating from 1901 to 1929, and flats dating from 1930 to 1945. This later development sits comfortably within the streetscapes, and supports the prevailing nineteenth-century urban character of the area. This development continued to be of a high quality, resulting in a precinct with a rich combined architectural and streetscape character that represents key phases of residential development in the City of Melbourne. The aesthetic qualities of the precinct are enhanced by views afforded across the rears of properties, particularly from Levers Reserve. The precinct's character is enriched by its public realm elements, which include wide streets with central grassed median strips, Levers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone-paved lanes.

## **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.

## PRECINCT HISTORY

The southern portion of Parkville to the southeast of Royal Park is commonly referred to as 'South Parkville'. The South Parkville Precinct comprises multiple Crown allotments in Sections E–U in the Parish of Jika Jika.

In 1844, the entirety of South Parkville—the area south of Park Drive between Sydney Road and Flemington Road—was part of a larger area set aside as public parkland. The junction of Mount Alexander (Flemington) Road and Sydney Road (Royal Parade) marked the southernmost end of the parkland reserve, while Park Street formed its northern boundary. Before the mid-nineteenth century, the area north of Story Street (then known as Gill Street, and previously Market Street) had also—following the reservation of a much larger area of parkland—been tentatively set aside for various public purposes that never came to fruition, such as a school, a benevolent home, and various hospitals. By 1854, when Royal Park was formally reserved, the area south of the gully that roughly followed the line of present-day Gatehouse Street was excluded from the park reserve (Kearney 1855; Figure 1), with a view to retaining this area for other public purposes.

A site on Sydney Road, between Morrah Street and Story Street, was reserved for agricultural show purposes in 1855 and permissive occupancy was granted to the Port Phillip Farmers' Society (Kearney 1855; Figure 1).

In August 1856, the Mayor of Melbourne was given access to the triangular wedge of land bounded by Sydney Road, Flemington Road and Story Street to develop the Melbourne Corporation markets (Lewis 1996: 1). A site for a hay, corn and horse market, bordered on the north by Story Street and on the south by Grattan Street, had already been set aside by 1855 (Kearney 1855; Figure 1). A plan by Charles Troedel dated c1863–68 indicates the Northern Market Reserve, with a Hay Market on the north side of the intersection of Grattan Street and Sydney Road and a Horse and Cow Market on the triangular parcel of land south of Grattan Street (Figure 503). A pig market was operating here from the early 1870s (*Argus*, 27 July 1882: 5). From around the 1870s, the market was described as a horse, cow and pig market, and was known as the Northern Market. The market served Melbourne's early meat industry at a time when the local economy was largely driven by the pastoral industry. The market was still operating in the early twentieth century. The occupations of a number of residents of South Parkville in the early 1900s, including carters and stablemen, suggest a close association with the markets (ER 1910).

In 1870, the agricultural show moved to another site near Flemington. By 1872 part of the block between Morrah Street and Storey Street was reserved for a pound (Figure 505).



Figure 502. James Kearney, *Map of Melbourne and Suburbs*, 1855. (Source: State Library Victoria, Record ID 9921677283607636)



Figure 503. Plan by Charles Troedel dated c1863–68, prepared as part of an advertisement for land sales, showing the public reserves set aside in South Parkville south of Market Street (now Story Street). Plan is not to scale. (Source: State Library of NSW)

### Development: 1868–1901

South Parkville was surveyed in the early 1850s and allocated to various public purposes. Market Street (now Story Street) was formed by 1855. It was not until early 1868, however, that land here was set aside for residential development.

Despite opposition from the Melbourne, Prahran and St Kilda city councils, and campaigns for the permanent reservation of parkland, the Victorian Government approved a plan in 1868 to sell residential allotments in an area of Royal Park along Sydney Road, an area of Royal Park close to Flemington Bridge, and land between Market Street, present-day Park Drive and present-day Royal Parade. This third area lies within the South Parkville Precinct. This suggests that South Parkville was developed in the first instance due to ‘financial pressures’ from the Victorian Government ‘rather than to the acceleration of population growth’ (Lewis 1996: 2).

South Parkville experienced its earliest and most intensive development during the Victorian period following the sale of Crown land in this area in 1868, 1875, 1878 and 1879 (Figure 3). The development of the residential section of this area is characterised by the large number of detached residences and terrace rows. While the area north of Morrah Street was developed for housing from 1868, the triangular area of land south of Morrah Street remained open space, occupied by public reserves. In 1879 the area south of Morrah Street and bounded by Market Street (now Story Street) was also given over for housing. By the end of the nineteenth century, South Parkville was substantially developed, and the Victorian character of the streetscape firmly established. A clear demarcation between the residential area north of Story Street, and the Northern Market reserve area south of Story Street, characterised the South Parkville area through the nineteenth century.

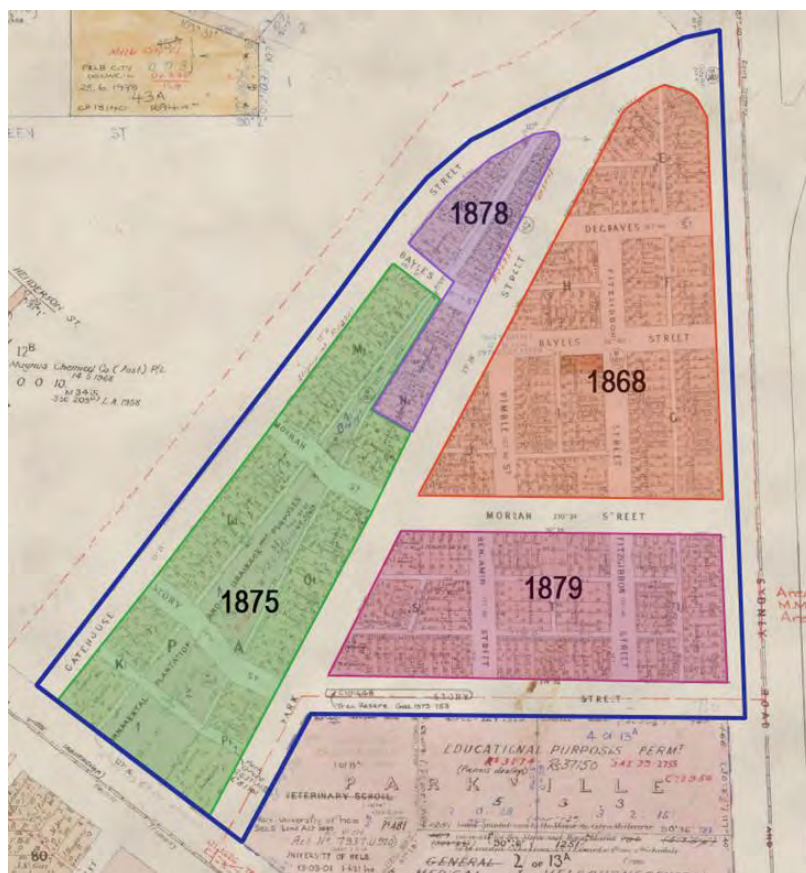


Figure 504. Residential area of South Parkville Precinct (outlined in blue), showing the series of subdivisions that occurred in the area. Note that the Northern Market to the south of the precinct is shown with new reservations for a veterinary school (1908) and educational purposes (1929). (Source: Parish of Jika, Public Record Office Victoria VPRS 16171 dated 2.04.24, with GML overlay)

The City of Melbourne enforced strict building controls in the subdivision in an effort to prevent the development of large concentrations of substandard housing that were common in many other earlier inner areas of Melbourne, and to develop the area for the middle class rather than the working class. Villas were favoured and building materials were restricted to brick and stone. Despite initial efforts to encourage 'villa residences', the subdivision of 1872 (Figure 505) for the triangular area earmarked for development in 1868 (north of Morrah Street) was developed with single-storey and single-fronted dwellings, and a sizeable proportion of homes were occupied by the working-class.

The Melbourne and Metropolitan Board of Works (MMBW) detail plans dated c1890s–1900s indicate that many of the early homes in South Parkville, which were developed from 1868, relied on wells and tanks, suggesting that these properties were developed before the area was connected to the Yan Yean water supply or before the water from Yan Yean was considered either reliable or palatable.



Figure 505. Plan of 'Building Allotments at the Royal Park, Parish of North Melbourne', 1872. (Source: State Library Victoria, Record ID 9921677283607636)

In 1875, the Government excised an additional area of Crown land from Royal Park for residential development in order to raise revenue (Lewis 1996: 2). This area comprised 62 allotments that faced Park Drive, Royal Park and Flemington Road (Age, 1 June 1875: 3). It included the area of Levers Reserve and was bounded by the newly formed Gatehouse Street (on the west) (City of Melbourne 2004: 39). Some residents of Park Drive opposed this development because they sought to retain their park views, but they were ultimately unsuccessful (Lewis 1996: 2). In 1878 an additional area of

land was excised from Royal Park, bounded by the northern ends of Park Drive (on the east) and Gatehouse Street (on the west) (Figure 506).

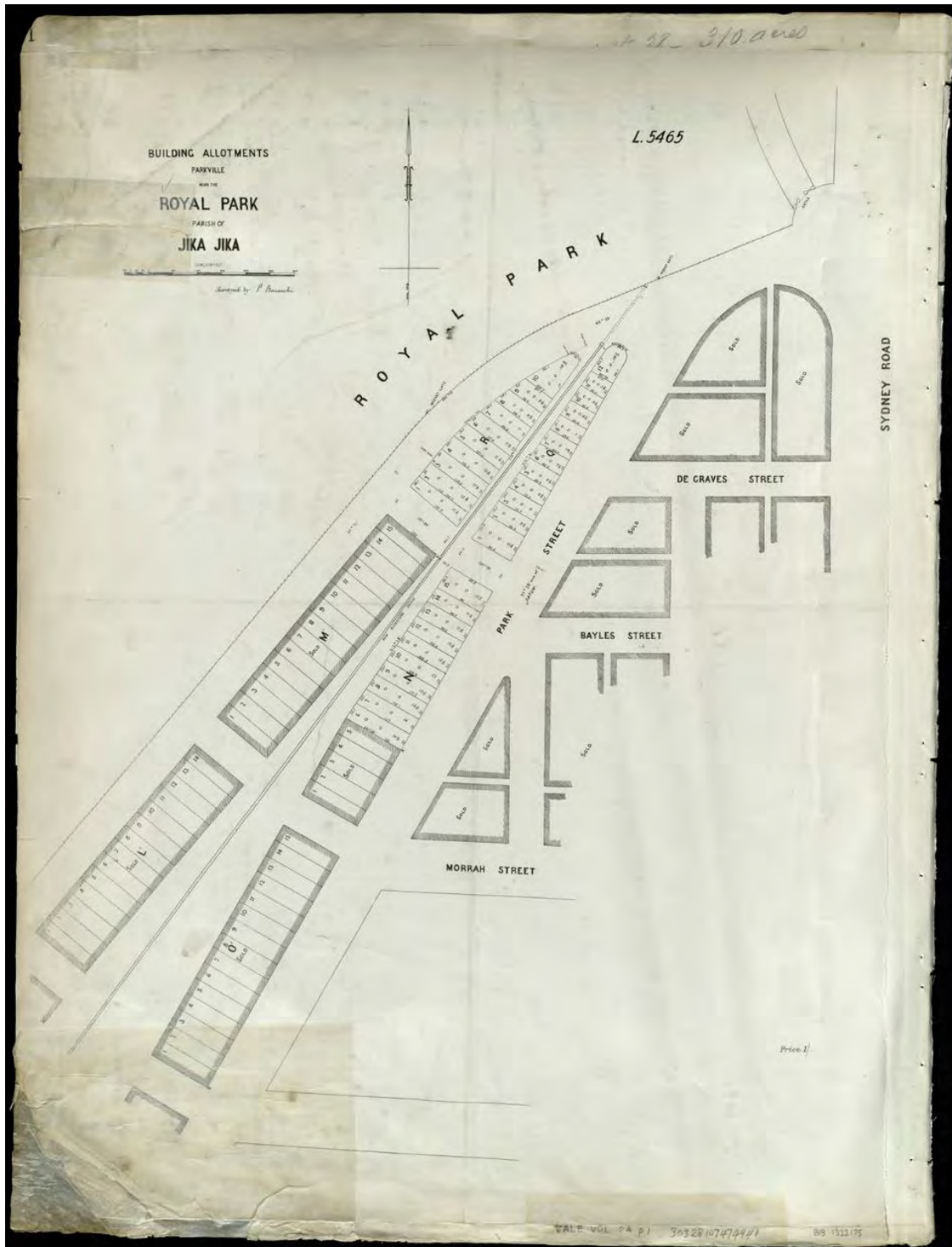


Figure 506. Allotments created in 1879, showing the formation of Park Drive. (Source: State Library Victoria, Record ID 9921677283607636)

A gully that ran alongside Gatehouse Street, which was excluded from the land set aside for sale, was drained by the City of Melbourne in the mid-1870s (City of Melbourne 2004, Precinct Report). This irregularly shaped linear strip, known as levers Reserve, was planted with trees, and reserved for ‘Ornamental Plantation and Drainage Purposes’.

In 1879, the last portion of the precinct, bounded by Story Street, Morrah Street, Park Drive and Sydney Road, was subdivided and put up for sale (Figure 507). Prior to 1879, this block had been open space, occupied by the little-used (and then abandoned) agricultural show reserve and the council pound. There was historically a discernible difference between these two areas, with a number of industrial operations present in the southernmost section, including a wood yard. Historian Chris McConville has noted that ‘Morrah Street for long was a social divide in the suburb’ (McConville 1989: 131). Working-class housing is evident in the north–south running Benjamin Street, although the northern side of Story Street, which originally faced the livestock market, developed with predominantly middle-class housing in the form of relatively consistent double-story terrace houses.

Middle-class aspirations for a salubrious suburban area were somewhat at odds with the proximity of houses in Story Street to the livestock market. The market site had been the source of complaints since the early 1880s, due to poor drainage (*Leader*, 7 June 1884: 27). Following ongoing complaints from residents of South Parkville about the unpleasant sounds and smells emanating from the market, the City of Melbourne built a high brick wall around the market reserve in 1888. This was built to a design by the City of Melbourne architect William Salway, who also designed the Meat Market and the Queen Victoria Market. A remnant of this wall survives in Story Street and Park Drive (VHR 1920, Figure 515). The construction of the high brick wall may have allayed middle-class concerns about the market as an eyesore, and encouraged development in Story Street.

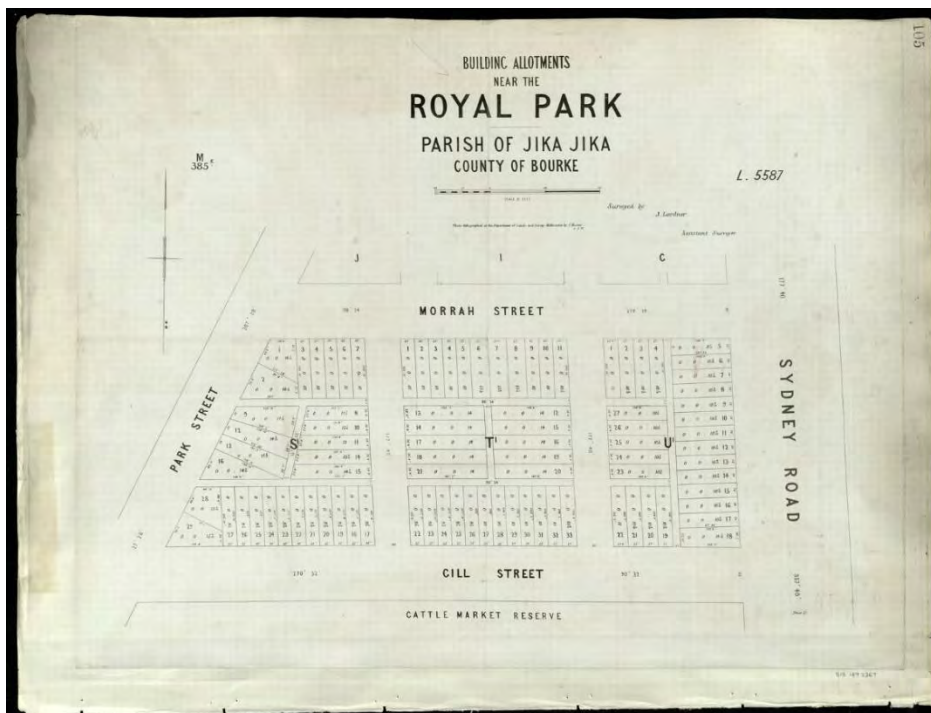


Figure 507. Plan dated 1879, titled ‘Building allotments near the Royal Park, Parish of Jika Jika, County of Bourke’. (Source: State Library Victoria, Record ID 9914733673607636)

By the 1880s, South Parkville was taking shape as a residential area that was well connected with other parts of the city. There were transport links established, including trams and the railway. A cable tramline, connecting central Melbourne with Brunswick, was constructed on Sydney Road (Royal Parade) by the City of Melbourne in c1883–84 (*Argus*, 1 November 1884: 13).

There were also several shops, including a grocer and a baker, a post office (1885), and the first community buildings. Shops were clustered at the corner of Royal Parade and Morrah Street. A Presbyterian Church Hall, known as Parkville Hall or College Hall, was built in Gatehouse Street in 1888 to serve the local community.



Figure 508. A brick terrace row of five houses on the south side of Morrah Street, built c1870s–80s. (Source: National Trust of Australia (Vic) 1970s)

Apart from the concentration of markets in South Parkville, and a scattering of other shops and businesses, commercial operations in Parkville were limited during the late-nineteenth century. An exception was the Parkville Laundry, which was operating off Park Drive, north of Morrah Street, by the early 1890s (*Age*, 5 September 1893: 8; MMBW 1150, 1897), and the large premises of Jageurs and Sons, monumental masons, situated on Royal Parade between Degraives and Gatehouse Street (Figure 509 and Figure 510).



Figure 509. MMBW Detail Plan No. 1150, dated 1897, showing the location of the Parkville Laundry outlined in red. (Source: State Library Victoria, record ID 911638303607636, with GML overlay)

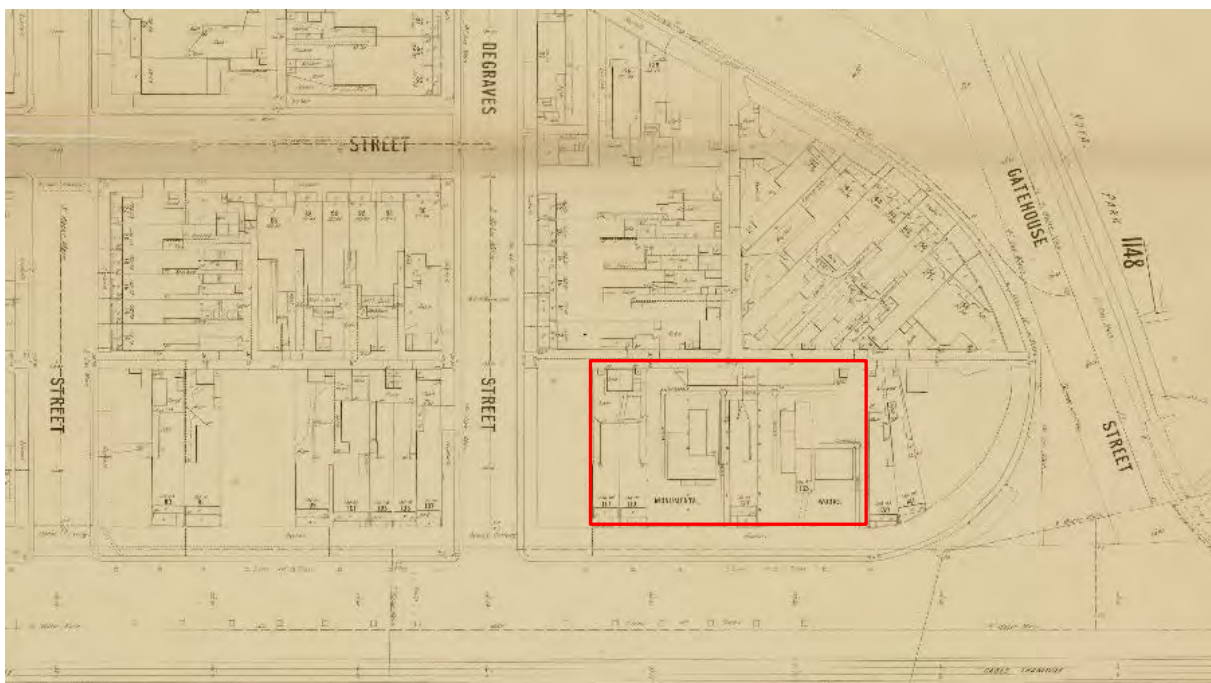


Figure 510. MMBW Detail Plan 149, dated 1897, showing Jageurs and Sons, monumental masons, situated on Royal Parade between Degraves and Gatehouse Street and outlined in red. (Source: State Library Victoria, record ID 9911638293607636, with GML overlay)

By the 1890s, the area was almost fully developed, with some vacant land in Royal Parade and Park Drive (Figure 8). However, the impact of the 1890s depression meant that South Parkville's 'lively progress was permanently arrested' (Lewis 1996: 57), and remaining vacant sites were sold slowly through the remainder of the decade. The sites that remained vacant in 1896 can be seen on the MMBW plan of that year (Figure 8).



Figure 511. MMBW Detail Plan No. 30, dated 1897, cropped to show South Parkville. (Source: State Library Victoria, record ID No. 1603262)

### Development: 1901–18

During the period 1901–18, residential development slowed in South Parkville, with fewer than 40 new dwellings constructed. Houses built during this period generally moved away from the predominant Italianate style of earlier development and embraced (to varying degrees) the Federation Queen Anne style.

In 1908, 4 acres at the western end of the market reserve was allocated as the site of a veterinary college affiliated with the University of Melbourne. The first buildings on this site were constructed in 1909–10 to a design by government architect Samuel Brittingham. This included a large lecture hall accommodating 120 students, anatomy and dissecting rooms, student laboratories, library and museum, offices and rooms for teaching staff, and a post-mortem room. The veterinary college retained the high brick wall of the market built in 1888. The horse, cow and pig market continued to operate within a reduced area.

### Development: 1919–45

There were few individual residences built in the precinct during the interwar years, 1919–45. Development in this period notably involved increased construction of blocks of flats. The number of flats in Parkville increased significantly in the mid to late 1930s, as was the pattern elsewhere in the City of Melbourne (for example in South Yarra and East Melbourne). Blocks of flats were mostly low-rise, comprising two or three storeys, and were typically let, with property considered a safer form of investment in the aftermath of the Depression (O’Hanlon 2008).

Public transport was improved in the interwar period. In 1923 an electric tramline was built through Royal Park to Coburg. The tramline entered the park at Flemington Road and ran northwards through Royal Park until reaching Park Street. The earlier cable tram on Sydney Road was also electrified in the 1920s. However, a horse-drawn tram continued to run through Royal Park from Sydney Road to the entrance of the zoo until the 1970s. In 1929 the remaining area of the Northern Market was reserved for educational purposes as the new site of the University High School. This was one of the first government high schools in Melbourne and suburbs, and the only government high school in the City of Melbourne. A double-storey school building was constructed facing Story Street to a design by the Public Works Department, with an area reserved as playing fields. During World War II, the American Army occupied the school oval including barracks for the soldiers.

Jageurs & Sons monumental masons on Royal Parade ceased operations in the early 1930s; the site was re-developed. St Carthage’s Catholic Church in Royal Parade was built here in 1934 as a chapel of ease for St Mary’s Catholic Parish, West Melbourne. The church was designed by PJ O’Connor, who had won commissions for a large number of church buildings in the Melbourne Catholic Archdiocese. A large block of flats was also built on this site in the late 1930s, and it appears that the bluestone foundations of the front palisade fence on Royal Parade were retained as part of the development of the flats (Figure 9).



Figure 512. The large premises of Jageurs & Sons, monumental masons, on Royal Parade, Parkville, c1890s. Note the terrace house (and former Jageurs residence) in the middle of the site is still extant today at 127 Royal Parade, as are some remnant bluestone foundations of the cast-iron palisade fence at Nos 133–135 Royal Parade. (Source: Lewis 1996: 44)

Although there was some degree of incursion by way of blocks of flats during the interwar period, South Parkville remained a largely intact residential area dominated by Victorian and Federation era residences. Commercial activity was in decline following the closure of the Parkville steam laundry in 1937, and the relocation of some of the activity of the livestock market to Newmarket.

Offering relatively cheap rent in an area close to the university, where student housing was in demand, South Parkville developed an early and distinctive bohemian character that attracted artists and writers. Many students took up cramped quarters in converted stables. It was common for the owners of homes in Parkville to move south across the river to areas such as South Yarra, and lease their homes to students. As a result the Parkville area developed into a colourful 'Bohemia', described in 1948 as having 'a flavour of the Latin quarter of Paris' (*Argus*, 11 September 1948: 2). This bohemian character emerged much earlier than, for example, Fitzroy, which by comparison was commonly derided as a slum in the 1930s and 1940s. The cheaper housing opportunities in South Parkville also attracted artists and writers. The notable Australian artist Sidney Nolan had a studio in the stables at the rear of 34–36 Gatehouse Street in 1945, where he painted the first work in his Ned Kelly series. The émigré artist Yosli Bergner had a studio here in the 1970s.

#### **Development: 1945 onwards**

During the postwar period, the precinct underwent further development that consisted primarily of multi-unit development. This coincided with a significant housing shortage following the Second World War, which was the result of large-scale postwar immigration and domestic population growth.

The postwar period was a time of significant change to Melbourne's early inner suburban areas that saw pressure on urban development. Unlike other inner-city areas, South Parkville had experienced a low rate of demolition and retained a large proportion of its early buildings. The demand for student housing in the area may have contributed to this, as did an appreciation for the local architecture by those who lived there, many of whom were professionals associated with the university or the hospitals.

The unusually high level of architectural intactness in South Parkville was identified and championed in the 1960s by local residents, whose efforts contributed to the preservation of its building fabric and historical character. The Parkville Association was formed in 1967 as an advocacy group for the preservation of historical buildings. A number of Parkville residents were also involved in the early development of the Victorian branch of the National Trust, which had been established in 1956 to support the preservation and appreciation of historical buildings. In 1972, the National Trust listed South Parkville as the first classified urban conservation area in Australia (NT file B7246), on account of the high degree of intactness of its Victorian-era buildings and its notable use of decorative cast iron. The Parkville Association and the National Trust encouraged (and facilitated) an ongoing culture of preservation and restoration among its residents that has endured for several decades and up to the present time.

South Parkville continued to be an area that provided a significant amount of student housing. Among residents there was a strong community identity, perhaps encouraged by the visual cohesiveness and sense of 'containment' of the area, and the connections borne by the close proximity of the area to major institutions where many residents worked, including the University of Melbourne and the

hospitals. As well as the active Parkville Association, other examples of local community initiatives include the Parkville Childcare Co-op at 18 Wimble Street, which was established in 1973.

While the residential area of South Parkville experienced minimal development in the postwar period, the area south of Story Street, occupied by University High School and the Veterinary College, saw a significant amount of new building. Additions to University High School included the south wing (c1960–64), Art/Tech Building (c1990s), Gene Technology Access Centre (GTAC, 2004), and demountable classrooms (2021–22).

## **PLACE DESCRIPTION**

### **Urban character**

South Parkville Precinct is bounded by Gatehouse Street to the west, Royal Parade to the east and both sides of Story Street, including University High School and part of the former Melbourne Veterinary School on its southern boundary. The area includes all of Park Drive, Benjamin Street, Fitzgibbon Street, Jageurs Lane, Story Street, Morrah Street, Butlers Lane, Bayles Street, Degraeves Street and Wimble Street.

The south side of Story Street (formerly Market Street) formed the northern boundary of the horse and cattle market, which was enclosed with a high brick wall built in 1888. A section of this wall remains along part of Story Street and Park Drive, and clearly demarcates the historical visual and functional separation between the South Parkville residential area and the former market area. The market use had been part of the broader landscape of South Parkville prior to the residential development of the area, and formed a key component of its geographic context. In the early twentieth century, the market area was turned over to institutional uses that were deemed more compatible with the residential areas to the north. Evidence of this layer of historical development is illustrated in University High School and part of the former University of Melbourne Veterinary School, which are included within the precinct.

University High School at 77 Story Street is located on the site of the former Northern Market, which was reserved in the 1850s. The school complex maintains the same boundaries as the Victorian-era market, and comprises a group of buildings within the western portion of the site and the school oval in the east.

The area occupied by the oval has been retained as an open space since the 1860s, interpreting the former market through the plan of the oval and the footprint of the surrounding boundary wall that existed on the site in 1888 (Figure 513). The oval's siting was established with the creation of the school in 1929, and was formalised by 1931. It has remained in almost continual recreational use since this time. Within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development, and having retained its low-scale, open space character since the Victorian period.

The remainder of the encompassing school site comprises a complex of buildings from various periods of development including the northern wing (c1929), south wing (c1960–64), Art/Tech Building (c1990s), Gene Technology Access Centre (GTAC, 2004), and demountable classrooms (2021–22). The Northern Building (VHR H2183) was the initial school building established on the site in 1929. It remains the most publicly visible building on the site, and is historically significant for its association

with the history of education in Victoria, particularly government secondary teaching. It is architecturally significant as a fine example of a government high school building designed in the interwar Stripped Classical style. The remainder of the buildings have been added to the school in an ad hoc manner. These buildings have variable integrity, having been subject to high degrees of change including interventions into the original fabric, additions, and internal modifications.



Figure 513. Aerial view of the University High School oval showing the boundary of the school (highlighted in white) and the oval (highlighted in yellow). (Source: Nearmap, with GML overlay)

Adjacent to University High School, along Story Street and Park Drive, are the remnant lengths of the heritage-listed Northern Market Reserve Wall (VHR H1920). Constructed in 1888 to a design by the City of Melbourne Architect William Salway, the wall consists of panels measuring approximately 3 metres each; there are 20 panels along Story Street, 25 along Park Drive and 16 along Flemington Road. The wall was constructed principally of machine-made red bricks with cream and Hawthorn black dressings at the two cornice levels. The wall is buttressed by wide piers that support the fence and demarcate level changes where the land slopes. A horse's head is fixed to the wall in Story Street near the corner of Park Drive.

In 1908 part of the former market area was allocated for use as a veterinary college and the first buildings on this site were constructed at this time. The 1908 lecture hall remains extant and can be seen above the Northern Market Wall from the intersection of Story Street and Park Drive. Designed with reference to the Federation freestyle and warehouse styles, the building is constructed of red bricks with rendered banding, and features vertical brick piers, terminating in large round topped arches with Art Nouveau decorative mouldings applied to the columns between the arches with the main entrance to the building set to the side in a lower wing and demarcated by an elaborate classical portico entrance with ionic columns and a curved roof. In 2020 an extensive alteration and additions were made to the building. These included replacing the original windows with contemporary aluminium-framed units and constructing a large addition to its east. While this addition tends to dominate the 1908 lecture hall, the original building remains clearly legible.



Figure 514. 1908 Veterinary College building. Note the original window frames have been replaced and a large (black) extension has been added to its rear. (Source: GML Heritage, 2022)



Figure 515. View of the 1908 Veterinary College Building from the intersection of Park Drive and Story Street, showing the 1880 wall of the Northern Market and the rear extension (black building) completed in 2021. (Source: GML Heritage, 2022)

The residential area of the precinct to the north and east comprises mostly detached and attached single and double-storey houses interspersed with some walk-up flats. There are a small number of original commercial (shop) buildings at the corner of Morrah Street and Royal Parade, Morrah Street and Fitzgibbon Street and Morrah Street and Benjamin Street. These buildings include the area's only hotel building, Naughtons Hotel, on the corner of Morrah Street and Royal Parade. Although located outside the precinct boundary the following buildings enhance the heritage significance of the South Parkville Precinct:

- St Carthage's Catholic Church, 121–125 Royal Parade (assessed as significant as part of this study)
- 'Wardlow', 114–118 Park Drive (H1922)
- 'Mentone', 81–83 Park Drive (H0086)
- Parkville Post Office and Quarters, 31 Bayles Street (H1167).

The precinct is particularly distinguished by its highly intact streetscapes of nineteenth-century building stock with cohesive streetscapes of brick Victorian Italianate single and double-fronted terraces, and

detached villas with a high number of iron palisade front fences on stone plinths. This pace of development slowed dramatically during the 1890s recession. By 1900, approximately 300 houses had been built in the precinct and by 1930, following the 1929 stock market crash, only a further 50 places were built. These houses tended to be of a similar scale and typology as earlier development, namely single and double storey terraces, and freestanding villas. Architecturally, they represent the architectural trends prevalent at the time, including Queen Anne, Arts and Crafts, and Bungalow styles. During the 1930s and early 1940s, development in the precinct exclusively comprised walk-up flats, with nine blocks built during the decade. Designed with reference to the prevailing architectural styles of the time (Spanish Mission, Moderne, Old English), these blocks were built on undeveloped vacant land. This differs to other areas of the City of Melbourne where interwar flat development usually relied on the demolition of earlier houses or the subdivision of larger landholdings. Development ceased altogether in the precinct between 1942 and 1962. Development since this time has seen a number of larger blocks of flats built (42–48 Gatehouse Street, 1962; ‘Park Heights’, 126–132 Park Drive, 1971; and ‘Park Terrace’, 26–30 Park Drive, 1960s), and a few individual houses (90–92 Gatehouse Street (the Saunders House), 1962; 56 Morrah Street, 1990s; and 59–63 Park Drive, 2000s).

Records indicate that only 16 places have been demolished over the last 150+ years across the precinct. This has resulted in the precinct having a remarkably high level of intactness and integrity to its nineteenth-century built form. Later development sits comfortably within the Victorian character of the precinct, being of a similar building height, setback, overall form and materiality. This is evident in the wide use of rendered and face brick, highly articulated patterns of fenestrations, and roofscapes of hip and gable roof forms clad with slate or terracotta with dominant chimneys and parapets.

Generally, the wider streets of Gatehouse Street, Park Drive, Story Street and Morrah Street contain more substantial two-storey terraces and freestanding residences, while the narrower streets of Degraeves Street, Bayles Street, Wimble Street, Fitzgibbon Street and Benjamin Street comprise small single-storey workers’ cottages interspersed with some two-storey terraces. Sitting between Royal Parade and Royal Park, the precinct is residential with two distinct urban areas divided by Park Drive.

The earliest section of the precinct, subdivided in 1868, is bound by Park Drive, Gatehouse Street, Royal Parade and Morrah Street. Set on a grid that is parallel to Royal Parade, Park Street is set at right angles to Flemington Road, and so forms a wedge. To the west of Park Drive, the east–west streets bend to run parallel to Flemington Road with Gatehouse Street running parallel to Royal Park. This section of the precinct is intersected by Levers Reserve, a landscaped reserve that was formed out of a natural gully and set aside from residential subdivision in 1875. This landscaped buffer, together with the pronounced dip in Story Street and Morrah Street, creates a physical and visual break between the houses facing Gatehouse Street and Park Drive that is reinforced by Gatehouse Street’s orientation overlooking the park. This dip in the topography has also resulted in several of the terraces along the west side of Park Drive having lower ground floors or half-basements. The houses along Gatehouse Street are generally more substantial, comprising larger and more elaborate two-storey terrace houses or double-fronted single-storey villas.



Figure 516. Levers Reserve, looking north from Flemington Road. This landscaped reserve was formed out of a natural gully and set aside from residential subdivision in 1875 and is significant to the precinct. (Source: GML Heritage 2022)

All streets have asphalt footpaths with bluestone kerbs and guttering. There are generally no nature strips within the precinct other than along Story Street and Royal Parade. Narrow, grassed nature strips line both sides of Story Street, which are planted with mature and semi-mature deciduous and evergreen trees. Grassed median strips have been installed along Morrah Street, Story Street and Park Drive. These break up the paved expanse of the precinct and have allowed for the planting of large canopy trees such as Elms (*Ulmus* sp.) and London Planes (*Plantanus x acerifolia*) as they are clear of powerlines. Elsewhere, street trees tend to be a mix of mature and semi-mature deciduous and evergreen species, mostly planted in the footpath, with the exception of Benjamin Street where they are planted in the road. The accommodation of motor vehicles is generally not visible from principal streets. A network of bluestone lanes remains throughout the precinct. Originally used by the night servicemen and for access to stables, these lanes now provide rear access to properties and are largely used for access to accommodation for motor vehicles.

### **Built form: 1868–1901**

#### *Residential development*

The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, parapets ornamented with urns and finials, and rendered and face brick walls (often

polychrome or bichrome). Common detailing includes bracketed eaves (some with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornamentation, party walls that extend to the street often bookending iron palisade fences on stone plinths, double-hung sash windows, often with sidelights, and four-panelled front doors with raised ‘cricket-bat’ mouldings.

Early residential development across the precinct tended to be single-storey, single-fronted attached and detached brick cottages. Built for single owners as investment properties, these houses provided cheap, simple accommodation for workers in the area. They were almost exclusively built of brick, either polychrome or rendered, with hip or gable slate roofs with iron friezes across their verandahs. It is believed that there was only one wooden cottage built in the precinct, at 39 Morrah Street in 1874; this house was demolished in 1940 and replaced by flats. It is worth noting that by 1900, a quarter of the houses built in the precinct were single-storey cottages.

Contributory modest, single-fronted workers’ cottages can be seen at:

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**Degraves Street**

- 12 Degraves Street (1876)
- 22 Degraves Street (1889)

**Bayles Street**

- 38 Bayles Street (1875)
- 32 Bayles Street (1874)
- 12–18 Bayles Street (1878)

**Morrah Street**

- 14 Morrah Street (1880)
- 31 Morrah Street (1885)
- 33 Morrah Street (1885)
- 45–51 Morrah Street (4 terrace row) (1886)
- 65 Morrah Street (1884)

**Story Street**

- 92 Story Street (1888)
- 90 Story Street (1889)
- 68 and 70 Story Street (terrace pair) (1897)
- 50 Story Street (1887)
- 1 Story Street (1885)

**Wimble Street**

- 24 Wimble Street (1877)
- 22 Wimble Street (1877)

**Park Drive**

- 31 Park Drive (1884)

- 39–41 Park Drive (1890)
- 77–79 Park Drive (terrace pair) (1879)
- 95 Park Drive (1873)
- 103–109 Park Drive (4 terrace row) (1898)
- 152 Park Drive (1877)
- 150 Park Drive (1877)

**Gatehouse Street**

- 72–74 Gatehouse Street (terrace pair) (1882)
- 76 Gatehouse Street (1887)

**Benjamin Street**

- 13–19 Benjamin Street (3 terrace row)
- 21–23 Benjamin Street (terrace pair) (1887)
- 25 Benjamin Street (1883)
- 24–26 Benjamin Street (terrace pair) (1881)
- 14–22 Benjamin Street (5 terrace row) (1881)

**Fitzgibbon Street**

- 19 Fitzgibbon Street (1881)
  - 21 Fitzgibbon Street (1881)
  - 26–28 Fitzgibbon Street (1884)
  - 57 Fitzgibbon Street (1881)
  - 59 Fitzgibbon Street (1879)
-

- 
- 61 Fitzgibbon Street (1873)
  - 46–48 Fitzgibbon Street (terrace pair) (1880)
  - 88–94 Fitzgibbon Street (4 terrace row) (1884)
  - 64–66 Fitzgibbon Street (terrace pair) (1883)
  - 62 Fitzgibbon Street (1880)
  - 60 Fitzgibbon Street (1878)
  - 58 Fitzgibbon Street (1878)
  - 50 Fitzgibbon Street (1884)
- 

More substantial double-fronted workers' cottages can be seen at:

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#### **Morrah Street**

- 64–66 Morrah Street (1875)
- 61–63 Morrah Street (1882)

#### **Fitzgibbon Street**

- 53–55 Fitzgibbon Street (1881)
- 63–65 Fitzgibbon Street (terrace pair) (1878)
- 67 Fitzgibbon Street (1878)

#### **Wimble Street**

- 20 Wimble Street (1877)

#### **Gatehouse Street**

- 22–24 Gatehouse Street (1878)
  - 34–36 Gatehouse Street (1878)
- 

Interspersed amongst these modest workers' cottages are more substantial double-storey terrace rows and some single-storey villa houses. These tend to be concentrated along the wider streets of Morrah Street, Story Street, Park Drive and Gatehouse Street. Due to their larger form and more elaborate detailing, these houses tend to dominate the streetscape with a prevailing nineteenth-century middle class character. These larger houses tend to be either freestanding double-fronted symmetrical or asymmetrical villas or substantial two-storey terrace houses. All exhibit characteristics of the Victorian Italianate style. Earlier examples tend to be more restrained in their detailing while those built in the 1880s–90s are elaborately detailed, demonstrating the exuberance and prosperity of the land boom period in Melbourne. Extant houses of this typology are dotted throughout the area. They are characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornamentation, double-hung sash windows, often with sidelights, and four-

panelled front doors with raised 'cricket-bat' mouldings. Significant places from the 1870s–90s within the precinct are as follows:

Place	GML image (2021–22)
<p>44 Morrah Street is a single storey, single fronted brick terrace house built in 1873 and is one of the first houses built in the precinct. What is unusual about this workers terrace is its particularly steep gable roof form and dormer window with scalloped barge board. Its simplicity in design is reminiscent of cottages built in Tasmania that bear links to earlier Georgian architecture. Highly intact, this house is a fine representative example of early cottage design before the boom years of the 1880s</p>	
<p>107 Royal Parade is a double-storey rendered brick terrace house built in 1875. The house is distinguished by its unusual gable end detail with large precast cement finial and Gothic moulds that are reminiscent of early nineteenth-century picturesque design. Although quite austere in design, a sophisticated attention to detailing is evident in the two extant chimneys and the design of the window sills along Degraeves Street. The overall composition is enhanced by the retention of its unpainted rendered walls to all visible façades.</p>	
<p>14 Degraeves Street is a single-storey, single fronted brick terrace house built in 1877. The house is distinguished by its unusual use of cream brick walls, bricks which are more commonly used as the feature brick of polychrome brickwork. The highly intact house also possesses a finely detailed triangular pediment with console scrolls, an elaborate iron frieze to its verandah including paired posts with iron infill panels, original cast iron front fence and checker board pavers to its front path.</p>	

Place	GML image (2021–22)
<p>34–36 Gatehouse Street is a single storey double-fronted house built in 1878. The stable building at the rear of the property on Redpath Rise was used by renowned Australian artist Sir Sidney Nolan as his studio where, in 1944, he painted the first of his Kelly series paintings, the series for which he is most famous. Nolan also painted <i>View from the Artist's Studio, Parkville</i> in 1944 and <i>Parkville</i> in 1944–45 from the stable building as well as numerous other works.</p>	
<p>110A Gatehouse Street is a two-storey brick workshop built at the rear of 110–114 Gatehouse Street facing levers Reserve. The workshop is shown on the 1896 MMBW plan but appears to pre-date the building of the terrace houses who were built in that year. The place is significant as the club house of the Vintage Sports Car Club of Victoria which was formed after the completion of the war in 1945. The VSCC caters for quality cars manufactured prior to 1940. The Vintage class covers the period from 1919 to 1930 and the Post Vintage class covers the period from 1931 to 1939.</p>	
<p>'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.</p>	

**Place**

**GML image (2021–22)**

'Elbion', 77–83 Royal Parade, built in 1886, is a two-storey double-fronted asymmetrical house that demonstrates finely resolved detailing typical of the Victorian Italianate style. This includes a hip slate roof, bracketed eaves with decorative panels and rosettes, an acanthus leaf stringer course, window moulds, decorative keystones, and a return verandah with decorative cast-iron work. The house is very intact and possesses high integrity. It retains an early two-storey outbuilding on the rear lane. Parkville Ladies' College operated from this address during the 1880s and 1890s.



21 and 23 Royal Parade are a pair of two-storey render 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.



143–149 Park Drive, 151–153 Park Drive, 155 Park Drive, 157 Park Drive and 159 Park Drive are a row of two-storey single fronted bi-chrome brick terrace houses built between 1881 and 1889. Although built over a number of years and for various owners, the group of terraces has a unique streetscape presence brought about by their uniformity of height, width, use of individual slate hip roofs and cast-iron verandahs set between party walls and the consistent use of bichrome brickwork using Hawthorn brick with cream trim. The row is further distinguished by its unusual use of a half-basement for the ground floor level to accommodate the fall of the sites and the recessed front entries at the side of the house at Nos 143–149, 151 and 157.



Place	GML image (2021–22)
<p>33, 35 and 37 Degraeves Street are a row of three two-storey rendered terraces houses built in 1889. They are attached to and form part of a larger development that included the adjoining house 'Wardlow' 114–118 Park Drive (VHR H1922). All four houses were built by CC Fewster for John Boyles, owner of the Brunswick Iron Foundry. All the houses have cast iron decoration from Boyes 'Brunswick Foundry and share other details, including tessellated pavements and decorative patterns etched into the exterior render. As a group the houses are an archetypal example of boom-period Italianate architecture. What elevates 'Wardlow' to State level significance is its highly intact interior decorative scheme that remains largely intact.</p>	 
<p>185–187 Park Drive, built in 1892, is a substantial pair of rendered two-storey Victorian terraces designed in the Free Classical style. Built to the street property line, the symmetrical façade is divided into four equal bays with a colonnade on the ground floor. Engaged pilasters rise through both levels to a parapet above and the façade is decorated with a mix of classical motifs including ionic capitals to the first-floor pilasters, triangular pediments above the windows, flora swags and vermiculated keystones.</p>	

### *Commercial development*

Although Parkville as a suburb has no formalised commercial strip, the South Parkville Precinct contains a number of shop residences that would have provided for the daily needs of local residents. These included businesses such as grocers, butchers and pharmacists.

A hotel building was built on the corner of Morrah Street and Royal Parade in 1873 by Henry Malseed, who was also the licensee. This hotel is shown on the 1897 MMBW detail plan and named the Parkville Hotel. Malseed also built two shops adjacent to the hotel at 47 Royal Parade (1878) and 49 Royal Parade (1880). In 1923 the hotel was remodelled by architect Robert McIntyre for the owner John B. It appears that the two shops at 47 and 49 Royal Parade were incorporated into the hotel at this stage. Operating today as Naughtons Hotel at 43–49 Royal Parade, the building is historically and architecturally significant to the precinct as an early hotel building altered in the interwar years using a restrained interpretation of interwar Stripped Classicism (Figure 517).





Figure 517. Naughtons Hotel, 43–49 Royal Parade, Parkville. Originally built in 1873, and extensively remodelled in 1923 by architect Robert McIntyre, the remodelled hotel incorporated two shop buildings at 47 and 49 Royal Parade. (Source: GML Heritage, 2022)

Further shops were built at 33, 51 and 53 Royal Parade in 1880, 1888 and 1891 respectively, and a final shop at 55 Royal Parade in 1916, thus forming the only strip of shops in the precinct. As was typical of retail premises built in the nineteenth century and the early twentieth century, the shops along Royal Parade include upper-level accommodation that was often used by family members involved in the business. As seen at 33 Royal Parade and 51 Royal Parade, the upper level of these shops typically displays characteristics of the Italianate style with simple classical façades featuring pairs of windows set between pilaster and ornate parapets with pediments. Less typically, the shops at

33, 53 and 55 Royal Parade all feature upper-level recessed verandahs with either cast iron work (No. 33) or brick arcades (Nos 53 and 55).

Further shop buildings can be found at 48 Morrah Street (1890), 52 Morrah Street (1884), and 78 Park Street (1884). Each of these buildings display characteristics of the Victorian Italianate style with simple classical façades and are on corner allotments with splayed corners and zero setbacks.

The following shops are significant:

Place	GML image (2021–22)
<p>33 Royal Parade is a highly intact two-storey shop residence built in 1888 to a design by architect Norman Hitchcock. At first floor level the shop presents as a terrace house with a recessed verandah with cast-iron frieze and ornately decorated parapet. At ground level, the shopfront has no street setback, and is situated beneath a deep cast-iron verandah that appears original or early. The verandah is shown on the 1897 MMBW detail plan.</p>	
<p>51 Royal Parade is a two-storey shop/residence built in 1880. It is a highly intact example of a typical Victorian rendered brick Italianate shop with residence on the first floor. The upper level is symmetrically arranged with a pair of double-hung sash windows set between rusticated pilasters that rise through both levels. An ornate parapet with pediment sits above a moulded cornice line. A second minor cornice runs between the pilasters above the head height of the shopfront. The shopfront is likely to be a replacement although it is sympathetic in design with recessed doorway, stallboard and over lights.</p>	

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**Place**


**GML image (2021–22)**

53 Royal Parade is a two-storey shop residence built in 1891. It is a good representative example of a red brick Victorian Italianate shop with a residence on the first floor. Somewhat unusually, the first floor features a recessed verandah with a large arched opening. The shop retains its deep ground floor cast-iron verandah that spans the footpath, which is shown on the 1897 MMBW detail plan.



26–30 Morrah Street comprises a group of three shops built in 1889. On the corner of Morrah Street and Fitzgibbon Street, the two-storey corner shop originally housed a baker while the two adjacent single-storey shops were a bootmaker and chemist. Together, the shops are representative of the small number of shops built in the area to service local residents. Designed in the Victorian Italianate style, the shops are highly intact and retain their classical detailing that is typical of the style. These include engaged pilasters with console scrolls, cornice with a dentil course and panelled parapet topped with urns. Although sympathetic to the style, the shopfronts to Nos 28 and 30 appear to be reproductions. The shop at No. 26 has had its corner entry door and shopfront window infilled along Fitzgibbon Street.




Place	GML image (2021–22)
<p>48 Morrah Street is a two-storey shop residence built in 1890. This highly intact corner building demonstrates a restrained use of the Victorian Italianate style with moulded cornice lines with a dentil course, straight, unadorned parapet and oversized pediments supported by large console scrolls above single double-hung sash windows. The building features a round arched entrance to the corners and what appears to be an original or early shopfront with rounded corners. A second entrance off Wimble Street retains its original door frame and deeply moulded four-panelled door.</p>	
<p>52 Morrah Street is a two-storey corner shop built in 1884 to a design by architect Walter Gunn. Originally occupied by a grocer, the shop features a large 'ghost' sign advertising John Bull Oats on its upper wall facing Wimble Street. The date of this sign is unknown. The building is a very restrained example of a typical Victorian Italianate shop residence with a pair of timber double-hung sash windows at the upper level and a parapet with pediment and console scrolls. The front façade appears to have been recently rendered and ruled to simulate ashlar block work. The cornice lines and pediment have lost some of their detailing in this re-rendering process. The shopfront, though sympathetic to the building design, is not original.</p>	

Two other commercial enterprises operated within the precinct during the late nineteenth century: the Parkville Laundry, which was operating in South Parkville by the early 1890s, and Jageurs and Sons, monumental masons, situated on Royal Parade. The Parkville Laundry was located at 119 Park Drive from 1895 until 1937 when it was demolished for the construction of flats on the site. Jageurs and Sons were located at 127 Royal Parade from 1886 until 1935, at which time it was replaced by St Carthage's Church and flats (1942). The two-storey brick Italianate terrace at 127 Royal Parade was occupied by Peter Jageurs, owner of the business, and the bluestone base of the cast-iron fence that ran along Royal Parade remains extant in front of the flats at 129–137 Royal Parade.

#### *Place of worship*

College Church Hall was built at 188–198 Gatehouse Street in 1887 and was used for multiple purposes including evening church services until College Church (VHR H0394, HO312) opened on Sydney Road (now 149 Royal Parade) near the corner of The Avenue in 1898. Currently both buildings are included under HO312 and therefore fall outside the boundary of the South Parkville Precinct. This citation recommends that College Church Hall be separated from College Church and

be graded as significant to the precinct. For further details of College Church refer to the VHR (<https://vhd.heritagecouncil.vic.gov.au/places/905>).

Place	GML image (2021–22)
<p>College Church Hall at 188–198 Gatehouse Street, Parkville was built in 1887 after Presbyterian families in Parkville felt the need for a local Sunday school as it was too far for their children to walk to Carlton, North Melbourne or Brunswick several times a day. The small single roomed hall is built on a wedged shaped piece of land and features walls of Hawthorn bricks with trim details to its buttresses and paired gothic arched lancet windows in sandstone. Sitting under a slate roof the building has a large, canted bay at its northern end and a simple gable to the south. Entry is via a small, enclosed porch off Gatehouse Street</p>	

**Built form: 1901–18**



Residential development significantly slowed down between 1901 and 1918, with fewer than 40 new dwellings being built. Houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) red brick walls with Marseilles-pattern terracotta tile roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight. Early houses from this period frequently combined stylistic traits of both the Italianate style and the Queen Anne, resulting in hybrid versions of both styles.

Due to the narrow allotment sizes available in the precinct, houses built during this time tended to be either single or two-storey terraces or narrow two-storey houses that took the form of a terrace house. The Queen Anne style was a picturesque style developed largely to suit freestanding villas in garden allotments that could be viewed in the round. Many of the Federation houses of South Parkville, however, demonstrate a sophisticated adaptation of the style to accommodate it to the narrow urban allotments of the area.

A number of workers’ cottages were built during this period in the precinct. As with their earlier counterparts, these houses are typically semi-detached and single-storey, with verandahs either across their front or recessed to the side. Typical examples can be seen at:

- 
- 36 Morrah Street (1901)
  - 59 Royal Parade (1904)
  - 61 Royal Parade (1905)
  - 17 Royal Parade (1906)
  - 17 Morrah Street (1911)
  - 11 Park Drive (1911)
  - 78 Story Street (1914)
- 

While their Victorian-era counterparts in the precinct tended to demonstrate very typical characteristics of this class of place, there are a couple of significant examples of these working-class houses that were built in the Edwardian era. These houses are distinguished by their high level of architectural detailing, particularly across their parapets. Significant places can be found at:

Place	GML image (2021–22)
<p>13 ('St Elmo') and 15 ('Valetta') Park Drive are a pair of red brick single-storey terraces built in 1904. Although built after the turn of the century, St Elmo and Valetta are highly ornate examples of the earlier Victorian Italianate style and demonstrate a fine, if later, expression of this architectural style. The pair are distinctive for their oversized parapet and pediment, which is unusual for cottages of this size, and the use of such elaborate ornamentation after the recession of the 1890s.</p>	
<p>'Lilliverton', at 54 Story Street, is a single-fronted single-storey terrace house built in 1904. Constructed of red brick with rough cast rendered banding, the cottage features a large and distinctive Dutch Gabled parapet. Constructed using a basketweave brick pattern, the parapet features applied decorative mouldings, which include a large sinuous tulip flower motif that was popularised by the Art Nouveau movement. Other features of note are the round cement balls to the parapet and simple square verandah posts and curved timber corner brackets. The window under the verandah has been replaced with a steel-framed unit, probably in the 1950s.</p>	

A number of more substantial houses were built across the precinct between 1901 and 1918. Significant examples include:

**Place**

**GML image (2021–22)**

113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.



1–9 Park Drive is an asymmetrical single-storey red brick villa built in 1903. It displays characteristics of the Queen Anne style with gable and hip slate roof with terracotta ridge cappings and finials, bands of rough cast render, a return verandah under the sweep of the main roofline, turned timber verandah posts and fretwork, room under the verandah set at the angle, and dominant red brick chimneys with corbelled caps. The house is unusual within the precinct due to its larger garden setting, which showcases its freestanding villa form.



178–180 Gatehouse Street is a pair of two-storey terrace houses built in 1904. Designed in the Victorian-era Italianate style, the terrace houses are distinctive for their colonnaded façade and unpainted cement parapet with oversized triangular pediments. The terraces are unusual for their colonnaded verandah instead of the more typical cast iron. The pair is also uncommonly ornate for its date of construction just after the recession of the 1890s. This late build date demonstrates the enduring appeal of the style.



**Place**

**GML image (2021–22)**

113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraeves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.



173–175 Park Drive is a pair of two-storey red brick terrace houses built in 1906. Demonstrating influences of the Queen Anne style, the pair is distinguished by the series of four projecting gable ends with half-timbering at the upper level (two per terrace), which give the illusion of four narrow houses. Finely detailed Juliet balconies with Art Nouveau inspired iron balustrades sit beneath each of the upper windows, while the ground floor verandah is supported by cast-iron Corinthian posts, between which runs an iron palisade fence that is more typical of Victorian Italianate places.



27 Royal Parade is a freestanding two-storey red brick house built in 1908. Exhibiting influences of the Queen Anne style, the house sits beneath a slate gable roof with terracotta ridge tiles. The street-facing projecting gable end is distinguished by its curved timber fretwork that is reminiscent of the sinuous forms of the Art Nouveau. This is also evident in the fretwork above the entry porch. Of note is the oriel canted bay window to the first floor, and the round arched windows and front door surround.



Place	GML image (2021–22)
<p>113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraeves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.</p>	
<p>169 Park Drive is a two-storey red brick house built in 1912. Located on the corner of Bayles Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable slate roof with terracotta ridge capping, bands of roughcast render, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle.</p>	
<p>63–65 Royal Parade is a two-storey red brick house built in 1912. Asymmetrical in plan, the house demonstrates key characteristics of the Queen Anne style including a transverse gable roof clad in terracotta tiles, ridge cappings and finials, projecting street-facing gable with half-timbering to the gable end, oversized wall brackets, a bow window to the ground floor with leadlight casement windows, recessed porch with round arched arcade, hit-and-miss brick work to the upper balustrade, and tall red brick chimneys with corbelled caps and terracotta chimney pots. The freestanding house is distinctive for its adaptation of the terrace form to the Queen Anne style, with party walls extending above the roofline.</p>	
<p>More modest examples can be seen at:</p>	
<p><b>Bayles Street</b></p> <ul style="list-style-type: none"> <li>• 40–48 Bayles Street (1913)</li> </ul> <p><b>Gatehouse Street</b></p>	<p><b>Park Drive</b></p> <ul style="list-style-type: none"> <li>• 11 Park Drive (1914)</li> <li>• 171 Park Drive (1915)</li> </ul>

- 68 and 70 Gatehouse Street (1904)
- 120–122 Gatehouse Street (1905)
- 78–80 Gatehouse Street (1911)
- 164–166 Gatehouse Street (1912)

**Morrah Street**

- 36 Morrah Street (1901)
- 17 Morrah Street (1911)
- 61 Royal Parade (1905)
- 17 Royal Parade (1906)
- 93–97 Royal Parade (1907)
- 15 Royal Parade (1908)
- 7–13 Royal Parade (1909)
- 100 Gatehouse Street (1911)

**Royal Parade**

- 59 Royal Parade (1904)
- 75 Royal Parade (1905)
- 69 Royal Parade (1913)
- 65–67 Park Drive (1915)

**Storey Street**


- 78 Storey Street (1914)

**Wimble Street**

- 18 Wimble Street (1916)

*Commercial development*

The last of the group of shops at the corner of Royal Parade and Morrah Street was built at 55 Royal Parade in 1915. It is significant to the precinct:

Place	GML image (2021–22)
<p>55 Royal Parade is a two-storey red brick shop and residence built in 1915. The shop features twin round head arches to the balcony at the upper level (which has been enclosed) and a simple parapet above a moulded cornice line that terminates in console scrolls. The shop is distinguished by the ground floor verandah with Corinthian iron posts, which span the footpath and, together with the verandah at 53 Royal Parade, appear original. Although the shopfront is sympathetic to the era of the shop, it appears to date from the 1950s.</p>	

**Built form: 1918–45**


During this time, the precinct saw further residential development especially during the boom of the 1920s after World War I and again after the end of the Depression of the 1930s. Although the Precinct had been extensively developed by this time, pockets of undeveloped land still remained. As a result, while a layer of interwar development is present throughout the area, it did not come at the cost of the demolition of earlier places. Development during this period was predominantly of blocks of flats; very few individual houses were built. Two examples included 38–40 and 36 Park Drive, which were built in

1920 and 1930, respectively. Together with the block of flats constructed on the corner of Morrah Street in 1926, these houses were built on land that had remained vacant since the 1879 subdivision. Both houses are single-storey red brick bungalows that exhibit influences of the Californian Bungalow style. This includes an asymmetrical built form, low pitch hip roof of terracotta tiles with projecting street-facing gable, exposed rafter ends, bow windows that sit under their own flat roof, and leadlighting to upper window panes. There is a third freestanding house that was built at 38–40 Morrah Street in 1925. This house appears to have been significantly altered with new window openings, rendered walls and a slate roof so that it appears more like a Victorian-era single front house (albeit without a verandah).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939: 2). Following this trend, a number of blocks of flats were constructed in Parkville during the 1930s. These late interwar flats sought inspiration from a diverse range of architectural styles.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the formal articulation often emphasised horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. The Moderne style can be seen most clearly expressed at 189–195 Park Drive (1935) with its continuous ruled lines in the render creating a strong horizontal influence and the entry defined by a vertical form rising above the parapet line with stepped detailing. The original design intent has been somewhat altered by the addition of cantilevered balconies and applied moulds around the window openings. 35–37 Morrah Street also displays some characteristics of the style although exceptionally stripped back. This is evident in its sheer brick walls, limited openings facing the street, lack of applied decoration and a flat roof set behind a straight parapet. This lack of detailing is probably the result of its late date of construction (1939) when austerity measures were starting to apply due to World War II.

19–21 Park Drive also displays some characteristics of the Moderne. What elevates this place to being significant within the precinct is its incorporation of an earlier 1903 house into the design and the resultant skilled and aesthetically interesting adaptation of the flat typology to suit a narrow, long allotment.

Place	GML image (2021–22)
<p>19–21 Park Drive is a two-storey block of four flats built in 1937. The block incorporates an earlier 1903 house, reflecting a common practice during the interwar years—the conversion of early residential buildings into flats. The vertical proportion of the ground floor windows along Park Grove and Park Drive are evidence of this earlier layer of built form. These windows also appear to retain bluestone sills. The building is distinguished by its protruding stair well that has an unusual stepped cut out in the brickwork. Strips of tapestry brickwork gives the building ‘racing stripes’, a common motif used in Moderne design to emphasise horizontality as well as give buildings a machine-age edge.</p>	

There is also a much-altered block of flats built in 1937 at 111–119 Park Drive, which appears to have previously exhibited Moderne influences (evident in the curve of the balconies and corner steel-framed window with horizontal glazing bars); however, the building has been over-rendered and lost much of its original detailing.

Also popular during the interwar years was the Old English Revival style. Key characteristics of this style include asymmetrical massing, street-facing gables, imitation half-timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork, and leadlight glazing usually to the upper panes of double-hung sash windows. While there are no buildings within the precinct that demonstrate a pure example of this style, the blocks of flats at 97–99 Park Drive (1936), 39–41 Morrah Street (1940) and 134–140 Park Drive all show some influences. This is largely in their use of clinker bricks but also in the diamond leadlight used at 39–41 Morrah Street and use of double-hung timber sash windows. The Park Street examples also incorporate elements of the Moderne with recessed banding at the building edges (giving a horizontal emphasis), and vertical elements demarcating the entrances. All three buildings are very austere in their detailing. In the case of the Park Street examples, this reflects their relatively late period development—just before and after World War II—during which time wartime austerity measures applied. It also reflects their purpose as investment properties. Like 19–21 Park Drive, 134–140 Park Drive incorporates an earlier house built in 1898 and its side garden, and it is significant to the precinct.

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**Place**

**GML image (2021–22)**

134–140 Park Drive is a substantial block of flats built in 1945 at the conclusion of World War II. Incorporating an earlier house on the block built in 1898, the block reflects a common practice during the interwar years—the conversion of early residential buildings into flats. It exhibits a skilful adaptation of the house and use of a staggered façade to maximise ground coverage of an otherwise awkward wedge-shaped block that had been underutilised. This adds to the aesthetic appeal of the place along Park Drive, counteracting the relative austerity of the overall design. Of interest is the retention of two substantial rendered Italianate chimneys that are visible from Park Drive.




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The interwar Mediterranean style is closely related to the Georgian Revival style, with the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson, who identified a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clientele. Typical exterior characteristics of the style include informal asymmetrical form with medium pitched hip or gabled roofs, wall surfaces that were usually rendered and often textured, simplified use of classical motifs, exposed rafter ends, round arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash windows with shutters. ‘Weston Court’ at 42–44 Park Drive demonstrates influences of the interwar Mediterranean style and is significant to the precinct.

**Place**

**GML image (2021–22)**

'Weston Court,' 42–44 Park Drive, is a two-storey block of flats built in 1931 in the interwar Mediterranean style. Positioned on the corner of Morrah Street and Park Drive, the entrance to the flats is recessed and set on the diagonal, creating a brick paved entry court set behind a low clinker brick wall. The masonry walls are finished in a textured render and founded on a low clinker brick base, and feature a straight parapet that conceals a hipped roof and is lined with curved Cordova roof tiles. The façade is symmetrically arranged around the corner entrance with projecting wings along Park Drive and Morrah Street, respectively. The entrance to the building is via a projecting canted entry porch through a round arched opening. On either side of the entrance that is set into the walls of the projecting wings are vertical slit windows with diamond-patterned timber mullions. Above the entrance is a balcony with iron balustrade and a multipanelled glazed door with glazed fanlight. All street-facing façades feature two sets of paired windows at each level. The windows on both levels have six over six double-hung sashes, but those on the upper level are surmounted by arch headed, glazed fanlights. Each pair of windows includes a Juliet balcony with iron balustrade. A painted name plate reading 'WESTON COURT' is above the main entrance to the building.



*Commercial development*

Boarding houses and hostels were operating in Parkville from at least the 1880s. Such establishments were common throughout the inner suburbs of Melbourne and were relatively unregulated. In Parkville they appealed as an affordable form of accommodation for the large population of students and staff at the university. While most boarding houses and hostels in Parkville were converted large houses and terraces, some purpose-built examples exist. A significant example is 'Harcourt' at 35–39 Royal Parade.

**Place**

**GML image (2021–22)**

'Harcourt' at 35–39 Royal Parade was built as a boarding house in 1923 (with additions in 1936 and 1939 [MBAI 4946, 17773, 20736]). It is the only known remaining purpose-built boarding house in the precinct. Located on the corner of Morrah Street opposite Naughtons Hotel and the university, it is designed with some reference to the interwar Free Classical style. Originally built in 1923 as a freestanding house with setbacks off all boundaries, successive building programs saw a two-storey addition to its southeast corner in 1932 and a rear two-storey addition made in 1936. These additions are evident in the two terminating projecting wings facing Royal Parade and Morrah Street respectively, which have outer sections of wall rising above the roofline and a boxed eave with modillions. In contrast, the corner element of the building, added in 1940, features sheer red brick walls that terminate in a straight parapet concealing a flat roof that steps up to create a corner tower complete with porthole window overlooking Morrah Street. The building is unified by the use of red brick walls, rendered sills and lintels, and a modularity to the windows that are generally timber sash units with diamond leadlight to their upper panes, which are arranged either as single units or in pairs. The building demonstrates a high level of intactness and integrity to its 1920s and 1930s built form.



*Place of worship*

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 of the Catholic church, Patrick Joseph (PJ) O'Connor, who designed many significant Catholic churches in metropolitan Melbourne during this period. For further details refer to the individual heritage place citation for the place.

### **Built form: 1945 onwards**

From 1945 onwards the development in the precinct consisted primarily of residential blocks of flats with the exception of a two-storey house at 90–92 Gatehouse Street. Built in 1962 to a design by architect David Saunders and his wife Doreen Saunders, it is a representative example of a largely intact Modernist house, including key style characteristics such as its response to its site, informality in planning, expressed structure, use of unadorned materials, and bold geometric forms. It demonstrates careful consideration and manipulation of the Victorian terrace typology. The skillion roof and stepped-back levels create a sloping frontage which reflects the established Victorian terrace houses and conforms with the planning regulations of the compact urban block. The roof is split in the middle to allow for additional windows, so that natural light flows into the tightly planned interiors. For further details refer to the individual heritage place citation for the place.

A significant block of flats built at this time can be found at ‘Park Heights’ at 126–132 Park Drive, Parkville, a two to four-storey block of flats constructed in 1970–71. 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. For further details refer to the individual heritage place citation for the place.

Other blocks of flats built at this time in the precinct display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. Limited to three or four storeys, the earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor-to-ceiling windows, unadorned wall surfaces and hip or flat roofs. Later versions were more commonly built from brown brick with contrasting rendered trim. These flats are non-contributory to the precinct.

Examples include:

- 42–48 Gatehouse Street (1962)
- 32 Park Drive (1967)
- ‘Park Tower’, 26–30 Park Drive (c1960s).

### **INTEGRITY**

The South Parkville Precinct has very high integrity as an area that has developed over a relatively short period of time (main period of development 1872–1900). It has retained a clear and distinct nineteenth-century urban character that is highly intact and visually cohesive. This is achieved through a consistency in architectural style, building heights, setbacks, overall forms, pattern of fenestrations and materiality that is uniformly expressed across buildings, with most buildings remaining true to their original design intent. While there has been some later development, most notably between 1900 and 1945, buildings constructed at this time sit comfortably side by side with earlier development due to their compatible scale, form and materiality. The historical and urban cohesion of the precinct is strengthened by the exceptionally low number of places demolished throughout the precinct since subdivision, and with most development occurring on remnant vacant land. The visual consistency of the precinct is strengthened by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes. Oblique views are possible across sites so that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. A distinct feature of the

precinct is the retention of views of the upper level of the rear of many places. This is particularly evident where Story Street, Morrah Street and Bayles Street intersect with Levers Reserve/Lane, but also via the network of bluestone lanes.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original houses as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered. Recent development has generally been carefully designed to respect the form, scale and materiality of its neighbours and does not unduly detract from the integrity of the streetscape. Development along the laneways is more prevalent with many early outbuildings lost and recent garages built. This has impacted somewhat on the integrity of the lanes although significant view lines to the upper levels of most properties have been maintained.

## **COMPARATIVE ANALYSIS**

From the time of the 1837 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne, Carlton, North Melbourne, West Melbourne, and South Yarra. Residential development in Parkville around Royal Park (formally reserved in 1854) was slightly later, beginning around 1870.

Outside the central city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development in the City of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. As a result, Melbourne was developed with large areas of public parklands, including an inner ring of parks and gardens (Fitzroy Gardens, Treasury Gardens, Parliament House Gardens, Alexandra Gardens, the Domain, and the Royal Botanic Gardens), and an outer ring (Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, the university, hospitals, benevolent institutions etc.), defined the boundaries of distinctive suburban development in each of Melbourne's early suburbs.

Today, many historical streetscapes and building stock in these early suburbs in the City of Melbourne are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside these precincts, a number of smaller precinct areas within the City of Melbourne represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne. The subject precinct can be compared with the following precincts on the City of Melbourne's HO.

### *HO1 Carlton Precinct*

Carlton was developed from the 1850s as part of the extension to Melbourne's north during a period of significant population growth. Streets run generally on north–south and east–west axes, with some diagonal streets creating irregular allotments and large intersections. Central medians with planting are common throughout this precinct. Victorian development predominates the precinct, with some

later examples. The precinct retains evidence of the historically predominant working-class character of the area. The precinct is mainly residential, but commercial streetscapes (along Lygon and Elgin streets, and smaller strips on Rathdowne, Nicholson, Faraday and Grattan streets), and commercial buildings (including numerous corner pubs) are scattered throughout. The precinct is close to and incorporates public spaces including parks and gardens as well as smaller public squares. Some institutional development and limited small-scale industrial development is also evident. There are relatively more substantial buildings (up to three storeys) south of Faraday Street and closer to the CBD. In other parts, residential streetscapes are predominantly one or two storeys. The use of bluestone (especially north of Faraday Street) and narrow streets with smaller residential allotments (particularly in Charles and David streets) are part of the precinct's defining characteristics. The precinct is also distinguished for its retention of some unusual architectural examples, including two-storey timber terraces permitted by the earlier *Melbourne Building Act 1849*, prior to the restrictions of the 1870s. Other important aspects of the precinct include evidence of influences of the postwar migration and the 'slum clearance' program of the 1930s to 1950s.

#### *HO2 East Melbourne Precinct*

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries; Wellington Parade bisects the precinct. Central medians with planting are common throughout the precinct. With its relatively large allotments and elevated position, the area has traditionally attracted affluent residents. Victorian development prevails as the main period of development, with some examples of later construction through to the interwar period. The precinct is predominantly residential in character, and renowned for its high-quality historical dwellings and its proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is situated within the precinct.

#### *HO6 South Yarra Precinct*

Since the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. The HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. From the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flats continued into the postwar period. This layering of development in South Yarra has resulted in the area having a rich combined architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes, also enhance the precinct's character.

## Discussion

South Parkville Precinct is generally comparable to sections of the above suburban precincts within the City of Melbourne, in terms of their proximity to central Melbourne, early development period, early grid-like town planning, proximity to parklands and reserves, wider main streets with plantings, and prevalence of Victorian-era buildings as well as some later development. What sets the South Parkville Precinct apart is its extraordinarily high level of intactness and integrity of its nineteenth and early twentieth century layer of development, with very little loss of this original fabric as a result of demolition. This is in part due to vacant land still being available in the interwar years but also due to the area becoming the first urban conservation area classified by the National Trust of Australia in 1972 (NT file B7246), on account of the high degree of intactness of its Victorian-era buildings and its notable use of decorative cast iron. A number of Parkville residents were involved in the early development of the Victorian branch of the National Trust, which was formed in the 1950s to try to avert the demolition of historical buildings. The Parkville Association was formed in 1967 as a local advocacy group for the preservation of heritage. As a result, records indicate that there have only been 16 houses demolished in the precinct in the past 150+ years.

The Victorian Italianate streetscapes of South Parkville are most like those found in HO2 East Melbourne Precinct. Both precincts comprise wide streets with central grassed median strips that are lined with double-storey terraced rows interspersed with some single-storey terraces and freestanding houses. The terraced two-storey houses with views into the public reserves, especially in Gipps Street and Simpson Street, form a close comparison with the park-fronting two-storey houses and terrace rows along Gatehouse Street. The houses of East Melbourne tend to be larger in scale and architectural elaboration, reflecting the higher socioeconomic status of the area. The South Parkville Precinct contains a larger number of workers' cottages, probably due to its location adjacent to the markets. The retention of the urban demarcation between the residential and former market area, which changed to the more residentially compatible institutional uses in the early twentieth century, ensures that physical traces of this Victorian landscape are retained. The northern end of Powlett Street in HO2 East Melbourne Precinct has a more diverse mix of housing, predominantly from the Victorian era, ranging from single-storey cottages to relatively substantial two-storey houses.

The Victorian Italianate housing layer in South Parkville Precinct is also comparable to pockets of HO6 South Yarra Precinct and HO1 Carlton Precinct, particularly along Park Street and Drummond Street, respectively. Again, some of the housing stock in these streets is of a higher socioeconomic status (although not all). What sets South Parkville apart from all of these precincts is the much higher level of intactness and integrity of the streetscapes, with few demolitions and little intrusive development.

While the commercial and manufacturing activities were centralised within the city grid in the nineteenth century and the first half of the twentieth century, the adjacent suburbs of the City of Melbourne were predominantly developed with residences. Established to serve the immediate local areas, small commercial or industrial pockets were also established in other areas that were otherwise mostly residential. This development pattern is evident in parts of HO6 South Yarra Precinct (particularly in Area 2 along Millswyn Street and Domain Road), HO1 Carlton Precinct, HO2 East Melbourne Precinct, and HO3 North and West Melbourne Precinct. This development is not as prevalent in the South Parkville Precinct, with commercial development being minimal and limited to a small group of shops at the corner of Royal Parade and Morrah Street. Notably, the precinct only contains one hotel at 43–49 Royal Parade. Originally built in 1873, and extensively remodelled in

1923, the hotel still operates today as Naughtons Hotel. In contrast to South Parkville, some large-scale commercial streetscapes are seen within HO1 Carlton Precinct and HO3 North and West Melbourne Precinct.

The area overall, like other HO precincts in the City of Melbourne, comprises a mix of typologies, periods of development and architectural styles, demonstrating the range of eras and styles that were important in the development of Melbourne. The South Parkville Precinct, however, possesses an uncommonly high proportion of intact Victorian-era places compared to other precincts in the City of Melbourne, given that development of the area continued throughout the twentieth century, particularly up to 1945.

## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

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

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

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### CRITERION C

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

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### 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).
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### CRITERION F

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

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### 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).
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### CRITERION H

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

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a 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
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

### Other

N/A

### Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
100874	Bayles Street	12		Contributory	Significant
100873	Bayles Street	14		Contributory	Significant
100872	Bayles Street	16		Contributory	Significant
100871	Bayles Street	18		Contributory	Significant
100870	Bayles Street	20		Contributory	Significant
100869	Bayles Street	22		Contributory	Significant
100868	Bayles Street	26	Barrabool	Contributory	Significant
100867	Bayles Street	28–30	St Carthages	Contributory	Significant
100866	Bayles Street	32		Contributory	Significant
100865	Bayles Street	34	Duckenfield	Contributory	Significant
100864	Bayles Street	36		Contributory	Significant
100863	Bayles Street	38		Contributory	Significant
107330	Bayles Street	40–48		Contributory	Significant (applies to both frontages)
101020	Benjamin Street	14		Contributory	Significant
101019	Benjamin Street	16		Contributory	Significant
101018	Benjamin Street	18		Contributory	Significant
101017	Benjamin Street	20		Contributory	Significant
101016	Benjamin Street	22		Contributory	Significant
101015	Benjamin Street	24		Contributory	Significant
101014	Benjamin Street	26		Contributory	Significant
101007	Benjamin Street	13		Contributory	Significant
101008	Benjamin Street	15		Contributory	Significant
101009	Benjamin Street	17		Contributory	Significant
101010	Benjamin Street	19		Contributory	Significant
101011	Benjamin Street	21	Tallengatta	Contributory	Significant
101012	Benjamin Street	23	Corryong	Contributory	Significant
101013	Benjamin Street	25	Avonia Cottage	Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
535781	Butler Lane	18–20		Non-contributory	-
102440	Degraves Street	12		Contributory	Significant
102439	Degraves Street	14		Significant	Significant
102438	Degraves Street	16		Contributory	Significant
102437	Degraves Street	18		Contributory	Significant
102436	Degraves Street	20		Contributory	Significant
102435	Degraves Street	22	Stanley	Contributory	Significant
102434	Degraves Street	24		Non-contributory	Significant
102431	Degraves Street	33		Significant	Significant
102432	Degraves Street	35		Significant	Significant
102433	Degraves Street	37		Significant	Significant
103806	Fitzgibbon Street	14		Contributory	Significant
103805	Fitzgibbon Street	16		Contributory	Significant
103804	Fitzgibbon Street	18–20		Contributory	Significant
103803	Fitzgibbon Street	22–24		Contributory	Significant
103802	Fitzgibbon Street	26		Contributory	Significant
103801	Fitzgibbon Street	28		Contributory	Significant
103800	Fitzgibbon Street	46		Contributory	Significant
103799	Fitzgibbon Street	48		Contributory	Significant
103798	Fitzgibbon Street	50		Contributory	Significant
103797	Fitzgibbon Street	52		Contributory	Significant
103796	Fitzgibbon Street	54		Contributory	Significant
103795	Fitzgibbon Street	56	Camden House	Contributory	Significant
103794	Fitzgibbon Street	58	Maude Villa	Contributory	Significant
103793	Fitzgibbon Street	60	Clara Cottage	Contributory	Significant
103792	Fitzgibbon Street	62	Sunbank	Contributory	Significant
103791	Fitzgibbon Street	64		Contributory	Significant
103790	Fitzgibbon Street	66		Contributory	Significant
103789	Fitzgibbon Street	68		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
103788	Fitzgibbon Street	70		Contributory	Significant
103787	Fitzgibbon Street	72		Contributory	Significant
103786	Fitzgibbon Street	74		Contributory	Significant
103785	Fitzgibbon Street	86		Contributory	Significant
103784	Fitzgibbon Street	88		Contributory	Significant
103783	Fitzgibbon Street	90		Contributory	Significant
103782	Fitzgibbon Street	92		Contributory	Significant
103781	Fitzgibbon Street	94		Contributory	Significant
103780	Fitzgibbon Street	96		Contributory	Significant
103763	Fitzgibbon Street	11	Whytcross	Contributory	Significant
103764	Fitzgibbon Street	13	Llorrac	Contributory	Significant
103765	Fitzgibbon Street	15		Contributory	Significant
103766	Fitzgibbon Street	17		Contributory	Significant
103767	Fitzgibbon Street	19	Cophall Cottage	Contributory	Significant
103768	Fitzgibbon Street	21		Contributory	Significant
103769	Fitzgibbon Street	23		Contributory	Significant
512825	Fitzgibbon Street	Unit 2, 49		Contributory	Significant
103771	Fitzgibbon Street	51	Ellim Atta	Contributory	Significant
103772	Fitzgibbon Street	53–55		Contributory	Significant
103773	Fitzgibbon Street	57		Contributory	Significant
103774	Fitzgibbon Street	59	Buchanan Villa	Contributory	Significant
103775	Fitzgibbon Street	61		Contributory	Significant
103776	Fitzgibbon Street	63		Contributory	Significant
103777	Fitzgibbon Street	65		Contributory	Significant
103778	Fitzgibbon Street	67		Contributory	Significant
103909	Flemington Road	30–36 (Part)		Significant (Lecture Hall 1908 (Building 403))	-
570634	Flemington Road	40		Contributory	-

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
103910	Flemington Road	42	Ievers Reserve	Significant	-
104198	Gatehouse Street	2-4	William Buckland House	Non-contributory	Significant
104197	Gatehouse Street	6	Sydenham	Contributory	Significant
104196	Gatehouse Street	8	Sydenham	Contributory	Significant
104195	Gatehouse Street	10	Sydenham	Contributory	Significant
104194	Gatehouse Street	12	Sydenham	Contributory	Significant
104193	Gatehouse Street	14-18	Parkville House Inc; Sydenham Terrace	Contributory	Significant
104192	Gatehouse Street	22-24	Parkville House Inc	Contributory	Significant
104191	Gatehouse Street	26-32		Contributory	Significant
104190	Gatehouse Street	34-36		Significant (Stable building at rear) Contributory (34-36 Gatehouse Street)	Significant
104189	Gatehouse Street	42-48		Non-contributory	Significant
104188	Gatehouse Street	50	Seymour House	Contributory	Significant
104187	Gatehouse Street	52	Murchison House	Contributory	Significant
104186	Gatehouse Street	54-56	Shepparton House	Contributory	Significant
104185	Gatehouse Street	58		Contributory	Significant
104184	Gatehouse Street	60	Bowen House	Contributory	Significant
104183	Gatehouse Street	62		Contributory	Significant
104182	Gatehouse Street	64	Osman House	Contributory	Significant
104181	Gatehouse Street	66	Otrando House	Contributory	Significant
104180	Gatehouse Street	68		Contributory	Significant
104179	Gatehouse Street	70		Contributory	Significant
104178	Gatehouse Street	72		Contributory	Significant
104177	Gatehouse Street	74		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
104176	Gatehouse Street	76		Contributory	Significant
104175	Gatehouse Street	78–80		Contributory	Significant
104174	Gatehouse Street	82		Contributory	Significant
104173	Gatehouse Street	84		Contributory	Significant
104172	Gatehouse Street	86–88		Contributory	Significant
104170	Gatehouse Street	96	Ormond House	Contributory	Significant
104169	Gatehouse Street	98	Otway House	Contributory	Significant
104168	Gatehouse Street	100		Contributory	Significant
104167	Gatehouse Street	106	Landing Pads Accommodation Pty Ltd	Contributory	Significant
104166	Gatehouse Street	108		Contributory	Significant
104164	Gatehouse Street	110	Davina	Contributory	Significant
104165	Gatehouse Street	110A		Significant	-
104163	Gatehouse Street	112	Ritual And Remedy Pty Ltd	Contributory	Significant
104162	Gatehouse Street	114	Underburrow	Contributory	Significant
104161	Gatehouse Street	116	Campsie	Contributory	Significant
104160	Gatehouse Street	118	Kelving Grove	Contributory	Significant
104159	Gatehouse Street	120–122	Yathong	Contributory	Significant
104158	Gatehouse Street	124		Contributory	Significant
104157	Gatehouse Street	126		Contributory	Significant
104156	Gatehouse Street	128–130		Contributory	Significant
104155	Gatehouse Street	132–134		Contributory	Significant
104154	Gatehouse Street	136–138	Hatfield House	Contributory	Significant
104153	Gatehouse Street	140–142		Contributory	Significant
104152	Gatehouse Street	144		Contributory	Significant
104151	Gatehouse Street	146	Roslea	Contributory	Significant
104150	Gatehouse Street	148–150		Contributory	Significant
104149	Gatehouse Street	154		Contributory	Significant
104148	Gatehouse Street	156		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
104147	Gatehouse Street	158		Contributory	Significant
104146	Gatehouse Street	160		Contributory	Significant
104145	Gatehouse Street	162		Contributory	Significant
104144	Gatehouse Street	164–166		Contributory	Significant
104143	Gatehouse Street	168		Contributory	Significant
104142	Gatehouse Street	170		Contributory	Significant
104141	Gatehouse Street	172		Contributory	Significant
104140	Gatehouse Street	174		Contributory	Significant
104139	Gatehouse Street	176		Contributory	Significant
104138	Gatehouse Street	178		Significant	Significant
104137	Gatehouse Street	180		Significant	Significant
104136	Gatehouse Street	182–186		Contributory	Significant
104135	Gatehouse Street	188–198		Significant	Significant
106785	Morrah Street	14	Julia Cottage	Contributory	Significant
106784	Morrah Street	16		Contributory	Significant
106783	Morrah Street	18	Tara Gunyah	Contributory	Significant
106782	Morrah Street	20	Ebenezer House	Contributory	Significant
106781	Morrah Street	22		Contributory	Significant
512824	Morrah Street	26–30		Significant	Significant (applies to both frontages)
106780	Morrah Street	32		Contributory	Significant
106779	Morrah Street	34		Contributory	Significant
106778	Morrah Street	36		Contributory	Significant
106777	Morrah Street	38–40		Contributory	Significant
106776	Morrah Street	42	Stalywood House	Contributory	Significant (applies to both frontages)
106775	Morrah Street	44		Significant	Significant
106774	Morrah Street	46	Hampton	Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
106773	Morrah Street	48		Significant	Significant
106772	Morrah Street	52	Parkville Store	Significant	Significant
106771	Morrah Street	54		Contributory	Significant
106770	Morrah Street	56		Contributory	Significant
106769	Morrah Street	58		Contributory	Significant
106768	Morrah Street	60		Contributory	Significant
106767	Morrah Street	62		Contributory	Significant
106766	Morrah Street	64–66		Contributory	Significant
107341	Morrah Street	68–70		Contributory	Significant (applies only to Park Drive frontage)
106742	Morrah Street	15		Contributory	Significant
106743	Morrah Street	17		Contributory	Significant
106744	Morrah Street	19		Contributory	Significant
106745	Morrah Street	21	Cartown House	Contributory	Significant
106746	Morrah Street	27	MRM101	Contributory	Significant
106747	Morrah Street	29	Rothsay	Contributory	Significant
106748	Morrah Street	31	Charlesville	Contributory	Significant
106749	Morrah Street	33	Bischoff Cottage	Contributory	Significant
106750	Morrah Street	35–37	Angaston	Contributory	Significant
106751	Morrah Street	39–41	Angaston	Contributory	Significant
106752	Morrah Street	43	Parkville	Contributory	Significant
106753	Morrah Street	45	Aston Ville	Contributory	Significant
106754	Morrah Street	47	Glenferrie	Contributory	Significant
106755	Morrah Street	49	Waverley	Contributory	Significant
106756	Morrah Street	51	Avenel	Contributory	Significant
106757	Morrah Street	53		Contributory	Significant
106758	Morrah Street	55		Contributory	Significant
106759	Morrah Street	57		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
106760	Morrah Street	61–63		Contributory	Significant
106761	Morrah Street	65		Contributory	Significant
106762	Morrah Street	67	Fern House	Contributory	Significant
106763	Morrah Street	69	Albert House	Contributory	Significant
106764	Morrah Street	71	Victoria House	Contributory	Significant
106765	Morrah Street	73	Park House	Contributory	Significant
109210	Park Drive	20–24		Contributory	Significant
107347	Park Drive	26–30	Park Terrace	Non-contributory	Significant
107346	Park Drive	32		Non-contributory	Significant
107345	Park Drive	34	Tasma	Contributory	Significant
107344	Park Drive	36		Contributory	Significant
107343	Park Drive	38–40		Contributory	Significant
107342	Park Drive	42–44	Weston Court	Significant	Significant (applies to both frontages)
107340	Park Drive	54–58		Contributory	Significant
107339	Park Drive	62		Contributory	Significant
107338	Park Drive	64		Contributory	Significant
107337	Park Drive	66		Contributory	Significant
107336	Park Drive	68		Contributory	Significant
107335	Park Drive	70	Castleblane	Contributory	Significant
107334	Park Drive	72		Contributory	Significant
107333	Park Drive	74		Contributory	Significant
107332	Park Drive	76		Contributory	Significant
107331	Park Drive	78–80		Contributory	Significant
107329	Park Drive	104–108		Contributory	Significant
107328	Park Drive	110		Contributory	Significant
107327	Park Drive	112		Contributory	Significant
107325	Park Drive	122–124		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
107323	Park Drive	134–140		Significant	Significant
107322	Park Drive	142	Salisbury	Contributory	Significant
107321	Park Drive	144		Contributory	Significant
107320	Park Drive	146		Contributory	Significant
107319	Park Drive	148		Contributory	Significant
107318	Park Drive	150		Contributory	Significant
107317	Park Drive	152		Contributory	Significant
107316	Park Drive	154	Surridge	Contributory	Significant
570633	Park Drive	1–9		Significant	Significant
107239	Park Drive	11		Contributory	Significant
107240	Park Drive	13	St Elmo	Significant	Significant
107241	Park Drive	15	Valetta	Significant	Significant
107242	Park Drive	17		Contributory	Significant
107243	Park Drive	19–21		Significant	Significant
107244	Park Drive	23	Twickenham House	Contributory	Significant
107245	Park Drive	25	Bolinda Vale House	Contributory	Significant
107246	Park Drive	27	Avoca House	Contributory	Significant
107247	Park Drive	29	Colac House	Contributory	Significant
107248	Park Drive	31		Contributory	Significant
107249	Park Drive	33		Contributory	Significant
107250	Park Drive	35		Contributory	Significant
107251	Park Drive	39	Beauford	Contributory	Significant
107252	Park Drive	41		Contributory	Significant
107253	Park Drive	43		Contributory	Significant
107254	Park Drive	45		Contributory	Significant
107255	Park Drive	47–49		Contributory	Significant
107256	Park Drive	51	Lomondhouse	Contributory	Significant
107257	Park Drive	53	Roseneath	Contributory	Significant
107258	Park Drive	55		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
107259	Park Drive	57		Contributory	Significant
107260	Park Drive	59–63		Non-contributory	Significant
107261	Park Drive	65–67		Contributory	Significant
107262	Park Drive	69		Contributory	Significant
107263	Park Drive	71		Contributory	Significant
107264	Park Drive	73		Contributory	Significant
107265	Park Drive	75		Contributory	Significant
107266	Park Drive	77	Teviot Cottage	Contributory	Significant
107267	Park Drive	79	Learmonth Cottage	Contributory	Significant
107269	Park Drive	85	Como Terrace	Contributory	Significant
107270	Park Drive	87	Como Terrace	Contributory	Significant
107271	Park Drive	89	Como Terrace	Contributory	Significant
107272	Park Drive	91	Como Terrace	Contributory	Significant
107273	Park Drive	93		Contributory	Significant
107274	Park Drive	95		Contributory	Significant
107275	Park Drive	97–99		Contributory	Significant
107276	Park Drive	103	Omuna	Contributory	Significant
107277	Park Drive	105	Nuaro	Contributory	Significant
107278	Park Drive	107	Torra	Contributory	Significant
107279	Park Drive	109	Nydia	Contributory	Significant
107280	Park Drive	111–119		Contributory	Significant
107281	Park Drive	121		Contributory	Significant
107282	Park Drive	123		Contributory	Significant
107283	Park Drive	125		Contributory	Significant
107284	Park Drive	127–129		Contributory	Significant
107285	Park Drive	131		Contributory	Significant
107286	Park Drive	133		Contributory	Significant
107287	Park Drive	135	Mallow	Contributory	Significant
107288	Park Drive	137		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
107289	Park Drive	139		Contributory	Significant
107290	Park Drive	141		Contributory	Significant
107291	Park Drive	143		Significant	Significant
107292	Park Drive	145	Brampton House	Significant	Significant
107293	Park Drive	147		Significant	Significant
107294	Park Drive	149		Significant	Significant
107295	Park Drive	151		Significant	Significant
107296	Park Drive	153		Significant	Significant
107297	Park Drive	155		Significant	Significant
107298	Park Drive	157	Sherwood	Significant	Significant
107299	Park Drive	159		Significant	Significant
107300	Park Drive	169	Eire	Significant	Significant
107301	Park Drive	171		Contributory	Significant
107302	Park Drive	173		Significant	Significant
107303	Park Drive	175		Significant	Significant
107304	Park Drive	177		Contributory	Significant
107305	Park Drive	179	Beaconsfield Terrace	Contributory	Significant
107306	Park Drive	181	Beaconsfield Terrace	Contributory	Significant
107307	Park Drive	183	Beaconsfield Terrace	Contributory	Significant
107308	Park Drive	185		Significant	Significant
107309	Park Drive	187		Significant	Significant
107310	Park Drive	189–195		Contributory	Significant
107311	Park Drive	197		Contributory	Significant
107312	Park Drive	199		Contributory	Significant
107313	Park Drive	201		Contributory	Significant
107314	Park Drive	203		Contributory	Significant
107315	Park Drive	205		Contributory	Significant (applies to all of Park

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
					Drive frontage)
108445	Royal Parade	1		Contributory	Significant
108446	Royal Parade	3		Contributory	Significant
108447	Royal Parade	5	Bristol House	Contributory	Significant
108448	Royal Parade	7–13		Contributory	Significant
108449	Royal Parade	15	Tasma	Contributory	Significant
108450	Royal Parade	17		Contributory	Significant
108451	Royal Parade	19	Campford House	Contributory	Significant
528948	Royal Parade	21		Significant	Significant
528949	Royal Parade	23		Significant	Significant
528950	Royal Parade	25		Contributory	Significant
528951	Royal Parade	27		Significant	Significant
108453	Royal Parade	29–31		Contributory	Significant
108454	Royal Parade	33		Significant	Significant
108455	Royal Parade	35–39	Hardcourt	Significant	Significant (applies to both frontages)
108456	Royal Parade	43–49	Naughton's Parkville Hotel	Significant	Significant (applies to both frontages)
108457	Royal Parade	51		Significant	Significant
108458	Royal Parade	53		Significant	Significant
108459	Royal Parade	55		Significant	Significant
108460	Royal Parade	57	Hever	Contributory	Significant
108461	Royal Parade	59		Contributory	Significant
108462	Royal Parade	61		Contributory	Significant
108463	Royal Parade	63–65		Significant	Significant
108464	Royal Parade	67		Contributory	Significant
108465	Royal Parade	69		Contributory	Significant
108466	Royal Parade	71	Elizabeth House	Significant	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
108467	Royal Parade	73		Contributory	Significant
108468	Royal Parade	75	Grasmere	Contributory	Significant
108469	Royal Parade	77–83	Elbon	Significant	Significant
108470	Royal Parade	87		Contributory	Significant
108471	Royal Parade	89		Contributory	Significant
108472	Royal Parade	91	Inisfail	Contributory	Significant
108473	Royal Parade	93–97		Contributory	Significant
108474	Royal Parade	99		Contributory	Significant
108475	Royal Parade	101		Contributory	Significant
108476	Royal Parade	103	Shannonville	Contributory	Significant
108477	Royal Parade	105	Shannonville	Contributory	Significant
108478	Royal Parade	107		Significant	Significant
108479	Royal Parade	113–115	Los Angeles	Significant	Significant (applies to both frontages)
108480	Royal Parade	117	Ormond Villa	Contributory	Significant
108481	Royal Parade	119	Louth Villa	Contributory	Significant
108483	Royal Parade	127		Contributory	Significant
108484	Royal Parade	129–133		Contributory	Significant
108485	Royal Parade	135–137		Contributory	Significant
108486	Royal Parade	139	Marist	Non-contributory	Significant
108487	Royal Parade	141	St Andrews House	Contributory	Significant
108488	Royal Parade	143		Non-contributory	Significant
109243	Story Street	24–26		Contributory	Significant
109242	Story Street	28		Contributory	Significant
109241	Story Street	30		Contributory	Significant
109240	Story Street	32		Contributory	Significant
109239	Story Street	34	Milford	Contributory	Significant
109238	Story Street	36		Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
109237	Story Street	38		Contributory	Significant
109236	Story Street	40	Centenial House	Contributory	Significant
109235	Story Street	42	Roxborough House	Contributory	Significant
109234	Story Street	44	Laurels	Contributory	Significant
109233	Story Street	46		Contributory	Significant
109232	Story Street	48		Contributory	Significant
109231	Story Street	50	Clement Villa	Contributory	Significant
109230	Story Street	52		Contributory	Significant
109229	Story Street	54	Lilverton	Significant	Significant
109228	Story Street	58		Contributory	Significant
109227	Story Street	60		Contributory	Significant
109226	Story Street	62		Contributory	Significant
109225	Story Street	64		Contributory	Significant
109224	Story Street	66		Contributory	Significant
109223	Story Street	68	Ewart	Contributory	Significant
109222	Story Street	70	Glendale	Contributory	Significant
109221	Story Street	72		Contributory	Significant
109220	Story Street	74		Contributory	Significant
109219	Story Street	76		Non-contributory	Significant
109218	Story Street	78		Contributory	Significant
109217	Story Street	80		Contributory	Significant
109216	Story Street	82	Douglas Terrace	Contributory	Significant
109215	Story Street	84	Douglas Terrace	Contributory	Significant
109214	Story Street	86	Douglas Terrace	Contributory	Significant
109213	Story Street	88	Douglas Terrace	Contributory	Significant
109212	Story Street	90	Waverley	Contributory	Significant
109211	Story Street	92	Othello	Contributory	Significant

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
109206	Story Street	1		Contributory	Significant
109207	Story Street	3		Non-contributory	Significant
109208	Story Street	5	Polector	Contributory	Significant
109209	Story Street	77		Significant (University High School) Significant (University High School Oval) Non-contributory (remainder of site)	-
535780	Wimble Street	16	Donagh House	Contributory	Significant
110181	Wimble Street	18	Wimble Street Child Care Co-Operative Ltd	Contributory	Significant
110180	Wimble Street	20		Contributory	Significant
110179	Wimble Street	22		Contributory	Significant
110178	Wimble Street	24		Contributory	Significant
110177	Wimble Street	26–28		Contributory	Significant
110176	Wimble Street	30	York Terrace	Contributory	Significant
110175	Wimble Street	32		Contributory	Significant
110174	Wimble Street	34		Contributory	Significant
110172	Wimble Street	13		Contributory	Significant
110173	Wimble Street	15		Contributory	Significant

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Parkville Conservation Study 1985 (Nigel  
Lewis and Associates)

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### STATEMENT OF SIGNIFICANCE: South Parkville Precinct

<b>Heritage Place:</b> South Parkville Precinct	<b>PS ref no:</b> HO4
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## What is significant?

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The South Parkville Precinct, including, Benjamin Street, Bayles Street, Butler Lane, Degraeves Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, Wimble Street, Parkville, is significant.

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

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) clad in slate, corrugated iron or terracotta tiles, intact chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, and early iron palisade fences on stone plinths
- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip, and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, Levers Reserve, network of lanes, and the views to and from Royal Park along Gatehouse Street and across Levers Reserve and the lanes either side
- remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the 1929 University High School building (VHR H2183), the University High School oval, 1908 Veterinary College building and 1888 remnant market brick wall (VHR H1920)
- public space elements, including the street trees, widths and shape of the asphalted footpaths and bluestone gutters and kerbs, and the bluestone lanes
- early stable/outbuildings (including night soil doors), and garages also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandahs and windows, are not significant.

Post-1945 developments and other extensively altered properties are not significant.

## How it is significant?

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The South Parkville Precinct is of local historical, representative, aesthetic, social and associative significance to the City of Melbourne.

## Why it is significant?

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The South Parkville Precinct has historical significance as a predominantly residential area established from 1868 on what had formerly been retained as Crown land (from 1844), but which was subsequently set aside for various markets (by 1856), which were managed by the Corporation of Melbourne (now the City of Melbourne). The intact nature of the Victorian-era building stock, included in the residential, commercial and former market area of the South Parkville Precinct, presents an unusual example of a late nineteenth-century suburban Melbourne landscape. (Criterion A)

The South Parkville Precinct has historical significance for its important role in the early conservation movement in Melbourne—and indeed Australia—in the 1960s and early 1970s. Local Parkville residents championed the importance of South Parkville as an intact historical area, primarily through the work of the Parkville Association, which was formed in 1967. As a result of the efforts of the Parkville Association, the Victorian branch of the National Trust of Australia classified South Parkville in 1972 as Australia’s first ‘urban conservation area’. This recognition generated several publications about the history and heritage of Parkville in the 1970s. (Criterion A)

The South Parkville Precinct has representative significance for its large number of highly intact Victorian-era houses designed in the Italianate style. It arguably contains the most intact collection of residences (ranging from cottages through to large two-storey villas) built in the Italianate style to be found across Victoria. The precinct also demonstrates the variation and richness of the style which was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. (Criterion D)

The South Parkville Precinct has aesthetic significance for its strong visual cohesiveness, presenting as a fine-grained area of a consistent style, scale and materiality, with a remarkably high level of intactness of its Victorian-era fabric. The area has a distinctive character with uniform streetscapes, setbacks, height levels and density, which together evoke a strong sense of physical containment. The aesthetic significance of the area is enhanced by the intactness of Victorian-era decorative elements, such as decorative cast iron to front verandahs, palisade fencing, stucco work, ornate pediments, and other forms of architectural ornamentation. Aesthetic significance is further enhanced by views afforded across the rears of properties, particularly from levers Reserve and Redpath Rise but also the network of lanes across the area. The precinct’s character is enriched by its public realm elements, which include wide streets with central grassed median strips, levers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone paved lanes. Later development sits comfortably within these streetscapes and supports the prevailing nineteenth-century urban character of the area. This is achieved by being of a generally consistent building quality, height, setback, materiality (brick) and pattern of fenestration which harmonise these buildings of a different historical era and architectural style into the urban setting. (Criterion E)

The South Parkville Precinct has social significance for its long history of community action, expressed through successful local campaigns to protect the historic character of the area. This was led by a residents’ action group, known as the Parkville Association, which formed in 1967 to combat a proposal by the Hospital and Charities Commission to reclaim levers Reserve and demolish houses in its immediate vicinity. Efforts of the Parkville Association to preserve the area’s built heritage continue to the present day. This work has created a long legacy of community action and contributed to a strong sense of local identity among residents. (Criteria G and H)

### **Primary source**

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Parkville Heritage Review 2023 (GML Heritage)

**SITE NAME:** The Avenue Precinct

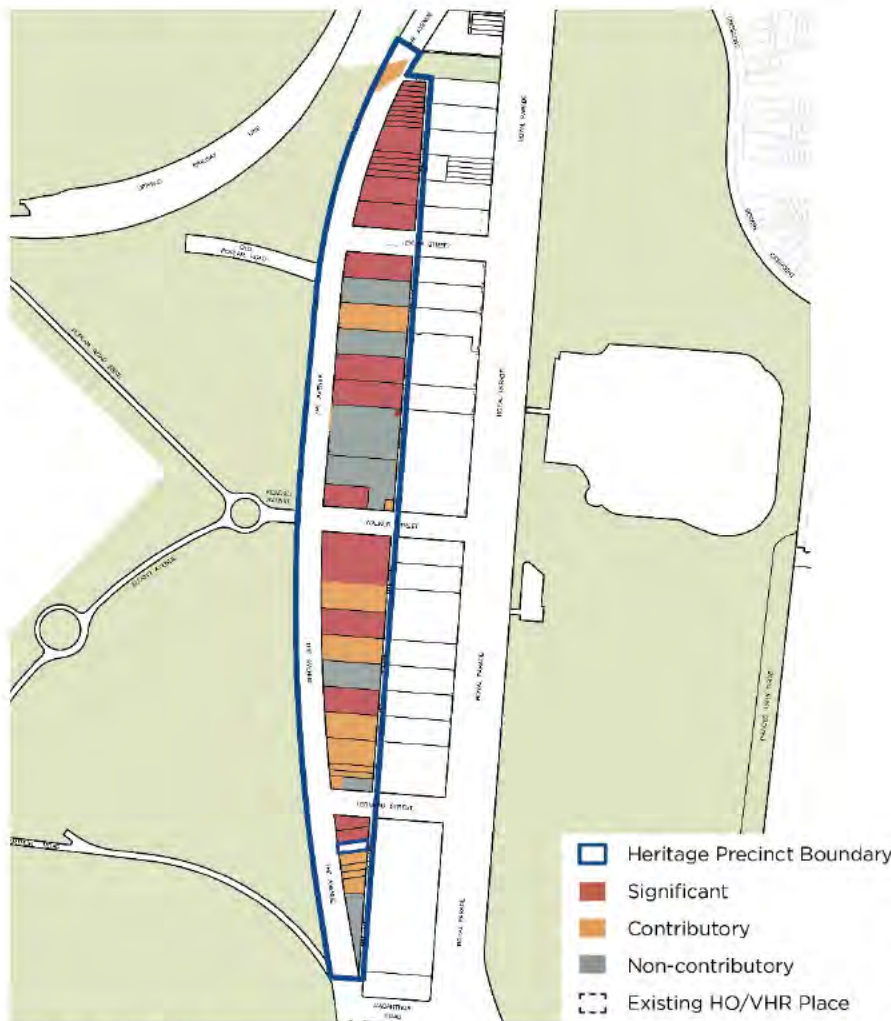
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**STREET ADDRESS:** 36–54 Leonard Street, 8–20, 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville

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**PROPERTY ID:** See the precinct Category Schedule

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<b>SURVEY DATE:</b>	January–March 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Heritage Precinct	<b>EXISTING HERITAGE OVERLAY:</b>	HO4
<b>PROPOSED CATEGORY:</b>	Refer to schedule	<b>FORMER GRADE / CATEGORY:</b>	Various
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Refer to history	<b>BUILDER:</b>	Refer to history

<b>DEVELOPMENT PERIOD:</b>	Interwar Period (c1919–c1940) Postwar Period (1945–1975) Federation/Edwardian Period (1902–c1918)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1860s–1980s
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## THEMES

<b>ABORIGINAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
N/A	N/A
<b>HISTORICAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
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 a Heritage Precinct.

**Extent of overlay:** Refer to map

## SUMMARY

The Avenue Precinct, including 36–54 Leonard Street, 8–20 and 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville, was developed after the Victorian Government proposed to sell off parcels of land from some of the public parklands within the City of Melbourne, including Royal Park. This resulted in land fronting Sydney Road (later Royal Parade) to be excised from Royal Park in 1868 and subdivided for residential purposes. The curved former carriage drive on the western edge of the subdivision was formed as a public road as part of this development and later became known as The Avenue. The Avenue Precinct experienced its earliest and most intensive development during the Victorian period. Due to a strict covenant placed on the land facing The Avenue and Royal Parade at the time of its sale, the precinct’s Victorian period development is characterised by large freestanding brick villas or groups of brick two-storey terrace row houses. As a response to the demand for higher-density housing in the City of Melbourne, later development of flats during the interwar and postwar periods resulted in a layering of development in the precinct. This development has continued to be of a high quality, resulting in a precinct with a rich combined architectural and streetscape character that represents key phases of residential development in the City of Melbourne. The precinct’s mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is particularly distinguished by its position overlooking Royal Park and for its high concentration of refined architect-designed buildings.

Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone guttering, asphalt footpaths and the bluestone paved Mile Lane, enhance the precinct's character.

## **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 north-west 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.

## **PRECINCT HISTORY**

### **Development: 1868–1901**

The Avenue Precinct, comprising 36–54 Leonard Street, 8–20 and 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville, occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The Avenue Precinct comprises multiple Crown allotments in Sections A, B, C and D of Royal Park, Parish of Jika Jika (Figure 518):

- Section A: Crown allotment 10
- Section B: Crown allotments 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Section C: Crown allotments 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Section D: Crown allotments 10, 11, 12, 13 and 14.



Figure 518. Detail from 'Plan of Villa Sites Royal Park North Melbourne', 1868, showing those properties included in the precinct outlined in red. (Source: State Library Victoria, with GML overlay)

This was part of a large area of Crown land that was first set aside as a public park in the mid-1840s and formally reserved as Royal Park in the 1850s. A layout plan for Royal Park was prepared in the mid-1850s. This plan included a network of carriage drives, with a curved road along the eastern side of the park.

In the 1860s, as a means of raising public revenue, the Victorian Government proposed to sell off parcels of land from some of the public parklands within the City of Melbourne, including Royal Park and Fawkner Park. Despite opposition from the Melbourne, Prahran, and St Kilda city councils, and calls from the community for the permanent reservation of Royal Park, the Government approved a plan for residential allotments in a linear section of land in Royal Park fronting Royal Parade (then known as Sydney Road), as well as an area of Royal Park close to Flemington Bridge, and land between Market Street, present-day Park Drive, and present-day Royal Parade (Lewis 1996: 2). The land fronting Sydney Road was excised in 1868, and subdivided for residential purposes. The curved former carriage drive on the western edge of the subdivision was formed as a public road as part of this development—and known as Park Road, Royal Park Road, Royal Park Avenue and, later, The Avenue (GML 2022a: 57). The newspaper reported in October 1868:

*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:

*that 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 1932a: 120)*

The sale of Crown allotments in the Parish of Jika Jika 'fronting the main Sydney-road and the Royal Park' took place in November 1868. There was a 'very large attendance, and most of the lots sold excited a brisk competition' (*Argus*, 28 November 1868: 7). Some of the purchasers included Thomas Brusher, George Chambers, WSF Murray, Alexander Brock and Percy Walker, who are named on the 1868 plan (Bage, 1868). There was a measure of prestige associated with the blocks in this subdivision, on account of their proximity to the university and the city, views over Royal Park, and the large blocks of land available.

The southernmost section of The Avenue was not included in the initial residential subdivision, presumably due to its triangular configuration. It has remained a small reserve since this time.

The original 1868 configuration of Mile Lane remains legible. It has retained its original bluestone pitchers and its original length and width remain unchanged. It continues to provide rear access to properties fronting The Avenue.

The Avenue experienced its earliest and most intensive development during the Victorian period, although development did not proceed immediately after the 1868 land sale. The Avenue's prevailing character was established by development that the mid to late 1880s, which coincided with the height of the land boom in Melbourne. The Avenue's Victorian-era development is characterised by multiple rows of terrace houses (some built for speculative purposes) as well as a number of substantial Victorian villas set in landscaped gardens. The area attracted wealthy buyers who commissioned elegant, well-designed villa residences, many of them double-storeyed and architect-designed. The Avenue was both a practical and fashionable address for teaching staff from the University of Melbourne and, from the early 1940s, for medical staff at the Melbourne Hospital (GML 2022a: 57).

The first houses constructed in The Avenue were two Victorian villas built in the block between Walker Street and Leonard Street. Today these houses are located at **116–156 The Avenue**. The first house was built in 1873 for Richards Gibson, who had purchased the site at 156 The Avenue in 1868. In 1873 Gibson purchased an adjacent block and built a two-storey villa, 'Barbiston'. In 1878, additions were made to Barbiston by architect Lloyd Tayler (MCC reg 5556 and 7760, records 83116 and 82904; Melbourne and Metropolitan Board of Walks (MMBW) Detail Plan No. 1137, 1899). From c1918 to the 1960s, this building served as St Mary's College, which was the first Catholic residential college for women at an Australian university. **To the south of Barbiston, another early residence, 'Carclew', was built by 1874 for Thomas R James, public servant. On the MMBW plan, this residence is addressed as 148 The Avenue.** James was one of four residents living in The Avenue in the 1870s, then known as Royal Park Road (S&McD 1875).

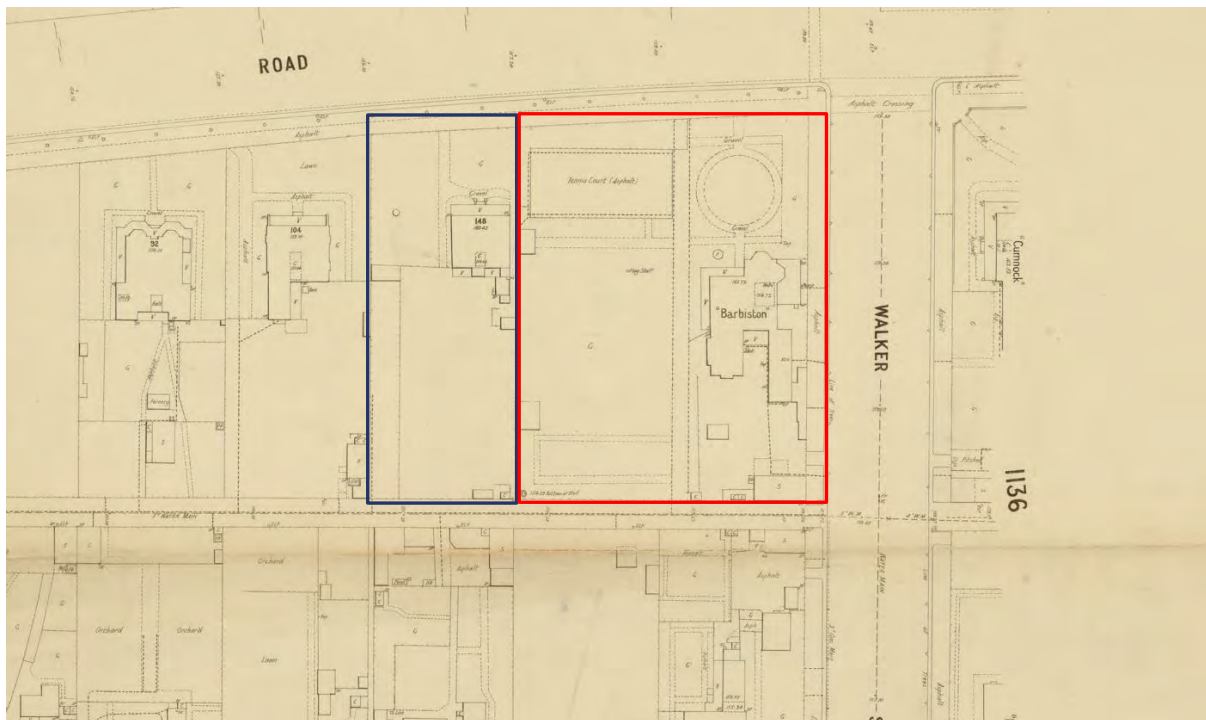


Figure 519. Extract from 1900 MMBW plan showing Carclew at 148 Park Road (The Avenue) and Barbiston on the corner of Walker Street. (Source: 1900 MMBW Detail Plan No. 1137, with GML overlay)

Carclew was acquired together with Barbiston in 1965 by the Christian Brothers as a residence for brothers who were studying at the university, and as the headquarters of the (Catholic) Provincial Council of the Southern Province (*Age*, 20 January 1967: 9). It was renamed Treacy College after Br Ambrose Treacy, the leader of the four Brothers who first came to Australia from Ireland in 1868. By the late 1970s, the Brothers in training moved to St Joseph's, Box Hill, leaving a community of older Brothers and some Brothers undertaking full-time studies and renewal courses. In 1988 Mt Sion Hostel was built as an aged care facility for elderly Brothers. Around this time, part of Treacy College was opened up as a general conference centre. During the 1990s, the name was changed from Treacy College to Treacy Centre. Since 2009 the Treacy Centre has hosted events and conferences.

The subsequent development of The Avenue through the 1880s was fairly even along most of the street. Commencing at the southernmost section, in the block bound by Leonard Street and the wedge-shaped reserve, there were two Victorian terraces and a Victorian townhouse built during the 1880s. All three remain extant:

- **22 The Avenue**, a two-storey townhouse built c1884. Commissioned by owners Robert and Luisa Jones, the dwelling was built by contractor Howard Smith and named 'Selvetta'. It was constructed on a significantly large allotment with landscaped gardens and stables at the rear. By 1888, it had been purchased by Carlton Grammar School and Technical College and was used as a student boarding house (*Age*, 18 February 1888: 13). In c1936, the large allotment was subdivided to make way for 10–12, 14 and 16–20 The Avenue (RB 1936, 1937, 1939). Note: Selvetta is included on the Victorian Heritage Register (VHR) and hence is excluded from The Avenue Precinct.

- **24–32 The Avenue**, a terrace pair built in 1885 (Nos 28–32) and 1887 (Nos 24–26). Only one of the pair (No. 28) was rated in 1885 and 1886. In 1887, the rate book lists two adjoining brick houses. At this date, Robert Jones operated his 10-room brick house as a ‘private college’. The house also included a lavatory, bathroom, balcony and verandah, stables and offices. Robert Jones was the principal of Carlton Grammar School, with the boarders living at ‘Sorella’ (28 The Avenue). The parapet of the buildings indicate 24–26 is called ‘Lyndale’ and 28–32 is Sorella. In an 1886 advertisement for Carlton Grammar School, the property is advertised as a ‘residence’ of the school that stands on an allotment of three-quarters of an acre in Royal Park (*Weekly Times*, 27 February 1886: 15).

By 1902, the block bounded by Walker Street and Leonard Street included nine houses comprising five villas and four terraces (MMBW Detail Plan No. 1137). Two houses that existed in c1902 at 92–102 and 104–114 The Avenue were replaced by blocks of flats during the interwar period. Remaining houses from the Victorian era include:

- **36–54 The Avenue**, a group of four double-storey terraces built c1886 on land purchased by Daniel Sullivan. Following Sullivan’s death, his widow commissioned architect P Campbell to build a terrace row of four houses in 1885. The 1886 rate book indicates that four nine-room brick houses owned by Mrs Sullivan were under construction. The name ‘St Finbar’ appears on the parapet of the row of terraces.
- **44–52 The Avenue** is a two-storey brick villa built in 1885 as a private residence (Gould 1985). It was subsequently purchased for occupation as a residential college of the University of Melbourne from 1965 to 2017. It is now owned by Whitley College, which is part of the Baptist College of Victoria, and is used for educational purposes.

Moving northwards, the block bounded by Levers Street and Walker Street included six houses. All but four of these original houses survive, with ‘Talina’, which stood at 202 The Avenue, and Horseshoe Villa at 168–180 The Avenue, having been demolished. A brick stable building, which is shown on the 1903 MMBW Detail Plan No. 1136, remains extant at the rear of 168–180 The Avenue, as does a low stone fence along the site’s frontage on The Avenue. This fence is also shown on the 1903 MMBW plan. This site was purchased by Ridley College (a Christian theological college) in 1965.

The four remaining houses include:

- **160–162 The Avenue**, a two-storey villa named ‘Cumnock’, built c1888–89 (Gould 1985). This building originally occupied a site encompassing 160–166 The Avenue. It was designed by architects Charles Webb & Sons for George Howat, who had purchased the land in 1888 at the height of the land boom (Gould 1985). In 1927, the property was purchased by Ridley College and converted to a residential college; the site retains that use to the present time and several later buildings have been built on the site (Gould 1985). Post-2000, townhouses (known as 38 Walker Street) have since been constructed on the vacant land at the rear of Cumnock. However, the original stables building survives at 30 Walker Street, and provides evidence of the original allotment size and configuration (MMBW Detail Plan No. 1136, 1903).
- **182–190 The Avenue**, a single-storey house named ‘Wannaeue’, which was built in 1891. Its first owner JW Linacre commissioned a substantial brick villa of ‘10 rooms and offices, two-storey brick stabling and two coach houses’. The Linacre family owned the property until 1910. Later owners renamed the house ‘Ercildoune’ and by 1951 it was subdivided into three self-contained flats. In

June 1964, the Church Missionary Society (CMS) Australia established a training college at the property for Australian and New Zealand missionary candidates (Age, 26 June 1964: 16). The training college (known as 'St Andrew's Hall') underwent a \$17 million redevelopment in 2021 for CMS Australia.

- **192–198 The Avenue**, a pair of double-storey terrace houses named 'Maudina' and 'Yatala' built in 1887 (Nos 192–194) and 1891 (Nos 196–198), and commissioned by Henry Davey (Gould 1985; MMBW Detail Plan No. 1136, 1903). These houses were later acquired by Ridley College and used as university residences.

By the turn of the twentieth century, the northernmost block bounded by The Avenue, Mile Lane, Ievers Street and the railway bridge comprised two groups of terrace houses on either side of a block of vacant land, one group of four houses and one group of nine houses. The corner allotment at Ievers Street was vacant land, apart from a small structure.

Remaining Victorian-era places include:

- **272, 274, 276 and 278 The Avenue**, a group of four two-storey terraces built between 1887 and 1890. They were commissioned by George Godfrey, who was rated as owning two parcels of land and two brick houses of nine rooms (274 and 276) in 1888 (RB 1888). By 1890, all four houses are listed, with the outer two (Nos 272 and 278) built as 10-roomed houses flanking the central pair, which had nine rooms. The houses were named 'Oxford', 'Chelsea', 'Pimlico' and 'Cambridge'.
- **294–310 The Avenue**, a group of nine two-storey terraces built c1884–85, and designed by architect Norman Hitchcock (Gould 1985). They were commissioned for Donald Ross who lived at No. 294 while leasing the other eight houses (RB 1885, 1890). The rate books list ten houses owned by Ross, whereas only nine were constructed (MMBW Plan No. 117, 1892). The nine terraces were staggered along the curve of the street, forming a notable feature of the streetscape (Gould 1985).

By the end of the nineteenth century, The Avenue was substantially developed, and the Victorian character of the streetscape firmly established.

One of the key Victorian-era infrastructure developments in the area was the construction of the existing railway bridge near the northern end of The Avenue (just north of 310 The Avenue). The bridge was constructed as part of the Inner Circle railway line, which opened in 1888. A section of railway that ran below the bridge was part of the line that connected the Royal Park Railway Station (then known as Junction Railway Station) and the former North Carlton Railway Station (then known as Langridge Street Station). The railway cut through Crown allotments 7 and 8 in Section D from the 1868 subdivision.

### **Development: 1901–18**

From 1901 to the beginning of the First World War, further residential development occurred on The Avenue on the few building allotments that remained undeveloped. By 1902, 31 houses had been built on The Avenue as well as north of the railway bridge beyond 310 The Avenue. The buildings constructed from this period were generally the result of the subdivision of existing allotments or building on vacant sites.

Of the five houses identified as having been built during this period, the only surviving example is No. 262, a substantial two-storey house built c1914 and later named 'Lynholme'. It was commissioned by owner Robert Lyall and constructed by builder Clarence W Timmins (Lewis 2011, record 83132). There was a small number of residences built in The Avenue during this period but most of these have been demolished.

### **Development: 1919–45**

There were only a few detached residences built in The Avenue in the period 1919–45. One example was 'Heatherlea' at No. 78, which was built in 1923 and demolished in 1975.

The period 1919–45 saw a growing popularity for flats in Melbourne. The number of flats in Parkville increased significantly in the mid to late 1930s with several blocks constructed in The Avenue. Flats offered an attractive alternative to traditional forms of housing. They fulfilled the demand for housing in central Melbourne that was affordable, comfortable, and fitted with up-to-date, labour-saving conveniences. Initially, flats were fashionable for the middle class and in Parkville flats suited professional people who worked at the university, the hospitals, or in the various nearby research centres and welfare institutions. Blocks of flats were mostly two or three storeys, and were typically let, with property considered a safer form of investment in the aftermath of the Depression (O'Hanlon 2008). In The Avenue, flats were generally constructed following the subdivision of an existing large allotment, or were built on vacant sites; the construction of flats did not involve demolition of existing earlier residences. Many large villas in Parkville were also converted into flats in the 1930s.

The following blocks of flats were built in The Avenue between 1919 and 1945. These remain extant:

- **10–12 The Avenue was built c1937–38. This allotment was** formed from the subdivision of 22 The Avenue in c1937 (CT V4936/F078) when its south-facing garden was subdivided into two allotments. The subject allotment was purchased by Ivan and Myrtle Costello in 1937. By 1938 a block of four flats was built on the allotment (*Age*, 23 April 1938: 10). In 1940 three of the four flats were occupied by tenants (RB 1940). The name of the flats, 'Chuzzlewit', indicated by lettering on the eastern façade, first appears in the rate books in 1941 (RB 1941). The flats were advertised as: 'facing Royal Park—four ultra-modern flats, just completed, model tiled kitchens, coloured tiled bathrooms, H.W.S, large bright rooms' (*Age*, 23 April 1938: 10).
- **16 The Avenue** was built c1940. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936). The allotment directly to the east of 'Selvetta' was then subdivided into three parcels in 1937 (LANDATA, CT V6134/F660). The allotment was purchased c1936–39 by Frank Fitzgerald who commissioned the building of a block of 20 flats, later named 'Park Manor' (RB 1936, 1937, 1939; BP). By 1940 the block of flats at No. 16 and land to the west were owned by John Henry, Emma Dorney and Alfred John Markly (1941). By 1943, the allotment had been subdivided again. The block of flats had changed ownership to Mary Noon, and the vacant land to the west was purchased by Frank, Patrick and Hugh Ryan, who built the extant block of flats at 18–20 The Avenue (RB 1943).
- **18–20 The Avenue** was built c1941–43. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936) when its large garden was subdivided into two allotments. The subject allotment was purchased by Frank and Hugh Ryan in 1941 (RB 1943). The allotment directly to the east of Selvetta was further subdivided into three lots in 1937 (LANDATA, CT V6134/F660).

- **104–114 The Avenue** was built in 1935 (*Argus*, 2 February 1935: 16; RB 1935–36). Tenders were invited in 1934 ‘for the erection of (8) new flats and conversion of existing premises’. Vivian Taylor Soilleux and Acheson Best Overend designed the building (*Age*, 16 June 1934: 3). The building was named ‘Kennethmont’. Each flat comprised two bedrooms, a living room, kitchen and bathroom, and provided a hot water service (*Argus*, 2 February 1935: 16).
- **280–292 The Avenue** was built in 1939 (BP) following the demolition of a house owned by Ann Jane Hare. In 1939, Hare commissioned LB Pettigrove and H Vivian Taylor & Soilleux to design a block of flats that were ‘designed to give the maximum amount of facility and reduce housework to the minimum’ (Lewis 2011, record 13710; *Age*, 6 June 1939: 8). Each of the eight flats comprised four rooms (RB 1940).

**A single freestanding residence survives from the period:**

- **14 The Avenue**, a single-storey house built c1939. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936) when its large garden was subdivided into two allotments. The allotment directly to the east of Selvetta was further subdivided into three lots in 1937 (LANDATA, CT V6134/F660). The subject allotment was purchased by Joseph George Edmund Carew in 1938, who built a brick house on the site. The stone fence was constructed in 1938. In 1949, it was referred to as ‘Yateley’ (*Age*, 12 May 1949: 2). In a ‘To Let’ advertisement in 1951, the house is described as a ‘period cottage’ with ‘5 rooms ... and garage’ (*Age*, 28 February 1951: 23).

The following aerial images show the development of The Avenue by 1945.



Figure 520. 1945 aerial photograph showing The Avenue between Park Street and Walker Street. (Source: 1945 Melbourne)



Figure 521. 1945 aerial photograph showing The Avenue between Walker Street and its intersection with Mile Lane. (Source: 1945 Melbourne)

### Development: 1945 onwards

During the postwar period, the precinct underwent further development consisting primarily of multi-unit development. This was a development pattern common to other parts of the City of Melbourne and the wider metropolitan area, which occurred in response to the growing population and the popularity of flats. Developments from this period include:

- **92–102 The Avenue**, a block of 38 flats built c1960–64 (BP).
- **248–258 The Avenue, a tower of flats built in 1969.** Ruth Stevenson, the second owner of the original lot, built a 13-room house and garage on the allotment by 1918. The dwelling was demolished and ‘Park Avenue Towers’ built in 1969 (*Age*, 17 April 1971: 46). ‘Park Avenue Towers’ comprised 39 luxury apartments with wall-to-wall carpets, gas central heating, a lift service, a caretaker ‘and all the comforts of modern living’ (*Age*, 17 April 1971: 46).
- **236–246 The Avenue**, a 13-storey tower block of flats built in 1976 known as ‘Park Avenue Towers’. This replaced a 12-room brick house that had been built on the site in 1912, and occupied by Ernest Williams Cox, furniture manufacturer. The property was purchased by Dominion Properties Ltd in 1975.
- **68–78 The Avenue**, a townhouse complex built in 1977. An auction notice promoted the site as presenting ‘the opportunity to purchase a prime site with unlimited potential in a superb location opposite Royal Park’ (*Australian Jewish News*, 13 October 1972: 29).

## PRECINCT DESCRIPTION

### Urban character

The Avenue Precinct is located along The Avenue in Parkville between Park Street and Royal Parade, overlooking Royal Park. It includes all of the properties on the eastern side of the street from No. 12 through to No. 310. The precinct includes Mile Lane, which runs along the rear eastern boundary of the properties. The lane turns to connect to The Avenue at its northern end south of the bridge over the Inner Circle Rail Trail and intersects with The Avenue to the south to create a wedge-shaped grassed reserve. The precinct extends to include the width of The Avenue and abuts the boundary of Royal Park (VHR H2337).

The precinct is distinguished by the gentle arc of The Avenue, which provides unimpeded views to Royal Park. Originally lined with Victorian-era houses and terrace rows, some layered development of the area has occurred, largely because of the subdivision of larger Victorian-era estates, but also through infill development on previously unbuilt land. As a result, the earlier Victorian layer of development is interspersed with buildings dating from the Federation, interwar and postwar periods, as well as some more recent development. Several of the larger properties have been purchased by commercial institutions, resulting in the early subdivision pattern of wide allotments remaining legible. The precinct consists of mostly single and double-storey residential buildings with some later examples of blocks of flats of two or three storeys. The earlier housing stock and later infill development are largely consistent in building heights, setbacks, overall forms and materiality. The exceptions are the three high-rise residential towers near the corner of Levers Street which stand out in the landscape, providing evidence of the postwar layer of development.

The Avenue has concrete gutters along its eastern side with bluestone kerbing abutting a grassed nature strip that is planted with Queensland Brush Box (*Lophostemon confertus*) and an asphalt footpath. This contrasts to the more informal western side of the street, which is open to Royal Park and features a planting belt of mixed species, including prominent mature eucalypt specimens such as River Red Gums (*Eucalyptus camaldulensis*) and Sugar Gums (*Eucalyptus cladocalyx* sp.) .

Three side streets run off The Avenue, including Ievers Street, Walker Street and Leonard Street, which connect to Royal Parade. These streets are wide with the provision for parking down the middle. They have a mix of bluestone and concrete gutters and kerbing, asphalt footpaths, and are planted with semi-mature deciduous and evergreen street trees. The precinct continues along these streets up to the eastern side of Mile Lane. Mile Lane runs along the rear of the properties facing The Avenue and functioned as a service lane to the original houses. Paved in bluestone, the lane is largely straight, returning to meet The Avenue at its northern end along the side boundary of No. 310 and the Inner Circle Rail Trail. Several original or early stable buildings and garages are accessible off this lane. The residential development of the precinct is bookended by the 1888 brick, bluestone and steel bridge over the Inner Circle Rail Trail to the north. To the south, the precinct includes the wedge-shaped grassed reserve that was set aside as part of the original 1868 subdivision.

### Built form: 1868–1901

Due to a strict covenant placed on the land facing The Avenue and Royal Parade at the time of its sale in 1868, each allotment could only be used as a site for one villa residence or a row of two-storey terrace houses. All houses had to face towards the principal road boundary and be constructed of stone or brick. Almost all the houses and terraces built along The Avenue from this period can be described as Italianate in style. The earlier examples tend to be more restrained in their detailing. Those built in the 1880s–90s are more elaborately detailed, demonstrating the exuberance and prosperity of the land boom period in Melbourne. Many of the substantial houses and terrace rows built during this period remain along The Avenue. They are characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows, often with sidelights, and four-panelled front doors with raised ‘cricket-bat’ mouldings.

Extant Victorian-era houses include:




Built form	Address	Build date
Detached single-storey houses	‘Wannaeue’, 182–190 The Avenue	1892
Detached two-storey houses	‘Barbiston’, 156 The Avenue	1873
	‘Carclew’, 116 The Avenue	1874
	44–52 The Avenue	1885
	‘Cumnock’, 160–162 The Avenue	1888–89
Two-storey terrace pairs	24–26 The Avenue	1885
	‘Maudina’ and ‘Yatala’, 192–198 The Avenue	1887 and 1891
Two-storey terrace rows	294–310 The Avenue	1882–85
	38–42 The Avenue	1886

Built form	Address	Build date
	272–278 The Avenue	1888 and 1890

\*Note: 'Selvetta' 22 The Avenue is included on the Victorian Heritage Register (VHR) and is therefore excluded from the precinct.

While many of the terrace rows were speculative, a number of these and the larger freestanding villas were designed by well-known architects practising at the time. These include Norman Hitchcock who designed the substantial terrace row at 294–310 The Avenue; Charles Webb, who designed Cumnock House at 160–162 The Avenue; and Lloyd Tayler, who undertook substantial additions to Barbiston on the corner of The Avenue and Walker Street.

Victorian-era places that are significant to the precinct are shown below. The significant places are highly intact and are either architect-designed and/or exhibit a higher-than-average level of architectural detailing and stylistic refinement.

Place	GML image (2021–22)
<p>Barbiston at 156 The Avenue is a substantial two-storey Italianate style rendered brick villa. Asymmetrical in plan with a double-storey cast-iron return verandah, the house retains its slate hip roof and features three prominent canted bay windows. Typical details of the Italianate style include paired bracketed eaves, moulded stringer courses, minor cornice detail with dentil course, recessed panels and keystone moulds. The house retains its substantial setback off The Avenue with a large central circular garden bed. This garden bed (or one very similar) is shown on the 1899 MMBW plan.</p>	
<p>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 in order 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.</p> <p>No. 310 is of bichrome face brickwork with unpainted render. This would suggest that other houses in the row have been either overpainted or rendered. There is also an inconsistency in the iron work pattern of the</p>	 

**Place**

**GML image (2021–22)**

individual verandahs, suggesting some have been replaced.

24–32 The Avenue are a pair of two storey terrace houses designed in the Victorian Italianate style. Built in 1885 the houses are centrally positioned on a wide allotment providing each terrace with a large side garden to the north and south respectively. Highly intact, with their render finish left unpainted, the pair are fine examples of the Italianate style with a balustraded parapet, bracketed eave, rusticated party walls and applied decorative elements borrowed from classical architecture. No. 26 is distinguished by the retention of its original cast iron palisade fence with substantial cast iron pillars and tessellated front path and verandah



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.



Cumnock at 160–162 The Avenue was built in 1888–89 to a design by architects Charles Webb & Sons for George Howat. Originally sited on a double allotment, the substantial two-storey rendered brick Victorian Italianate style house features an ornate tower with parapet and urns above the front entry, an expansive return double-storey cast-iron verandah, quoining to the building edges, bracketed eaves with cement rosettes, and extant chimneys with Italianate caps and brackets. The cast-iron palisade front and side fence with bluestone plinth appears original and is shown on the 1899 MMBW plan. Although the house has lost much of its original setting and the stable is now on a separate site, it retains its significant corner aspect, making it a landmark house in the precinct.



**Place**

**GML image (2021–22)**

Wannaeue at 182–190 The Avenue was built in 1891 for JW Linacre. Symmetrically arranged, this substantial single-storey brick (rendered) Victorian Italianate style villa features bracketed eaves with rosettes and a highly decorative cast iron verandah that wraps around three sides of the house. The verandah is distinguished by a street-projecting pedimented entrance that is capped with an unusual cast-iron finial. Sitting behind its original cast-iron palisade fence (as shown on the 1899 MMBW plan), the house retains its original garden setting with more recent additions positioned towards the rear of the block. The original red brick stable building, also shown on the 1899 MMBW plan, remains extant in the northeast corner of the allotment, abutting Mile Lane.



192–198 The Avenue comprises a pair of double-fronted terrace houses built in 1887 (No. 192–194) and 1891 (No. 194–198). 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.



Horseshoe Villa at 168–180 The Avenue, was purchased by Ridley College in 1965 and subsequently demolished. The original brick stable building (as shown on the 1903 MMBW plan) remains extant at the rear of the property adjacent to Mile Lane. Constructed on a bluestone base with brick work above and a transverse gable roof, this small out building is a rare surviving example of a building typology that would have been prevalent along the lanes of Parkville




### Built form: 1901–18

Houses built during this period in the precinct generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style.

Characteristics of the style include:

- a picturesque asymmetrical form with complex roofs of intersecting hips and gables, and dormers
- tall red brick chimneys with corbelled brick caps and roughcast render details
- Marseille-pattern terracotta roofs
- red face brick wall surfaces broken up with bands of roughcast render
- gable ends with strap work and rough cast render
- verandahs with turned timber posts, fretwork and frequently splayed corners
- casement windows with Art Nouveau inspired leadlight.

Of the houses built during this period on The Avenue, only one remains and it is significant to the precinct.

Place	GML image (2021–22)
<p>260–270 The Avenue is a substantial two-storey attic bungalow style house built in 1914 by builder Clarence W Timmins. Built of red brick with roughcast render detailing, the house sits beneath a steeply pitched transverse gable roof clad in terracotta tiles. It demonstrates the transition between the Federation style, which was popular between the early 1890s to 1910s, and the Bungalow style, which became more prevalent in the 1920s. Of note is the building’s asymmetrical built form with a picturesque roofline of gable and hip roofs and projecting bay windows with leadlight casement windows. Also contributing to this aesthetic character are a deep verandah included under the main roofline of the house, semi-circular arched entry porch with hipped roof dormer above, paired colonettes, a brick balustrade to the verandah, and red brick chimneys with slab tops and slender terracotta pots.</p>	

### Built form: 1919–45

There was no new development along The Avenue between 1919 and 1937. After the subdivision of the southern garden of Selvetta at 22 The Avenue in 1937, a house was built on the newly formed property at 14 The Avenue, in 1939. The house at 14 The Avenue is contributory to the precinct and displays characteristics of the interwar Old English Revival style. These include an asymmetrical massed form, rendered brick walls, steeply pitched gable roof clad in terracotta shingles, street-facing gable with curved brickwork detailing to the gable ends, tall prominent chimney and six-over-six timber double-hung sash windows. Of note is the stacked stone front fence, which was constructed in 1938. Far more prevalent along the street at this time was the construction of blocks of walk-up flats.

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939: 2). Following this trend, a number of blocks of flats were constructed in Parkville during the 1930s. Along The Avenue, large allotment sizes were favourable for the construction of blocks of flats. Late interwar flats sought inspiration from a diverse range of architectural styles and various design influences were evident in the blocks being built.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural lexicon. Two buildings that reference the Moderne style along The Avenue are significant to the precinct.

Place	GML image (2021–22)
<p>Kennethmont at 104–114 The Avenue was built in 1935 to a design by the prominent architectural practice H Vivian Taylor, Soilleux and Overend. Designed as two separate blocks, one behind the other, each block features projecting wings with a recessed entry, creating a front entry court. Austere in design, the flats exhibit restrained Moderne detailing with large wall planes of smooth render, steel-framed windows with horizontal glazing bars. There is a vertical emphasis to the entry, which incorporates raised integrated lettering that spells out the name of the apartments.</p>	
<p>Brentwood Court at 280–292 The Avenue was built in 1939 to a design by LB Pettigrove and H Vivian Taylor &amp; Soilleux. Built around a recessed central entry court, the flats exhibit typical, if somewhat restrained, characteristics of the interwar Moderne style. These include face brick walls with broad bands of render with raised stripes that emphasise the horizontal, curved windows, and balconies and steel-framed windows with horizontal glazing bars. The block is highly intact and retains its original freestanding letter boxes and rear garaging, one of which has a studio flat above.</p>	

References to the interwar Moderne style can also be seen at ‘Park Manor’, 18–20 The Avenue, which is contributory to the precinct.


### Built form 1945 onwards

Residential development from 1945 to the 1970s consists primarily of blocks of walk-up flats, townhouse developments and residential towers, the development of which resulted in demolition of a number of earlier homes.

Two blocks of walk-up flats were built in the 1960s: 92–102 The Avenue in 1964, and 200–210 The Avenue in 1967. These flats display characteristics that identify them as a distinct vernacular typology of the period, commonly referred to as ‘six packs’. Limited to three or four storeys, early examples of these postwar flats were usually constructed in pale brick (cream or orange) with large, often floor-to-ceiling windows, unadorned wall surfaces, and hip or flat roofs.

An alternate building typology to walk-up flats and freestanding suburban homes emerged in Melbourne in the late 1960s and 1970s. Postwar townhouse developments were characterised by low-scale, simple geometric forms, expansive wall surfaces and the absence of applied decoration. They optimised limited space through the careful planning of interiors and integration of courtyards. These developments were conscious infills within existing streetscapes, responding to them sympathetically in terms of scale, setback, their use of the familiar townhouse typology and, in some cases, their abstract response to the pitched roof forms of earlier residential forms. Their architectural design and detailing, however, remained resolutely modern in expression. Two examples of postwar townhouse developments were built along The Avenue: 68–78 The Avenue, built in 1977 to a design by architect Peter Clarke, and ‘Park Lodge’ at 54–66 The Avenue, built in 1983. Constructed side by side, each complex consists of two rows of double-storey townhouses that face each other across a shared driveway running east–west. Private rear courtyards are provided to each unit.

Of these two developments, 68–78 The Avenue is significant to the precinct.

Place	GML image (2021–22)
<p>68–78 The Avenue is a double-storey townhouse complex built in 1977 to a design by Peter Clarke, a director of the building development company Linkon Projects Pty Ltd. It is a fine example of the low-rise, high-density, multistorey townhouse typology that emerged in the 1960s and 1970s as a housing alternative to the typical suburban house and the high-rise apartment building. It displays characteristics of the Late Modern style through its use of an uncompromising bold geometric form. This represents a break from the rectilinear designs of earlier postwar International Style places.</p>	

From 1960 onwards, the development of larger and taller blocks of flats in the inner suburbs was considered a possible solution for the increased density around the city centre. High-rise residential buildings constructed in the early 1960s became landmarks on the city’s periphery.

Two high-rise apartment buildings were constructed along The Avenue at this time: an eight-storey apartment building on the corner of The Avenue and Ivers Street in 1969, and a 13-storey tower on

the opposite corner in 1976–78. Both buildings were designed by architect Ermin Smrekar. They are landmark buildings within the area and are significant to the precinct.

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**Place**

**GML image (2021–22)**

248–258 The Avenue is an eight-storey postwar Modernist, high-rise apartment building constructed in 1969–70 to a design by architect Ermin Smrekar. The building reflects late 1960s and early 1970s development of the style that was popular at the time, particularly in central Melbourne. 248–258 The Avenue clearly demonstrates typical characteristics of a late 1960s/early 1970s structure, including its contrasting cream-painted horizontal concrete edge beams with the brown brick wall cladding, and its stepped vertical forms, counterpointed by a prominent vertical stack of projecting balconies.



Park Avenue Towers at 236–246 The Avenue is a 13-storey postwar Modernist, high-rise apartment building constructed 1976–78 to a design by architect Ermin Smrekar. It displays distinct characteristics of the Modernist style including simple geometric volumes, lack of ornamentation and extensive use of glass.




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The Avenue also contains several later developments, including:

- ‘Arcadia’ at 224–234 The Avenue, a residential tower built in 1999 to a design by Fender Katsalidis
- 200–210 The Avenue, a four storey block of residential apartments built in 1964, but substantially altered in the 1990s
- 164–166 The Avenue, a three-storey block of contemporary townhouses built c2010
- 80–90 The Avenue, a row of mock Edwardian two-storey townhouses built c1986.

**INTEGRITY**

The precinct overall has a high degree of integrity as an area that has developed over time and yet retains a clear and distinct urban character that is visually cohesive. The street network and subdivision pattern associated with the early subdivision and development of the precinct remains clear and legible. The visual cohesion of the precinct is achieved through a general consistency in building heights, setbacks, built form compatibility, similar patterns of fenestration, and a cohesive material palette that is expressed with relative consistency across buildings of different historical eras and architectural styles. This is strengthened by the oblique views that are possible across sites so

that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. Most buildings in the precinct remain true to their original design intent.

The early Victorian and Federation layers of development remain clearly legible within the precinct, not only through the disproportionately large number of architecturally notable places, but also through the retention of the original rhythm of the 1868 subdivision with its large allotment sizes facing Royal Park.

The precinct contains a number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner-city Melbourne. Despite their greater site coverage and more intensive development of individual allotments, the buildings themselves sit comfortably side by side with earlier development due to their compatible scale, form and materiality. The exception to this is the two apartment towers on the corner of Levers Street, which are visual landmarks in the area. Overall, and across all periods of development, the precinct exhibits a high architectural quality with the work of a number of high-profile architects represented in the precinct.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered. Recent buildings have generally been carefully designed to respect the form, scale and materiality of their neighbours and do not unduly detract from the integrity of the streetscapes.

## **COMPARATIVE ANALYSIS**

Since the 1836 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne, Carlton, North Melbourne, West Melbourne and South Yarra. Residential development in Parkville around Royal Park (reserved in 1859) was slightly later, beginning around 1870.

Outside the central city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development in the city of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. As a result, Melbourne was developed with large areas of public parklands, including an inner ring of gardens (Fitzroy Gardens, Treasury Gardens, Parliament Gardens, Alexandra Gardens, the Domain and the Royal Botanic Gardens), and an outer ring (Yarra parklands, Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, university, hospitals, benevolent institutions etc.) defined the boundaries of distinctive suburban development in each of Melbourne's early suburbs.

Today, many historical streetscapes and building stock in these old suburbs in the City of Melbourne are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside of these precincts, there are a number of smaller precinct areas within

the City of Melbourne that represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne. The subject precinct can be compared with the following precincts on the City of Melbourne's HO.

#### *HO2 East Melbourne Precinct*

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries, and Wellington Parade bisecting the precinct. Central medians with plantings are common throughout the precinct. With its relatively large allotments and elevated position, the area attracted affluent residents. Victorian-era development predominates in the precinct, though there are some examples of later construction through to the interwar period. The precinct is principally residential in character, and renowned for its high quality of historical dwellings and proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is within the precinct.

#### *HO6 South Yarra Precinct*

Since the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. Most importantly, the HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. From the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flats continued into the postwar period. This layering of development has resulted in the area having a richly variegated architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt or bluestone footpaths, enhance the precinct's character.

#### *Pasley Street and Park Place Precinct (South Yarra)*

The Pasley Street and Park Place Precinct is historically significant for its representation of the early subdivision pattern that resulted from an 1865 sale of Crown land, which was the last Crown land released for sale in the City of Melbourne. The historical development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne. After slow development in the 1870s, the Pasley Street pocket saw intensive building during the boom period of the 1880s and the beginning of the 1890s until the Depression from 1892. Following economic recovery in the early twentieth century, the vacant land remaining in the Park Place pocket was taken up for further residential development. Throughout the interwar and postwar period, a number of houses and blocks of flats were built on new allotments, representing subdivided former gardens of Victorian-era properties, or replacing earlier houses. The views and vistas into and out of Fawkner

Park to the residential areas and along Pasley Street are some of the important elements of the precinct.

## **Discussion**

Commencing its development from the late 1860s and early 1870s, and with its close proximity to public parkland, The Avenue Precinct is directly comparable with certain areas of HO2 East Melbourne Precinct and HO6 South Yarra Precinct.

In HO2, the terraced two-storey houses with views into the public reserves, especially in Gipps Street and Simpson Street, form a close comparison with the park-fronting two-storey houses and terrace rows along The Avenue. In comparison, the northern end of Powlett Street in East Melbourne has a more diverse mix of housing, predominantly from the Victorian era, and ranging from single-storey cottages to relatively substantial two-storey houses.

In HO6, the single-sided section of Toorak Road fronting Fawkner Park is generally comparable with the subject precinct for its consistent Victorian to Federation streetscape of freestanding and terraced houses interspersed with some interwar and postwar flat development. While the scale of many of these houses is consistent with those of The Avenue, the larger allotment sizes of The Avenue provide for more generous landscape settings for the houses.

The Avenue Precinct is also comparable to Pasley Street and Park Place Precinct in South Yarra, particularly the row of houses that front Fawkner Park along Pasley Street and Park Place. Developed from 1865, the Pasley Street and Park Place Precinct demonstrates a similar historical development pattern to The Avenue, having initially (and controversially) been subdivided off from land set aside for public parkland. Both precincts have developed a diverse building stock across different eras in a concentrated area that represents the key phases of residential development in the City of Melbourne. Despite this diversity, uniformity across both precincts is evident through a consistency in building heights, setbacks, overall forms, pattern of fenestration and materiality. This is strengthened by the views and vistas into and out of Fawkner Park in the case of Pasley Street and Park Place, and Royal Park for The Avenue.

The historical socioeconomic background of The Avenue Precinct is the most comparable with the HO2 East Melbourne Precinct and HO6 South Yarra Precinct. Each of these areas attracted more affluent residents, such as professionals as well as merchants and wealthy speculators. As a result, each of these precincts saw a high concentration of work by notable architects and the visible influence of wealth and privilege in the development of the area. This is reflected in the original allotment sizes, the pattern of which has been maintained, allowing for large landscape garden settings that overlook parkland in a prestigious location close to the city.

Overall, like other HO precincts in the City of Melbourne, The Avenue Precinct comprises a cohesive streetscape in terms of scale, allotment size and architectural style, having been principally developed in the Victorian and Federation periods. The precinct also demonstrates a cross-section of development, as it includes some later examples from the interwar and postwar periods, representing the changing urban landscape seen in much of inner-city Melbourne.

## ASSESSMENT AGAINST CRITERIA

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### 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).

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### CRITERION C

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

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### CRITERION D

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

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### 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)

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### 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).

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### CRITERION H

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

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## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct

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

## Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
105534	Leonard Street	36–54	Kenley Close	Contributory (36–38 The Avenue) Non-contributory (remainder of site)	Significant
110940	The Avenue	8	Clunies Ross Reserve	Non-contributory	-
100633	The Avenue	10–12	Chuzzlewit	Contributory	Significant
100632	The Avenue	14	Yateley	Contributory	Significant
100631	The Avenue	16		Contributory	Significant
100630	The Avenue	18–20	Park Manor	Contributory	Significant
100628	The Avenue	24–26	Lyndale	Significant	Significant
100627	The Avenue	28–32	Sorella	Significant	Significant
100626	The Avenue	40	St Finbar	Contributory	Significant
100625	The Avenue	42	St Finbar	Contributory	Significant
100624	The Avenue	44–52	Whitley College	Contributory	Significant
100623	The Avenue	54–66	Park Lodge	Contributory	-
100622	The Avenue	68–78		Significant	-
100621	The Avenue	80–90		Non-contributory	-
100620	The Avenue	92–102		Contributory	-
100619	The Avenue	104–114	Kennethwood	Significant	-
100618	The Avenue	116–156	Treacy Conference Centre	Significant (156 The Avenue) Contributory (116 The Avenue)	Significant (applies to both buildings)
626394	The Avenue	160–162	Cumnock House	Significant	Significant (applies to both frontages)
619579	The Avenue	164–166A	Ridley Terraces	Non-contributory	-
100617	The Avenue	168–180		Significant (Stable building facing Mile Lane) Contributory (Low stone fence)	-

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
				along The Avenue frontage) Non-contributory (Remainder of site)	
100616	The Avenue	182–190	Wannaeeue	Significant	Significant
100615	The Avenue	192–198		Significant	Significant
100614	The Avenue	200–210		Non-contributory	-
100613	The Avenue	212–222		Contributory	-
100612	The Avenue	224–234	Arcadia	Non-contributory	-
100611	The Avenue	236–246	Park Avenue Towers	Significant	Significant
100610	The Avenue	248–258		Significant	Significant
100609	The Avenue	260–270		Significant	Significant
100608	The Avenue	272	Oxford	Significant	Significant
100607	The Avenue	274	Chelsea	Significant	Significant
100606	The Avenue	276	Pimlico	Significant	Significant
100605	The Avenue	278	Cambridge	Significant	Significant
100604	The Avenue	280–292	Brentwood Court	Significant	Significant
100603	The Avenue	294		Significant	Significant
100602	The Avenue	296		Significant	Significant
100601	The Avenue	298		Significant	Significant
100600	The Avenue	300		Significant	Significant
100599	The Avenue	302		Significant	Significant
100598	The Avenue	304		Significant	Significant
100597	The Avenue	306		Significant	Significant
100596	The Avenue	308		Significant	Significant
100595	The Avenue	310	Carinya	Significant	Significant
NA	The Avenue	Railway Bridge	Railway Bridge	Contributory	-
632827	Walker Street	30		Contributory	-

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## **PREVIOUS STUDIES**

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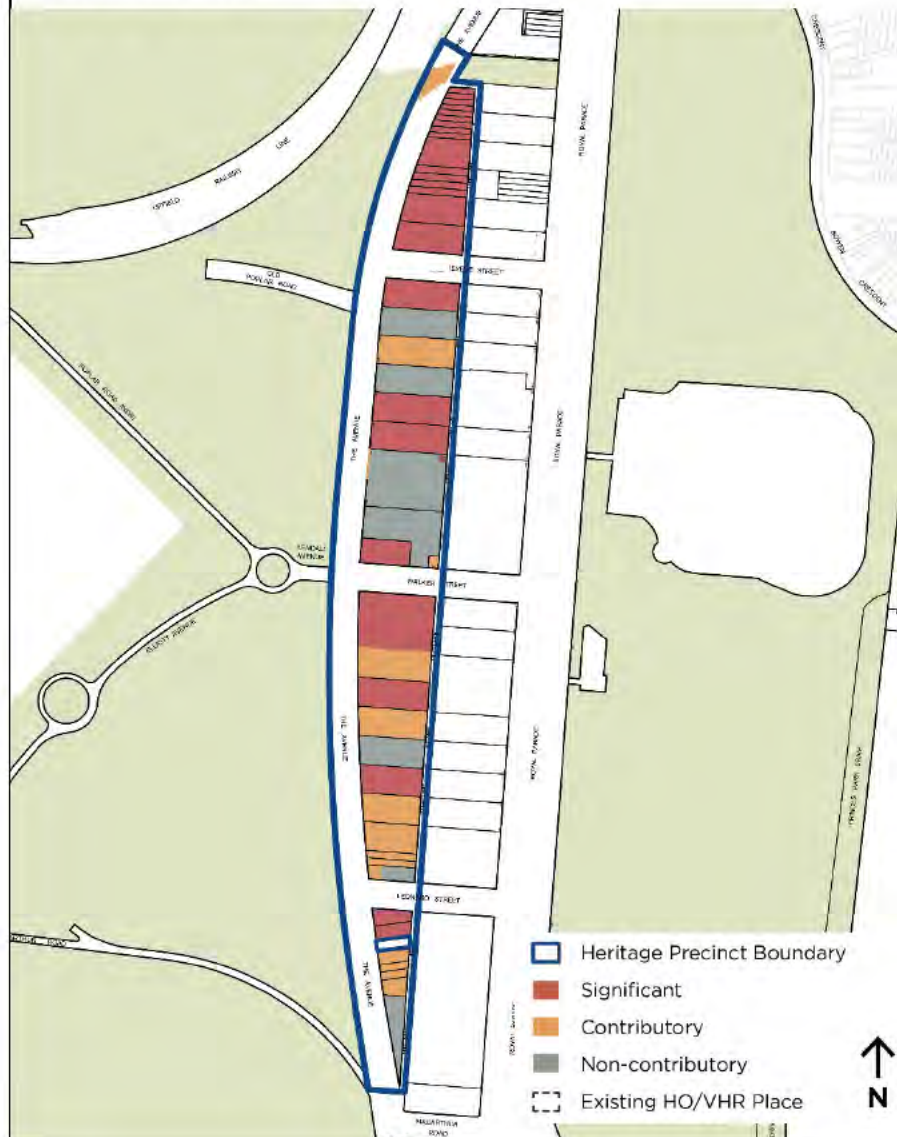
<b>Parkville Historic Area Study 1979</b> <b>(Jacobs, Lewis, Vines Architects and</b> <b>Conservation Planners),</b> <b>Building Identification Forms 1985</b> <b>(Gould M Architects),</b> <b>Parkville Conservation Study 1985</b> <b>(Nigel Lewis and Associates)</b>	Ungraded
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## STATEMENT OF SIGNIFICANCE: The Avenue Precinct

Heritage Place: The Avenue Precinct

PS ref no: HO1433



### What is significant?

The Avenue Precinct, including 36–54 Leonard Street, 8–20, 24–310 The Avenue, 30 Walker Street and Railway Bridge, Parkville developed from 1868 to 1983, is significant.

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

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) of slate, corrugated iron or terracotta tiles and intact early chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, early iron palisade fences on stone plinths and early timber picket fences

- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes
- the external form of post-1945 buildings (with varying heights), which typically have: masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistically consistent detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, the setbacks of park-fronting properties, Mile Lane, the brick, bluestone and steel railway bridge on The Avenue that crosses the Inner Circle Rail Trail, and the views to and from Royal Park
- public space elements, including the street trees, width and shape of the asphalted footpaths and bluestone gutters in The Avenue and the bluestone paving and open central drainage line of Mile Lane
- early fences and landscaping contribute to the significance of the precinct
- early stable/outbuildings, garages and outdoor toilets (including openings for the collection of nightsoil) at 292, 260–270, 182–190, 172, 116–156 (corner Mile Lane and Walker Street), 14 The Avenue and 30 Walker Street (corner Mile Lane), also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1984 developments and other extensively altered properties are not significant.

How it is significant?

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The Avenue Precinct, Parkville, is of local historical and aesthetic significance to the City of Melbourne.

Why it is significant?

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The Avenue Precinct in Parkville is of historical significance as part of a residential subdivision of land that was formerly part of Royal Park. 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. The curve of The Avenue follows a former pathway or carriage drive within Royal Park. Designed for middle-class housing, the subdivision provided large blocks with frontages to both Royal Parade and The Avenue. Reducing the area of public parkland to enable residential development of the eastern strip of Royal Park drew strong public opposition. This was an important factor in the imposition of strict building regulations, which were likely partly an attempt to compensate for the loss of public space. A restrictive covenant on allotments specified the construction of specified villas and terrace houses in stone or brick, thereby to an extent determining the built form characteristics of early houses built in the precinct. This strict development code, and the relatively complete take-up of the blocks for housing by c1910, resulted in a unified residential strip on The Avenue of high-quality homes on large allotments, dating largely to the period 1873–1900. Many

residences were designed by architects including Norman Hitchcock, Lloyd Tayler, and Charles Webb & Sons. Many original Victorian-era residences have been retained, although several have subsequently been altered and some have had their original holdings reduced. Mile Lane, a bluestone laneway which runs between the two roads, also survives; this provided access to the night soil man and rear access to stables, coach houses and early outbuildings including evidence of previous night soil collection points where extant. A number of residences have been adapted for other uses, particularly for educational and religious purposes. (Criterion A)

The Avenue Precinct in Parkville is of historical significance for its interwar and postwar residential development. This occurred as a response to the demand for higher-density housing in the City of Melbourne and was facilitated by the large building allotments available in the precinct and responded to the demands for housing close to the University of Melbourne and the hospitals. Consistent with the earlier development of The Avenue, this later phase involved high-quality, architect-designed development that took advantage of available views over Royal Park. This included several blocks of flats built in the mid to late 1930s, and two high-rise towers built to the design of architect Ermin Smrekar. (Criterion A)

The Avenue Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1870s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, two to four storey height, uniform setbacks that generally follow the curve of The Avenue, materiality (predominantly brick), and a pattern of fenestration that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include the gentle curve of The Avenue that follows an early carriage drive of Royal Park, mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and the bluestone-paved Mile Lane. Residential development is bookended by the 1888 brick, bluestone and steel rail bridge at its northern end and by a wedge-shaped landscape reserve set aside as part of the original 1868 subdivision. Throughout the precinct, oblique views are possible due to the generous side and front setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands, being bounded by Royal Park to its west. (Criterion E)

Aesthetically, the mixed-era precinct is significant for its high concentration of refined architect-designed buildings from across all development periods. This diverse building stock ranges from substantial single and two-storey Victorian Italianate villas and terrace rows, luxury interwar and postwar blocks of flats and townhouses, and postwar high-rise apartments. This, coupled with the general high quality of architectural design and materiality across the precinct, provides an unusually rich aesthetic quality to the precinct. (Criterion E)

Primary source

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Parkville Heritage Review 2023 (GML Heritage)

<b>SITE NAME:</b>	West Parkville Precinct
<b>STREET ADDRESS:</b>	2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road, 1–39 Manningham Street and 1–29 Southgate Street
<b>PROPERTY ID:</b>	See the Precinct Category Schedule



<b>SURVEY DATE:</b>	January 2022	<b>SURVEY BY:</b>	GML Heritage
<b>PLACE TYPE:</b>	Heritage Precinct	<b>EXISTING HERITAGE OVERLAY:</b>	HO4, HO308, HO310, HO313
<b>PROPOSED CATEGORY:</b>	Refer to schedule	<b>FORMER GRADE / CATEGORY:</b>	Various
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Refer to history	<b>BUILDER:</b>	Refer to history

<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940)	<b>DATE OF CREATION / MAJOR CONSTRUCTION</b>	1860s–1940s
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## THEMES

<b>ABORIGINAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
N/A	N/A
<b>HISTORICAL THEMES:</b>	<b>DOMINANT SUB-THEMES:</b>
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 a Heritage Precinct.

**Extent of overlay:** Refer to map

## SUMMARY

The West Parkville Precinct, including, 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville Precinct derives from the earliest residential subdivision in Parkville, as the area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road, taking in part of North Melbourne. West Parkville developed as a predominantly working-class area, whose residences were associated with the industries and services situated along Flemington Road. As such, the housing stock is characteristically modest in terms of scale and detailing, and reflects an eclectic range of architectural styles from the Victorian period through to the interwar period. Despite this diversity, uniformity is achieved through a consistency in building heights, setbacks, overall forms, pattern of fenestration and materiality.

## 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.

## PRECINCT HISTORY

### West Parkville Precinct

The West Parkville Precinct occupies the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin.

The West Parkville Precinct encompasses lots 1–2 in Section 99 and lots 1–12 Section 97 at Flemington, Parish of Jika Jika, as outlined in red on the 1866 subdivision plan (Figure 2).

Originally part of the larger Royal Park public reserve, this small residential pocket in West Parkville had been intended for development since the mid-1850s, when it was part of the area briefly referred to as 'Parkside'. This short-lived locality took in the small area of West Parkville as well as the western side of Flemington Road (now North Melbourne). Manningham Street and Church Street were marked out by 1855, as was a reserve for an Anglican Church (see Figure 522) (Kearney 1855). A timber church was constructed on the site in 1854, which was used for worship, and also for the purpose of a day school and Sunday school (*Herald*, 18 December 1916: 3). The church reserve, comprising three separate lots in Section 98, and adjoining the western edge of Royal Park, was not formally reserved until 1868 (*VGG*, 4 February 1868: 321).

Southgate Street, which runs along the southern end of this area, originated as an entrance road to Southgate Lodge, which was situated at the 'South Gate' of Royal Park. This was in existence by the late 1850s and was one of several gate lodges established at the main entrances to Royal Park. When the explorers Burke and Wills departed Royal Park on their ill-fated expedition in 1860, they left 'by the south gate' where they turned into Flemington Road to travel northward.

'Alterations' to the streets in this area were made in 1857 (*VGG*, 9 April 1857), although no further development appears to have proceeded at this time.



Figure 522. James Kearney, Map of Melbourne and Suburbs, 1855. (Source: State Library Victoria, Record ID 997869963607636)

Development of the area progressed in 1866 with the subdivision of an area of Crown land that was bordered by Royal Park, the Moonee Ponds Creek and Flemington Road. This area, which lay between two creeks that flowed west to the Moonee Ponds Creek, was noted as low-lying and subject to flooding. The sale of 32 suburban lots, ranging in size from 27 perches to 2 acres 1 rood, was advertised for sale on 27 December 1866 (Figure 523). The allotments fronted Flemington Road, Southgate Street, Manningham Street and Church Street.



Figure 523. Allotments at Flemington, Parish of Jika Jika, surveyed by John Hardy, Assistant Surveyor, Department of Crown Lands and Survey, November 1866. (Source: State Library Victoria, Record ID 9919018263607636)



The first houses in the area to be listed in the Sands and McDougall Directory appeared in 1874 in 'Flemington Street', presumably Flemington Road (S&McD 1874). By 1880, few of the original purchasers retained their landholdings, with the exception of Hugh Peck, J McDonald and GM Hardess. There was a high turnover of owners in the first decade following subdivision.

The strict building regulations that applied in South Parkville do not appear to have been imposed in West Parkville, initially at least, as some of the early houses in the precinct were weatherboard (*Argus*, 10 November 1881: 2; *Age*, 13 January 1894: 17).

The early houses built in the precinct in the 1870s were mixed with no single building form predominating. Cottages and villas sat alongside terraces, with most of the buildings constructed being single-storey. There were a few villa residences, such as the seven-room home on two acres of land in Manningham Street.

In line with the broader pattern of development across Melbourne, the boom period of the late 1880s saw increased building activity in West Parkville, and it is likely that this was the most active building period in the area. In 1887, the notable Melbourne architect John Beswicke invited tenders to build a row of five brick cottages (Trove 1887). Situated on the south side of the street, these are small single-fronted cottages built in a stepped arrangement to fit the slope of the street.

Amenity in the area was improved in the 1880s with the addition of paved bluestone laneways, which were formed in 1887 (Trove 1887).

The Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, dated 1903, shows substantial development of West Parkville (Figure 525). Houses occupied modestly sized blocks and were largely single-storey.



Figure 525. MMBW Detail Plan No. 1143, City of Melbourne, 1903. (Source: State Library Victoria with GML overlay)

At least up until the Second World War, the social demographic of the area was predominantly working-class with some lower middle-class households. A range of occupations were represented among residents in the early twentieth century that included factory hands, carters and stablemen. Cottages rather than villas predominated. An exception was Southgate Villa at the north end of Church Street.

There was also strong building activity in the early 1900s, and a number of houses were built according to the Federation Queen Anne style. It is likely that some of these houses were architect designed. Unlike the large Federation houses on the east and south side of Parkville, these were smaller and accommodated within smaller allotments. There was some development also in the interwar period when new homes were built on relatively narrow blocks. It is likely that during the early 1900s and into the interwar period, new homes replaced the smaller timber houses that had been constructed in the 1870s.

In the postwar period, several blocks of flats were built in West Parkville. Some of these replaced older homes such as 'Southgate' at 2 Manningham Street, which was advertised for sale in 1950 (*Argus*, 10 May 1950: 13).

## PRECINCT DESCRIPTION

### Urban character

The West Parkville Precinct is located on the north side of Flemington Road, and is bounded by Manningham Street to the north and Southgate Street to the east (fronting Royal Park). To the west, the precinct borders the Upfield Railway Line Reserve. Church Street runs east–west through the precinct, connecting Flemington Road and Manningham Street.



Figure 526. Aerial image of the West Parkville Precinct. (Source: Nearmap, 2023)

Emu Lane runs parallel with Church Street to the east, and is accessed via Flemington Road and Manningham Street. To the west, the L-shaped Plover Lane traces the rear boundary of the houses fronting Church Street, and is accessed via Church Street and Manningham Street.

The topography of the area is mostly flat, but the land slopes down to the south along Church Street from Manningham Street to Flemington Road, and gradually down Southgate Street to the south of Flemington Road.

The precinct is distinguished by streets of varying widths and reflects a relatively uniform subdivision pattern. Allotment sizes are generally consistent, although corner properties within the precinct are typically more compact. The precinct consists of mostly single-storey residential buildings of different historical eras and architectural styles. It also contains some blocks of flats of two or three storeys from the late 1960s–70s. The earlier housing stock is largely consistent in terms of scale, setback and materiality, with some properties on Flemington Road and Manningham Street having a slightly deeper setback.

All streets have bluestone kerbing (sawn) and guttering (pitcher) (of varying widths), and asphalt footpaths. A narrow, grassed nature strip lines Flemington Road, which is planted with mature, largely deciduous trees. Bluestone-edged garden beds line Southgate Street, and these feature ornamental plantings and young native trees. Throughout the remainder of the precinct, street plantings are varied, ranging from young to mature deciduous and evergreen trees. These are generally planted along the asphalt footpaths.

### **Built form: 1860–1901**

The precinct comprises a range of Victorian housing including detached, semi-detached and row houses. These are mostly of brick construction with some timber examples. The houses from this period can be described as Italianate in style and are mostly single-storey, with one double-storey example at 76 Flemington Road. Common features of the Victorian Italianate style in this precinct include masonry construction (face brickwork or with a rendered finish), slate hipped roof forms, verandahs with ironwork, brick chimneys with decorative detailing (cement render or corbelling), windows with timber-framed double-hung sashes, and a varying degree of Italianate style ornamentation and rendered detailing. New front garden layouts and front fences are the changes commonly observed in the properties in this precinct.

Buildings from this period are contributory to the precinct as they are highly typical examples of the Victorian Italianate style residential architecture. There are some grander-scaled examples; however, these display varying degrees of change.

Substantial detached houses of note within the precinct include 21–25 Church Street (c1875), 80–84 Flemington Road (c1885) and 27–31 Manningham Street (c1890). These houses are all asymmetrical in form and feature a prominent projecting bay with canted windows (Figure 527 and Figure 528). The setting of 80–84 Flemington Road is somewhat diminished by the addition of double-storey flats to the east side of the property, which were constructed in 1945.



Figure 527. 21–25 Church Street. (Source: GML, 2022)



Figure 528. 80–84 Flemington Road. (Source: GML, 2022)

Other more modest single-storey houses are found within the precinct. Although built as freestanding houses, these are often built to the property boundaries and now have neighbouring houses abutting their side walls. Examples of this type are located at:

- 35 Manningham Street (c1885), single-storey house of brick construction, addressing both Church and Manningham streets
- 32 Church Street (c1870–90), single-storey house of brick construction, with projecting front room
- 10–12 Church Street (c1880), double-fronted house of brick construction, with bichromatic pattern detail
- 18–20 Church Street (c1885), double-fronted house of brick construction, with bichromatic pattern detail
- 13 Southgate Street, (c1870–90), double-fronted house of brick construction
- 122–124 Flemington Road (c1870–90), double-fronted house of brick construction.



Figure 529. 10–12 Church Street. (Source: GML, 2022)



Figure 530. 32 Church Street. (Source: GML, 2022)

Throughout the precinct there are examples of semi-detached pairs and terrace row houses, including a prominent row of five houses at 22–30 Church Street (c1875). Other semi-detached pairs and row houses include:

- 14 and 16 Church Street (Figure 532) (c1885), single-storey semi-detached pair of brick construction
- 9 Church Street (c1870–90), single-storey row house of brick construction
- 'Ormond', 17 Church Street (c1885), single-storey row house of timber construction
- 'Ethel Cottage', 19 Church Street (c1885), single-storey row house of brick construction
- 1 and 3 Manningham Street (c1890), single-storey semi-detached pair of brick construction
- 'Anchorage', 74 Flemington Road (c1895), single-storey row house of brick construction, featuring prominent parapet
- 'Glendenning', 76 Flemington Road (c1895), double-storey row house of brick construction, featuring prominent parapet
- 'Mooranda', 78 Flemington Road (Figure 531) (c1890), single-storey row house of brick construction, featuring prominent parapet.



Figure 531. 78 Flemington Road. (Source: GML, 2022)



Figure 532. View of 16 Church Street and partial view of 14 Church Street (right). (Source: GML, 2022)

### Built form: 1901–18


During the Federation period, further development occurred where building allotments were still vacant after the turn of the twentieth century. Examples from this period are mostly single-storey, detached houses that reflect the influence of the Federation Queen Anne style. Characteristics of the style in evidence include: a picturesque asymmetrical form with complex composite hip and gable roofs, sometimes including dormers; tall chimneys; face red brick walls; render detailing; gable ends with strap work and rough-cast render; verandahs with turned timber posts and fretwork; and some examples of splayed corners and casement windows with Art Nouveau inspired leadlighting. The

Federation Queen Anne houses within the precinct are unusual in comparison to other examples from this period in the City of Melbourne for their use of slate rather than terracotta roof cladding.

Federation houses in West Parkville are typically more modest and occupy smaller blocks than some of the more opulent examples seen in South Parkville, The Avenue and Royal Parade.

Places that are significant to the precinct constructed between 1901 and 1918 and which reflect the influence of the Federation Queen Anne style in the precinct are as follows.

Place	GML image (2022)
<p>1–7 Church Street, built c1903, occupies a prominent position at the corner of Church Street and Flemington Road. The substantial single-storey, red brick house occupies a compact site. It is set beneath a complex roof form, with a prominent decorative gable addressing Flemington Road. Its corner location is emphasised by the splayed verandah and zero setback to the street corner.</p>	
<p>Built c1905, 'Monaro', at 1–9 Southgate Street, occupies a prominent position at the corner of Southgate Street and Flemington Road. The front elevation has a strong symmetrical composition that is unusual for the Federation Queen Anne style. It has refined decorative detailing, including features such as prominent street-facing gables with ornate fretwork and barge boards, below which there are decorative mouldings to the rough-cast render, and a circular moulded motif at the centre of the face brickwork. Other decorative details include a central double chimney, and a single side chimney, with terracotta pots decorated with projecting angled motifs, leadlight windows, and a decorative rendered canopy at the Southgate Street entrance that incorporates the house name in Art Nouveau style lettering.</p>	
<p>Built c1913, 21–25 Manningham Street is a substantial single-storey red brick house with a generous garden setback. It reflects characteristics typical of the Federation Queen Anne style including asymmetrical form, a complex composite hipped and gable slate roof, terracotta ridge capping, decorative timber detailing to the gables, leadlight windows and prominent red brick chimneys with terracotta pots. The place is noteworthy for its front return verandah that features highly ornate and intricate timber fretwork and frieze detailing.</p>	

Place	GML image (2022)
<p>126 Flemington Road, built c1913, features a strong symmetrical composition which is unusual for the Federation Queen Anne style. It is set beneath a hipped slate roof with a gablet. The house reflects key characteristics of the style, including red brick construction, timber double-hung sash windows, decorative terracotta ridge capping and a prominent tall chimney. The house is notable for its ornate front verandah, which is unusual for the use of timber and iron, and features a tall central gablet. The cast-iron front fence is also of note.</p>	

Contributory buildings in this precinct are either highly typical examples of Federation architecture or display varying degrees of change. They include the following places:

- Built c1904, 39 Manningham Street, like 1–7 Church Street, occupies a prominent position at the corner of Manningham Street and Church Street. Similarly, the place has been designed within a compact allotment, featuring a complex roof form and decorative elements typical of the style. The interwar infill addition at the Church Street elevation somewhat diminishes the integrity of the house.
- 11–15 Church Street, built c1905, is a relatively late example of the Victorian Italianate style with some Federation design elements. The single-storey house is of brick construction with a bichromatic brickwork pattern, symmetrical form and slate hipped roof. The ornate cast-iron fence is a recent addition.
- 72 Flemington Road, built c1913, is a simple row house that features style elements typical of the Federation period.
- ‘Ahaura’, 25–29 Southgate Street (Figure 533), built c1909, is a substantial single-storey, red brick house that reflects the characteristics typical of the Federation Queen Anne style.
- 6–8 Church Street (Figure 534), built in 1918–19, is distinguished as the only timber weatherboard residence constructed during this period. Set beneath a prominent asymmetrical roof form with prominent street-facing gable, the house reflects characteristics typical of the Federation period, and is reserved in terms of its detailing.



Figure 533. 25–29 Southgate Street. (Source: GML, 2022)



Figure 534. 6–8 Church Street. (Source: GML, 2022)

**Built form: 1919–39**

Almost all building parcels in the precinct were developed by the Federation period, with limited additions made after 1919. Examples from the interwar period are mostly single-storey residences, with some examples of double-storey residences and flats. Most reflect an austere, interwar vernacular style, although some contributory places reflect popular architectural styles of the period, including:

- 98 and 98A Flemington Road (Figure 535), built c1920, are a pair of single-storey houses, with space for a garage below the house. Built to appear as a single house, they reflect characteristics of the Spanish Mission style, including a hipped tile roof, textured render walls with decorative brick detailing, and a triple arched portico with prominent curved stairs.
- 130–132 Flemington Road (Figure 536), built in 1938, is a single-storey house and reflects characteristics of the Old English style, including an asymmetrical form, high-pitched gable roof with terracotta tiles, clinker brick detailing and prominent tall chimney.



Figure 535. 98 and 98A Flemington Road. (Source: GML, 2022)



Figure 536. 130–132 Flemington Road. (Source: GML, 2022)

Other contributory buildings in the precinct are highly typical interwar residential examples, including:

- 'Marion', 2–4 Church Street and 100–102 Flemington Road (Figure 537 and Figure 538) (c1918–19), built as separate, single-storey residences, these houses occupy a compact allotment at the corner of Church Street and Flemington Road. The former reflects a typical austere, interwar vernacular style, while the latter reflects characteristics typical of interwar Californian Bungalows, including a prominent street-facing gable.
- 72A Flemington Road (c1926) is a row house built to reflect the form and design of the c1913 row house at 72 Flemington Road.
- 128 Flemington Road (c1926) is a single-storey brick house that is an example of austere, interwar vernacular architecture.
- 80–84 Flemington Road (c1945) is a block of double-storey flats attached to the east side of the c1885 house at 80 Flemington Road.



Figure 537. 2–4 Church Street. (Source: GML, 2022)



Figure 538. 100–102 Flemington Road. (Source: GML, 2022)

### **Built form: 1945 onwards**

The precinct saw some development from 1945 onwards. Examples of development from the postwar (1945–1970s) era include:

- 15–19 Southgate Street (c1959), which is a double-storey residence that reflects Modernist design elements—including a flat roof, box-like form and expansive glazing with timber mullions.
- 86–94 Flemington Road (1960), which is a double-storey motel building.

Into the late 1960s and 1970s, there were several multistorey flat developments, including those at 15 Manningham Street (1966), 5–11 Manningham Street (1970) and 96 Flemington Road (1976). Most of these developments replaced existing residences (MMBW 1903; RB 1918–1935).

In 1980, a new brick residence replaced the existing Victorian cottage at 86 Flemington Road (BP 51547).

### **INTEGRITY**

The precinct overall has high integrity as a residential area that reflects a number of phases of development over time.

Despite the layered development of the precinct, it retains a clear and distinct urban character that is visually cohesive. This is achieved through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. This is expressed across buildings of different historical eras

and architectural styles, with most buildings remaining true to their original design intent. This visual consistency is strengthened by the precinct's public realm elements, which include street tree plantings, bluestone kerbs and guttering, and asphalt footpaths.

Within the precinct, the buildings fronting Church Street have a particularly high integrity, where there is no infill development, and the street retains developments from the Victorian era through to the interwar period.

The precinct contains a number of postwar residential flats along Flemington Road and Manningham Street. Parkville, and the City of Melbourne more broadly, saw a rise in the development of flats in the interwar and postwar periods, which occurred as a response to the demand for higher-density housing. However, these examples in West Parkville are not architect designed or of high quality, in comparison to other examples in Parkville. Furthermore, the overall form and scale of these developments is not compatible with the precinct, and does serve to somewhat diminish the integrity of the precinct in these areas.

Alterations to individual properties are generally minor, with the most frequent being alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered.

## **COMPARATIVE ANALYSIS**

Since the 1836–37 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne and Jolimont, Carlton, North Melbourne, West Melbourne and South Yarra. Residential development in Parkville around Royal Park (formally reserved in 1854) was slightly later, beginning around 1870.

Today, many historical streetscapes and building stock are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside these precincts there are a number of smaller precinct areas within the City of Melbourne that represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne.

Within Parkville, The Avenue Precinct and the South Parkville Precinct (reviewed as part of the Parkville Heritage Review) are comparable with the West Parkville Precinct as residential areas that were developed within land excised from Royal Park. However, the subject precinct is distinguished as a relatively small residential pocket intended for development since the mid-1850s, when it was part of the area briefly referred to as 'Parkside'. This short-lived locality took in West Parkville as well as the western side of Flemington Road (now North Melbourne). As a result, the West Parkville Precinct shares a historical socioeconomic background that more closely aligns with the development of North Melbourne, which was predominantly a working-class area. This is distinguished from The Avenue and Parkville South, which were more affluent as middle-class neighbourhoods.

Furthermore, unlike these areas in Parkville, West Parkville appears to have been subject to less stringent building regulations that dictated buildings were to be constructed of brick or stone. This is

evidenced by the number of timber houses constructed in the West Parkville Precinct, particularly from the Victorian and Federation periods.

The subject precinct can be compared with the following precincts on the City of Melbourne's Schedule to the Heritage Overlay.

*North Melbourne and West Melbourne (HO3 reviewed as part of the North Melbourne Heritage Review, City of Melbourne)*

The North and West Melbourne Precinct is predominantly a Victorian-era precinct associated with the nineteenth-century expansion of Melbourne to its north and west. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the northwest. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. The working-class history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically diverse development, including the proximity of houses to commercial, manufacturing and industrial buildings, nineteenth-century corner shops and hotels, and churches and schools.

*South Yarra Precinct (HO6 reviewed as part of the South Yarra Heritage Review, City of Melbourne)*

From the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. The HO6 precinct is historically layered, reflecting development from the Victorian period through to the postwar period. The precinct contains excellent examples of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. Beginning in the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The enthusiasm for building flats continued into the postwar period. This layering of development has resulted in the area having a rich combined architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbing and guttering, asphalt footpaths and bluestone lanes, enhance the precinct's character.

*Pasley Street and Park Place Precinct, South Yarra (reviewed as part of the South Yarra Heritage Review, City of Melbourne)*

The Pasley Street and Park Place Precinct was developed from 1865 following the Crown land sale of the strip along the western side of Punt Road, between Toorak Road and Commercial Road in October and December 1865. The precinct experienced its earliest and most intensive development during the Victorian period. This Victorian-period development is characterised by multiple groups of builder-designed houses that were built speculatively or for a builder's own use, although there is a small number of architect-designed examples. The diverse building stock ranges from Victorian-period workers' cottages and two-storey villas to twentieth-century residences and flats. The historical

development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne.

## **Discussion**

Commencing development from the late 1860s and early 1870s, the West Parkville Precinct is directly comparable with certain areas of the South Yarra Precinct (HO6) and the Pasley Street and Park Place Precinct. These precincts have a diverse building stock developed across different eras, representing the key phases of residential development in the City of Melbourne. Despite this diversity, uniformity across these precincts is achieved through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality.

The West Parkville Precinct is distinguished from these precincts, which have relatively uniform, grid-like subdivision patterns. In contrast, the West Parkville Precinct is more irregular in its subdivision pattern, contributing to a distinctive urban character. This more irregular pattern was likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct. When the area was originally conceived as part of the short-lived locality of Parkside in 1854, the area was wedged between Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. These factors have largely contributed to the distinct urban character of the precinct.

In terms of historical and socioeconomic development, the West Parkville Precinct is most directly comparable with the North Melbourne and West Melbourne Precinct (HO3), particularly the northern area of the precinct along Flemington Road. Like HO3, West Parkville developed as a predominantly working-class area, whose residences were associated with the industries and services situated along Flemington Road. As a result, like HO3, the housing stock is characteristically modest in terms of scale and detailing, and reflects an eclectic range of architectural styles across historical periods. As a residential area, the building stock within West Parkville is important in demonstrating the socioeconomic background of those residing within the suburb of Parkville, which went beyond the predominantly affluent and middle-class residents located in the north and south pockets of Parkville.

## ASSESSMENT AGAINST CRITERIA

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### CRITERION A

✓

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

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### CRITERION B

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

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### CRITERION C

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

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### CRITERION D

✓

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

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### CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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### CRITERION F

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

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### 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).

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### CRITERION H

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

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## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct

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

### Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
101994	Church Street	2–4	Marion	Contributory	Significant
101993	Church Street	6–8		Contributory	Significant
101992	Church Street	10–12		Contributory	Significant
101991	Church Street	14		Contributory	Significant
101990	Church Street	16		Contributory	Significant
101989	Church Street	18		Contributory	Significant
657186	Church Street	20		Contributory	Significant
101988	Church Street	22		Contributory	Significant
101987	Church Street	24		Contributory	Significant
101986	Church Street	26		Contributory	Significant
101985	Church Street	28		Contributory	Significant
101984	Church Street	30		Contributory	Significant
101983	Church Street	32		Contributory	Significant
103895	Church Street	1–7		Significant	Significant (applies to both frontages)
101977	Church Street	9		Contributory	Significant
101978	Church Street	11–15		Contributory	Significant
101979	Church Street	17	Ormond	Contributory	Significant
101980	Church Street	19	Ethel Cottage	Contributory	Significant
101981	Church Street	21–25		Contributory	Significant
103905	Flemington Road	72		Contributory	Significant
103904	Flemington Road	72A		Contributory	Significant
103903	Flemington Road	74	Anchorage	Contributory	Significant
103902	Flemington Road	76	Glendenning	Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
103901	Flemington Road	78	Mooranda	Contributory	Significant
103900	Flemington Road	80–84		Contributory	Significant
103899	Flemington Road	86–94	Park Squire Motor Inn and Serviced Apartments	Non-contributory	-
103898	Flemington Road	96		Non-contributory	-
103897	Flemington Road	98 (includes 98 and 98A)		Contributory	Significant
103896	Flemington Road	100–102		Contributory	Significant
103894	Flemington Road	122–124		Contributory	Significant
103893	Flemington Road	126		Significant	Significant
103892	Flemington Road	128		Contributory	Significant
103891	Flemington Road	130–132		Contributory	Significant
106385	Manningham Street	1		Contributory	Significant
106386	Manningham Street	3		Contributory	Significant
106387	Manningham Street	5–11		Non-contributory	-
106388	Manningham Street	21–25		Significant	Significant
106389	Manningham Street	27–31		Contributory (27–31 Manningham Street) Non-contributory (22–28 Emu Lane)	
101982	Manningham Street	35		Contributory	Significant
106390	Manningham Street	39		Contributory	Significant
103906	Southgate Street	1–9	Monaro	Significant	Significant (applies to both frontages)
108839	Southgate Street	13		Contributory	-

<b>Property ID</b>	<b>Street</b>	<b>Number</b>	<b>Property Name</b>	<b>Building Category</b>	<b>Significant streetscape</b>
108840	Southgate Street	15–19		Non-contributory	-
108841	Southgate Street	21–23		Non-contributory	-
108842	Southgate Street	25–29	Ahaura	Contributory	-

## REFERENCES

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City of Melbourne Rate Books (RB), 1900–1945 (accessed via PROV).

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Kearney, James 1855. Map of Melbourne and Suburbs, State Library Victoria.

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*Victorian Government Gazette (VGG)*, as cited.

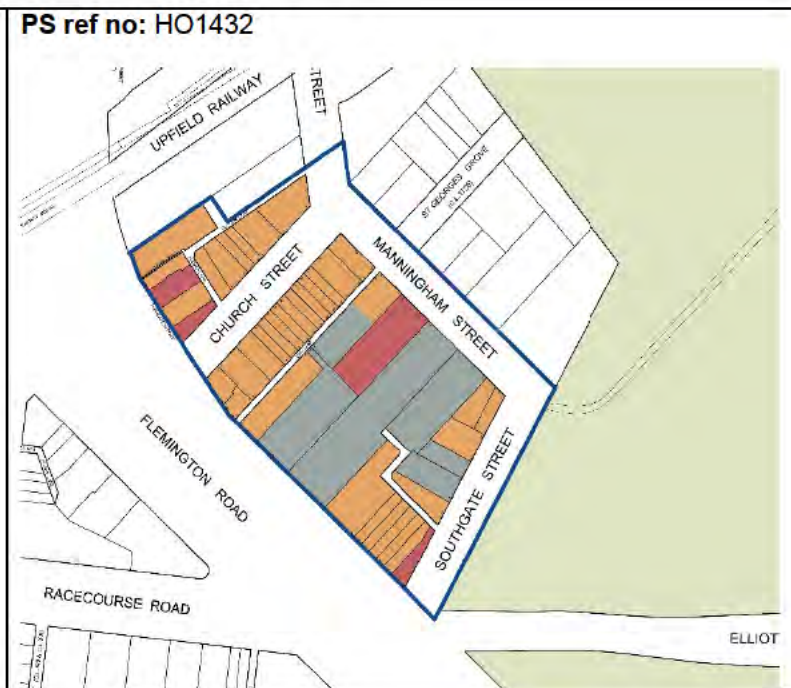
## PREVIOUS STUDIES

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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)

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## STATEMENT OF SIGNIFICANCE: West Parkville Precinct

<p><b>Heritage Place:</b> West Parkville Precinct</p>	<p><b>PS ref no:</b> HO1432</p> 
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### What is significant?

The West Parkville Precinct in Parkville, developed from the mid-1850s, 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street, is significant.

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

- low-scale external form of the buildings, typically single-storey with some double-storey examples
- buildings' original materials and detailing
- pattern and size of original fenestration
- buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments and building setbacks
- public space elements, including the street trees, widths and shape of the asphalted footpaths, and bluestone kerbing and guttering.

More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1945 developments are not significant.

### How it is significant?

The West Parkville Precinct is of historical and representative significance to the City of Melbourne.

### Why it is significant?

The West Parkville Precinct is of local historical significance as an area in the City of Melbourne that was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville

Precinct derives from the earliest residential subdivision in Parkville. The area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road and took in part of North Melbourne. Subsequent development through the latter nineteenth century, and through to the interwar period, retained a degree of modesty that was atypical for residential precincts in Parkville, and reflects a closer association with the neighbouring suburb of North Melbourne with its strong working-class character. (Criterion A)

The West Parkville Precinct is of local representative significance as a residential precinct that developed primarily in the Victorian and Federation periods with some interwar development, representing the principal phases of residential development in the City of Melbourne. The precinct reflects an eclectic collection of architectural styles from the Victorian through to the interwar period, yet demonstrates uniformity through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. The West Parkville Precinct reflects a distinctive urban character, demonstrated through its more irregular subdivision pattern. This is likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct, including Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. (Criterion D)

#### **Primary source**

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Parkville Heritage Review 2023 (GML Heritage)